1 2 3 4	ORDINANCE-2017-025
3 4 5 6 7 8 9 0 11 23 4 5 6 7 8 9 10 11 23 4 5 6 7 8 9 21 22 24 5 26 7 8 9 21 22 24 5 26 7 8 9 20 10 10 10 10 10 10 10 10 10 10 10 10 10	AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCE 2003-067, AS AMENDED, AS FOLLOWS: ARTICLE 1 - GENERAL PROVISIONS: CHAPTER C, RULES OF CONSTRUCTION AND MEASUREMENT; CHAPTER F, NONCONFORMITIES; CHAPTER I, DEFINITIONS & ACRONYMS; ARTICLE 2 - DEVELOPMENT REVIEW PROCEDURES: CHAPTER A, GENERAL; CHAPTER B, PUBLIC HEARING PROCESS; CHAPTER D, ADMINISTRATIVE PROCESS; ARTICLE 3 - OVERLAYS AND ZONING DISTRICTS: CHAPTER A, GENERAL; CHAPTER B, OVERLAYS; CHAPTER D, PROPERTY DEVELOPMENT REGULATIONS (PDRs); CHAPTER E, PLANNED DEVELOPMENT DISTRICTS (PDDs); CHAPTER F, TRADITIONAL DEVELOPMENT DISTRICTS (TDD's); ARTICLE 4 - USE REGULATIONS: CHAPTER A, USER GUIDE AND GENERAL PROVISIONS; CHAPTER B, USE CLASSIFICATION; ARTICLE 5 - SUPPLEMENTARY STANDARDS: CHAPTER B, ACCESSORY USES AND STRUCTURES; CHAPTER C, DESIGN STANDARDS; CHAPTER E, PERFORMANCE STANDARDS; CHAPTER G, DENSITY BONUS PROGRAMS; ARTICLE 6 - PARKING; CHAPTER A, PARKING; CHAPTER G, DENSITY BONUS PROGRAMS; ARTICLE 7 - LANDSCAPING: CHAPTER A, PARKING; CHAPTER B, LOADING STANDARDS; CHAPTER A, GENERAL PROVISIONS FOR ALL SIGN TYPES; CHAPTER G, STANDARDS FOR SPECIFIC SIGN TYPES; ARTICLE 16 - AIRPORT REGULATIONS: CHAPTER A, GENERAL; CHAPTER B, AIRSPACE HEIGHT REGULATIONS; CHAPTER C, AIRPORT LAND USE REGULATIONS; PROVIDING FOR: INTERPRETATION OF CAPTIONS; REPEAL OF LAWS IN CONFLICT; SEVERABILITY; A SAVINGS CLAUSE; INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND, AN EFFECTIVE DATE. WHEREAS, Section 163.3202, Florida Statutes, mandates the County compile Land
29	Development Regulations consistent with its Comprehensive Plan into a single Land
30	Development Code; and
31	WHEREAS, pursuant to this statute the Palm Beach County Board of County
32	Commissioners (BCC) adopted the Unified Land Development Code (ULDC), Ordinance 2003-
33	067, as amended from time to time; and
34	WHEREAS, the BCC has determined that the proposed amendments further a
35	legitimate public purpose; and
36	WHEREAS, the Land Development Regulation Commission has found these
37	amendments to the ULDC to be consistent with the Palm Beach County Comprehensive Plan;
38	and
39	WHEREAS, the BCC hereby elects to conduct its public hearings on this Ordinance at
40	9:30 a.m.; and
41	WHEREAS, the BCC has conducted public hearings to consider these amendments to
42	the ULDC in a manner consistent with the requirements set forth in Section 125.66, Florida
43	Statutes.
44	
45	NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
46	PALM BEACH COUNTY, FLORIDA, as follows:

1	Section 1. Adoption
2	The amendments set forth in Exhibits listed below, attached hereto and made a part
3	hereof, are hereby adopted.
4 5 6 7 8 9 10 11 2 3 4 5 6 7 8 9 10 11 2 3 4 5 6 7 8 9 21 22 3 4 5 6 7 8 9 10 11 11 11 11 11 11 11 11 11 11 11 11	<ul> <li>Exhibit A - Art. 1.C.1, Rules of Construction - Rounding of Fractions</li> <li>Exhibit B - Mobile Home Owner Disclosure Requirements to Potential Buyers</li> <li>Exhibit C - Administrative Approvals-Unmanned Retail Structures</li> <li>Exhibit D - Art. 3, Planned Development Districts</li> <li>Exhibit E - Art. 3.B.14.F, Property Development Regulations [Related to WCRAO]</li> <li>Exhibit F - Lifestyle Commercial Center LCC</li> <li>Exhibit G - Art. 4, Use Regulations</li> <li>Exhibit H - Art. 4.B, Use Classification [Related to URAO]</li> <li>Exhibit I - Retail Gas and Fuel - Standards for Approval</li> <li>Exhibit J - Art. 5.B.1.A, Accessory Uses and Structures - General Exceptions</li> <li>Exhibit K - Art. 5.B.1.A, Accessory Uses and Structures - Exceptions for Buildings Accessory to Residential</li> <li>Exhibit L - Accessory Solar Energy Systems</li> <li>Exhibit M - Art. 5.B.1.B, Temporary Structures - Portable Storage Containers and Shipping Containers</li> <li>Exhibit N - Requested Use Reference</li> <li>Exhibit P - Art. 6 Parking</li> <li>Exhibit P - Art. 8.G.3.B, Electronic Message Signs</li> <li>Exhibit R - Art. 16, Airports and F.S. 333</li> </ul>
26	Section 2. Interpretation of Captions
27	All headings of articles, sections, paragraphs, and sub-paragraphs used in this
28	Ordinance are intended for the convenience of usage only and have no effect on interpretation.
29	
30	Section 3. Repeal of Laws in Conflict
31	All local laws and ordinances in conflict with any provisions of this Ordinance are hereby
32	repealed to the extent of such conflict.
33	
34	Section 4. Severability
35	If any section, paragraph, sentence, clause, phrase, word, map, diagram, or any other
36	item contained in this Ordinance is for any reason held by the Court to be unconstitutional,
37 38	inoperative, void, or otherwise invalid, such holding shall not affect the remainder of this
38	Ordinance.
40	Section 5. Savings Clause
40	All development orders, permits, enforcement orders, ongoing enforcement actions, and
42	all other actions of the Board of County Commissioners, the Zoning Commission, the
43	Development Review Officer, Enforcement Boards, all other County decision-making and
44	advisory boards, Special Masters, Hearing Officers, and all other County officials, issued
45	pursuant to the regulations and procedures established prior to the effective date of this
46	Ordinance shall remain in full force and effect.
10	

1 Section 6. Inclusion in the Unified Land Development Code 2 The provisions of this Ordinance shall be codified in the Unified Land Development Code 3 and may be reorganized, renumbered or re-lettered to effectuate the codification of this 4 Ordinance. 5 6 Section 7. Providing for an Effective Date 7 The provisions of this Ordinance shall become effective upon filing with the Department 8 of State. 9 10 APPROVED and ADOPTED by the Board of County Commissioners of Palm Beach County, Florida, on this the 24th day of August 11 , 2017 . 12 SHARON R. BOCK, CLERK PALM BEACH COUNTY, FLORIDA, BY COMPTROLLER ITS BOARD OF COUNTY COMMISSIONERS dec By: C Paulette Burdick, Mayor APPROVED AS TO FORM AND LEGAL SUFFICIENCY By: our County Attorney 13 14 28th 15 EFFECTIVE DATE: Filed with the Department of State on the day of August 20 17 16 17 Page 3 of 82

## EXHIBIT A

## ART. 1.C.1, RULES OF CONSTRUCTION **IROUNDING OF FRACTIONS1** SUMMARY OF AMENDMENTS

ULDC Art. 1.C.1.A.2, Interpretation and Application (pages 7 - 8 of 110), is hereby Part 1. 2 3 amended as follows:

#### RULES OF CONSTRUCTION AND MEASUREMENT 4 CHAPTER C

#### 5 Section 1 **Rules of Construction**

6 The rules set out in this Section shall be used to enforce and apply this code, unless such rules are 7 inconsistent with the Plan. References to Florida Statutes (F.S.) and the Florida Administrative Code (F.A.C.) refer to citations published in 2003 as may be amended. 8 9

### A. General

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#### 1. Rules and Definitions

The rules and definitions set out in this Section shall not be applied to any express provision, which are specifically excluded. This Code shall be liberally construed in order that the intent of the Plan may be fully carried out. In cases of conflict, the Plan shall prevail to the extent of the conflict. Terms used in this Code, unless otherwise stated, shall have the meanings prescribed by the statutes of the State of Florida for the same terms.

### 2. Interpretation and Application

The interpretation and application of any provision in this Code shall be the minimum required to promote the public health, safety, comfort, convenience and general welfare. Where interpretation and application of any provision in this Code imposes greater restrictions upon the subject matter than a general provision imposed by the Plan or other provision in this Code, the provision imposing the greater restriction shall control.

#### Rounding of Fractions <u>r.</u>

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23 24 Rounding may be permitted for itemized requirements such as minimum parking spaces, 25 trees, shrubs or other similar required by this Code, as well as linear or area dimensions, 26 except that PDRs for minimum lot dimensions may only be rounded for legal lots of record, 27 and rounding shall not apply to density. Rounding shall not be permitted for any build to 28 lines, maximum height limitations, or any measurement used to calculate a number. The 29 results of calculations containing a fraction of 0.5 or greater, shall be rounded up to the 30 nearest whole number; and, a fraction of less than 0.5 shall be rounded down to the nearest 31 whole number. 32

[Renumber accordingly]

Notes:

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<sup>....</sup> A series of four bolded ellipses indicates language omitted to save space.

## EXHIBIT B

## MOBILE HOME OWNER DISCLOSURE REQUIREMENTS TO POTENTIAL BUYERS SUMMARY OF AMENDMENTS

- 1 Part 1. ULDC Art. 2.A.1.J, Notification (pages 17 of 18), is hereby amended as follows:
- 2 CHAPTER A GENERAL

### 3 Section 1 Applicability

- J. Notification

1. Applicability

Applications subject to Public Hearing or Type 1B Variance processes, corrective resolutions, or Administrative Inquiries, or any application that will result in the redevelopment of an existing occupied mobile home park, shall require notification to the public, in accordance with the following table: [Ord. 2011-016] [Ord. 2015-031] [Ord. 2017-002]

### Table 2.A.1.J - Notification Applicability

2.2	Process	Newspaper Publication	Courtesy Notice	Signs
			3744	
Redevelopment of Mobile Home Parks		<u>N/A</u>	N/A	Yes (4)
[0]	d. 2015-031] [Ord. 2	017-002] [Ord. 2017-007]		
	tes:	In the Constant of the State	10-11-11-11-11-11-1-1-1-1-1-1-1-1-1-1-1	Manager and a state work
1.	abandoned simulta and reviewed for re	rative and Public Hearing Abano neously as part of a subsequent vocation pursuant to Art. 2.E, Mo shall be required in compliance w	Development Order; and, Dev nitoring.	

2 3			1223	
	4.	Sig	Ins	
4 5 6 7			Additio	nal Sign Notification Doguirements for Redevelopment of Mobile Home Darks
0		<u>c.</u>		nal Sign Notification Requirements for Redevelopment of Mobile Home Parks
5				pose of this Section is to provide additional notice to a prospective purchaser of a
				home in a mobile home park that has either applied for or received an approval to
5				op the property, potentially to another use. Should a person decide to purchase
B 9 0				bile home in this park, he or she may be required to bear the cost of removing the
0				home to another suitable location. An application for a DO that will result in the
1				opment of an existing occupied mobile home park, shall be subject to the following
2 3			the second se	al notification requirements:
			and the second s	ndards for Notification
4 F				ddition to the sign requirements above, the following additional requirements shall
0			app	
0				The applicant shall post signs within 30 days of an application being deemed
				sufficient.
0			0)	Signs shall be prepared by the applicant using information provided by the Zoning
9				Division, consistent with the requirements of the Zoning Technical Manual, and at
4 5 6 7 8 9 0 1 2 3 4 5 6 7 8 9 0 1				a minimum shall be posted in English, Creole and Spanish, to include the following
				specific text: "This mobile home park has applied for or has received an approval
2				to redevelop the property, potentially to another use. Should you decide to
5				purchase any mobile home in this park, you may be required to bear the cost of
4				removing the mobile home to another suitable location".
5				One sign shall be posted for each 250 feet of frontage, evenly spaced, along a
0				street up to a maximum of 5 signs, and where applicable at the entrance to any
8				park management offices and recreational facilities.
0				Signs shall remain posted until such time as the application is approved, denied or
9				withdrawn
1				ndards Applicable to Redevelopment Approvals
				on approval, the above public information signs shall be updated and reposted in
2				ordance with the following:
5				The signs shall be posted within 30 days of a zoning application approval, in
+				accordance with the information above, including number, spacing, location and
2 3 4 5 6 7				language, to include the following text: "This mobile home park has been approved for (specific use). Should you decide to purchase any mobile home in this park
7				for (specific use). Should you decide to purchase any mobile home in this park, you may be required to bear the cost of removing the mobile home to another
2				suitable location".
1				

Notes:

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## EXHIBIT B

## MOBILE HOME OWNER DISCLOSURE REQUIREMENTS TO POTENTIAL BUYERS SUMMARY OF AMENDMENTS

122		
1	b) The signs shall be maintained until such time as all mobile home units within t	
2 3 4 5 6 7	affected development area have been removed from the park, or the approval	is
3	abandoned.	
4	3) Compliance with Notice Requirement	
5	The owner of the mobile home park shall be required to submit the form Affidavit	
6	Installation of Notification Signs substantiating that such signage is consistently being	ng
7	maintained, on a quarterly basis, as follows:	
8	a) To the Zoning Division, for signs required under 1 above; and,	
9	b) To the Monitoring and Compliance Section of the Planning Division, for sig	ns
10	required under 2 above.	
11		
12		
13	Part 2. ULDC Art. 2.B.1, Official Zoning Map Amendment (Rezoning) (page 26 of 87), is here	yc
14	amended as follows:	
15	CHAPTER B PUBLIC HEARING PROCESS	
16	Section 1 Official Zoning Map Amendment (Rezoning)	
17		
18	E. Rezoning of Mobile Home Parks	
19	Any rezoning of property having an existing mobile home park shall comply with the requirement	1
		15
20	of F.S. 723.083, Governmental Action Affecting Removal of Mobile Home Owners.	
21		
22		
23 24	Part 3. ULDC Art. 2.B.1, Official Zoning Map Amendment (Rezoning) (page 26 of 87), is here amended as follows:	у
25	CHAPTER D ADMINISTRATIVE PROCESS	
26	Section 1 Development Review Officer (DRO)	
27		
28	H. Application for Redevelopment of Mobile Home Parks	
29	Any application for a DO, for property having an existing mobile home park shall comply with the	00
30	requirements of F.S. 723.083, Governmental Action Affecting Removal of Mobile Home Owners	
31	requirements of 1.3. 723.003, Governmental Action Anecting Removal of Mobile Home Owners	-
32		
	Part 4 III DC Art 2 E C C Description of Mahila Hama Darks (see 470 of 246) is hereby smooth	
33 34	Part 4. ULDC Art. 3.E.6.G, Rezoning of Mobile Home Parks (page 170 of 216), is hereby amende as follows:	ba
35	CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDS)	
36	Section 6 Mobile Home Planned Development District (MHPD)	
27	C. Receipting of Other Application for Redevalorment of Mahila Using Parks	
37	G. Rezoning or Other Application for Redevelopment of Mobile Home Parks	4
38	Any rezoning, or other application for a DO, for of property having an existing mobile home pa	
39 40	shall comply with the requirements of F.S. 723.083, Governmental Action Affecting Removal Mobile Home Owners. [Ord. 2011-001]	TO

Notes:

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<sup>.</sup> 

<sup>....</sup> A series of four bolded ellipses indicates language omitted to save space. .

## EXHIBIT C

## ADMINISTRATIVE APPROVALS UNMANNED RETAIL STRUCTURES SUMMARY OF AMENDMENTS

- Part 1. ULDC Art. 2.D.1.G.1, Modifications to BCC or ZC Approvals (pages 39-40 of 87), is hereby amended as follows:
- 3 CHAPTER D ADMINISTRATIVE PROCESS

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4 Section 1 Development Review Officer (DRO)

### G. Modifications to Prior Development Orders

1. Modifications to BCC or ZC Approvals

The DRO shall have the authority to approve modifications to a Development Order approved by the BCC or ZC. An application for an amendment shall be submitted in accordance with Article 2.A.1, Applicability, and reviewed in accordance with the standards in Article 2.D.1.C, Review Procedures. Applications must be submitted on deadlines established on the Zoning Calendar. The authority of the DRO to modify a BCC or ZC approved plan shall be limited to the following: [Ord. 2008-003] [Ord. 2010-005] [Ord. 2010-022] [Ord. 2011-001]

- Add new or amend existing Freestanding ATMs, or Unmanned Retail Structure. [Ord. 2013-021]
- 2. Administrative Modifications
  - a. Purpose

To establish procedures to allow for approvals of specific minor corrections, additions and amendments to Final Plans approved by the BCC, ZC or DRO. [Ord. 2007-001] [Ord. 2014-001] [Ord. 2015-006] [Ord. 2016-016]

#### b. Agency Review

Agency Review is for applications that require amendment(s) to existing approved plan(s). This type of application requires review, comments, and conditions by a maximum of five DRO Agencies. The DRO shall determine which Agencies are required to review the amendment based upon the request and compliance with County Ordinances. The Zoning Director shall maintain PPM Z0-0-29, Administrative Modifications to Approved Site Plans, outlining a list of minor amendments and establishing items that are exempt from the Administrative Modifications process. Amendments include the following, provided Art. 2.D.1.G.1, Modifications to BCC/ZC Approvals, requirements are not exceeded: [Ord. 2008-003] [Ord. 2011-001] [Ord. 2014-001] [Ord. 2015-006] [Ord. 2016-016]

9) Proposed or relocated guard houses; and, [Ord. 2014-001[ [Ord. 2015-031]

10) PUD informational signs: and, - [Ord. 2015-031]

11) Add new or amend existing Freestanding ATMs, or Unmanned Retail Structure.

\*\*\*\*

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Notes:

## EXHIBIT D

## ARTICLE 3.E, PLANNED DEVELOPMENT DISTRICTS SUMMARY OF AMENDMENTS

1 Part 1. ULDC Art. 3.A.3, Zoning District Consistency with the Future Land Use Atlas (FLUA) 2 (pages 17 to 18 of 215), is hereby amended as follows:

#### 3 CHAPTER A GENERAL

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#### 4 Section 3 Zoning District Consistency with the Future Land Use Atlas (FLUA)

#### B. Standard Districts

Any application for a rezoning to a Standard Zoning District shall correspond to a FLU designation indicated in the table below.

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

1	FLU Designation	ignation Zoning District								
Institutional/Public and Civic										
	INST	IPF								
	PARK	IPF								
	U/T	PO	IPF (4)							
lote		and the second	liber and a second	and the second	Sec. 19 35	Star Star	of child			
1.	Unless exempted othe district.	erwise all applica	ations for a Develo	pment Order shall	I require the sul	bject site be rezoned	d to a shade			
	Existing zoning district below.	ts by FLU desig	nation that may q	uality for SFD exe	emption in acco	rdance with the exc	eptions liste			
3.	See Art. 3.A.3.B.1, Sta	andard District E shaded district.		itations below, for	additional note	s. [Ord. 2016-042]				

## 1. Standard District Exceptions and Limitations

The following list of exceptions shall be permitted:

- The RM District is consistent with the MR-5 designation only for those areas already zoned RM or RH, prior to the Plan's August 31, 1989 adoption. [Ord. 2011-016]
- m. The IPF District shall only be consistent with the U/T FLU Designation for the purposes of accommodating privately owned or operated utility uses, including those considered publically held utilities that are not owned or operated by the State of Florida or local PBC governmental entity.

#### ....

....

#### C. Planned Development Districts (PDDs)

Any application for a rezoning to a PDD shall correspond to a FLU designation indicated in the table below. [Ord. 2011-016]

1.1.2.1													
1.1	853 B.O.	AGR (2)	RR	WCR	AGE	LR1	LR2	LR3	MR5	HR8	HR12	HR18	MLU
83	PUD		1	V.	(4-3)	V	1	N N	V	V	V	V	V
A	IHPD		V	1 12	100.00	1	V	V	V	V	V	1	
	IXPD	1									(3)	(3)	
5.12		AGR (1)	RR	AGE	CL	СН	CLO	СНО	IND	INST	CRE	MLU	EDC
A	UPD			(4-3)	V	V	1	V	V	V	V	V	V
	IXPD	1				V		al.				*(4)	
-	PIPD	1				1			V	2		V	V
F	VPD		V								V		
	LCC				*	*	3						
-													
lot	Check a PDD PDDs i MXPD	(v) indicates t that correspondent the AGR Ti shall be permuted by the second s	the PDD onds to a er are lin nitted with	correspond FLU des mited to the men locate	ignation. he 80/20	PUD OF	esignatio 008-037] 8 60/40 P	ns. Any a UD. <b>[Ord</b>	applicatio	n for a re	zoning to	a PDD sh	

#### Table 3.A.3.C - FLU Designation and Corresponding Planned Development Districts (1)

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## Notes:

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## EXHIBIT D

## ARTICLE 3.E, PLANNED DEVELOPMENT DISTRICTS SUMMARY OF AMENDMENTS

Part 2. ULDC Art. 3.E.4, Mixed Use Planned Development (MXPD) (page 163 of 215), is hereby 1 2 amended as follows: 3 CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDS) 4 Section 4 Mixed Use Planned Development (MXPD) 5 A. General 6 1. Purpose and Intent 7 The purpose and intent of the MXPD district is to provide for the compatible development and integration of residential and non-residential uses into a unified development with enlightened 8 9 and imaginative approaches to community planning, including: [Ord. 2007-001] 10 a. the use of vertical or horizontal integration with residential and non-residential uses; 11 b. the selection of land uses which allows for internal automobile trip capture and compatibility 12 with residential uses: 13 14 B. Objectives and Standards 1. Design Objectives 15 An MXPD shall comply with the following objectives: 16 17 Provide for the vertical and/or horizontal integration of residential and non-residential uses; b. Provide a continuous non-vehicular circulation system for pedestrians; 18 C. Allow for innovative building design and orientation; 19 20 Provide for interconnection between all uses in and adjacent to the project; and, d. 21 Demonstrate the ability to achieve an internal trip capture concurrent with the build-out of 0. 22 the project see Article 3.E.4.B.2.e, Transportation Program; and 23 ef. Provide recreational opportunities for the residential population of the MXPD. 24 2. Performance Standards 25 An MXPD shall comply with the following standards: 26 27 **Transportation Program** e. -28 The applicant shall provide a traffic study demonstrating the ability of the MXPD to achieve a significant (ten percent) internal trip capture rate concurrent with the build-out of the 29 30 project. 31 [Renumber accordingly]

Notes:

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## EXHIBIT E

## ART. 3.B.14.F, PROPERTY DEVELOPMENT REGULATIONS [RELATED TO WCRAO] SUMMARY OF AMENDMENTS

1 2 3

Part 1. ULDC Art. 3.B.14.F, Property Development Regulations [Related to WCRAO] (pages 48-49 of 216), is hereby amended as follows:

### 4 CHAPTER B OVERLAYS

### 5 Section 14 WCRAO, Westgate Community Redevelopment Area Overlay

F. Property Development Regulations (PDRs)

	Sub-areas	NR	NRM	NG	NC	UG	UH	UI
		o cantono	the second s	Idina Exantas			11111	
			Minimum Bu	ilding Frontag	0			1
	Frontage (1) (9) er Accordingly]	~	60%	60%	80%	60%		C/IND: 60
				as and Square				11
Build to L	ine Exception (1, 5, 10)	-		0% of Building I 20' and maximu				
[Ord.2006	-004] [Ord. 2010-022] [Or	d. 2015-031]	[Ord. 2017-002]	Ord. 2017-00	7]			
Key					Local Designation		12.20	
C For	Rs not specified in this table Commercial Uses	e shall be sub	ject to the PDRs	of the lot's zon	ing district.			
Address of the owner of the owner.	Mixed Uses							
Notes:								
5. Wid	th mouths raduced by 50 c	oreant for built	diana with a huit	Idian Frontano Is	an then 90 fe	at in logath sta	an the built	Id to Eng. 10
100	th may be reduced by 50 p 6-004] [Ord. 2010-022] [R			iding-trontage le	sss than 80 ter	et in length alo	ng the buil	id to line. [O
				a send many based	and upon in a	and an an init	-	
	mum frontage shall only eption. [Ord. 2015-031]	apply to the t	ionic build to lin	e, and may be	requiced in a	accordance wi	In Aut, 3.E	2.14.F.Z.D.1)(
	ensions for Plazas and Squ	iares shall be	met when applie	d as an excenti	on to Build to I	ine in accorda	nce with A	1 3 B 14 E 3
	d to Line. [Ord. 2017-002]							
	a. Build to Line The build to line Permitted by Rig to location of exit	ht, to acco sting utility	mmodate req easements, o	uirements s	uch as incr orner clips.	eased R-O- The first the	W buffe ree floor	rs due s of all
	The build to line Permitted by Rig to location of exit main structures, specified otherw used in lieu of a required to be or line to accomment features designed ground floor imp and projections of Maximum encros – WCRAO Supp <u>1) General Exc</u> <u>The following</u> (a) An addit an arcad (b) Up to 25 build to accomm features that grout (c) Recessed	ht, to acco sting utility excluding p ise. An ad in arcade. In the build odate required to enha rovements of the build achments for lementary S ceptions a exception ional ten or le. is percent of line may odate required designed t und floor im is and projection	mmodate req easements, o parking garag ditional ten o Up to 25 pe to line may b rements for to ince the ped do not confli- ing façade up or balconies,	uirements s r required co es, shall be co or 12 foot se orcent of the e either sett palconies, stre- lestrian stre- ict with the p p to a maxim and entrywa Sub-Area. [] to line shall ack is permit frontage or tback or pro- balconies, si he pedestrial do not conflic building façi	uch as incre- priner clips. constructed tback is per- building fre- pack or proj pops, porch etscape er placement of num of three ays shall co [Ord. 2006] be permitted the where footprint the pjected bey toops, porc n streetscap ct with the p ade up to a	eased R-O The first thi at the build rmitted whe ontage or for ected beyo hes, or othe wironment, of street tre- be feet shall imply with T -004] [Ord. ed by right: a gallery is at is require yond the bu- hes, or othe pe environn- blacement o maximum of	W buffe ree floor to line, i are a gal ootprint nd the b ar archite provide es. Rec be perr able 3.E 2011-00 used in ad to be uild to l ar archite ment, pro f street to of three f	rs due s of all unless llery is that is wild to sectural d that sesses mitted. 3.14.G 01] lieu of on the line to sectural ovided trees. feet.

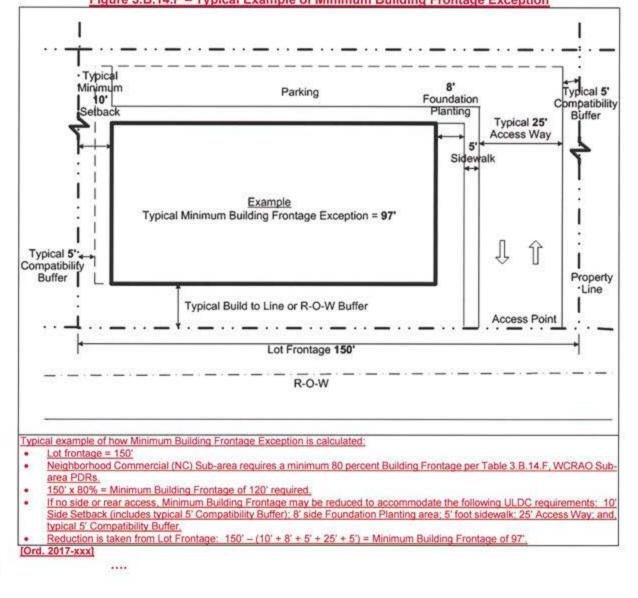
#### Notes:

- <u>Underlined</u> indicates <u>new</u> text.
- Stricken indicates text to be deleted. If being relocated, or partially relocated, destination is noted in bolded brackets [Relocated to:] or [Partially relocated to:].
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## EXHIBIT E

## ART. 3.B.14.F, PROPERTY DEVELOPMENT REGULATIONS [RELATED TO WCRAO] SUMMARY OF AMENDMENTS

1	2) R-O-W/Easement Exception
2	The build to line may be adjusted by the DRO where a site plan is required, or at
3	Building Permit review for projects Permitted by Right, to accommodate requirements
4	such as increased R-O-W buffers due to location of existing utility easements, or
1 2 3 4 5 6 7 8 9 10	required corner clips.
6	b. Minimum Building Frontage
7	1) The minimum building frontage shall be in accordance with the requirements for each
8	Sub-area and Figure 3.B.14.F, WCRAO Sub-area Building Configurations and Lot
9	Placements. The portion of the structure required to meet the building frontage shall
10	be located on the build to line unless otherwise stated. Frontage requirements may be
11	reduced for lots with no rear access to required parking, or to accommodate a drive
12	aisle to the rear of the lot and required landscaping. [Ord. 2006-004] [Ord. 2010-022]
13	[Ord. 2011-001] [Ord. 2015-031]
14	(a) Minimum Building Frontage Small Lot Exception
15	This provision is established for lots that only have frontage on one street, or where
16	side or rear access to required parking is unobtainable, or where a narrow lot with
17	side or rear access cannot meet minimum building frontage and setback
18	requirements. The minimum building frontage may be reduced, provided that the
19	reduction shall be the minimum necessary to accommodate required side
20	setbacks, perimeter buffers, foundation planting areas and a maximum of one
21	vehicular access point for required parking, as well as any pedestrian sidewalk up
22	to five feet in width.
23	
35	Figure 3.B.14.F – Typical Example of Minimum Building Frontage Exception



#### Notes:

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## LIFESTYLE COMMERCIAL CENTER (LCC) SUMMARY OF AMENDMENTS

1 2 3	Part 1.		ULDC Art. 1.I.2, Definitions (pages 30, 85, 102 and 117 of 119), is hereby amended as follows:
4	СНАРТ	FER	DEFINITIONS AND ACRONYMS
5	Section	n 2	Definitions
6	Α.	Ter	ms defined herein or referenced in this Article shall have the following meanings:
7 8 9 10 11			Access, Primary – for the purposes of a Lifestyle Commercial Center, a primary access shall be from an arterial street. If a development fronts two arterial streets, the primary access shall have the largest ADT as determined by the County Engineer. [Ord. 2010-005]
12 13	В.		ms defined herein or referenced Article shall have the following meanings:
14 15 16 17		49.	Build-to-Line - an alignment establishing a certain location for a building from either the R-O- W for a public street or the curb line along internal streets for a TMD, TND Neighborhood Center, LCC, WCRAO, IRO or PRA project. [Ord. 2010-005] [Ord. 2010-022]
18 19	L.	Ter	ms defined herein or referenced Article shall have the following meanings: Lot Frontage -
20 21 22 23 24 25			b. For the purposes of TDD, WCRAO, IRO, LCC or PRA projects where a build-to-line is required, and vehicular access may be from the side or rear of the property, the property line used to meet the build-to-line requirements shall be the lot frontage. [Ord. 2006-004] [Ord. 2010-005] [Ord. 2010-022]
26 27	P.	Ter	ms defined herein or referenced Article shall have the following meanings:
28 29 30 31 32 33 34 35		41.	Planned Development, District (PDD) - a zoning district which is approved pursuant to the policies and procedures of Art. 3.E, Planned Development Districts of this Code including: PUD, Residential Planned Unit Development District; MXPD, Mixed-Use Planned Development District; MUPD, Multiple Use Planned Development District; PIPD, Planned Industrial Park Development District; MHPD, Mobile Home Park Planned Development District; and, RVPD, Recreational Vehicle Park Planned Development District; and LCC, Lifestyle Commercial Center. [Ord. 2010-005]
36	S.	Ter	ms defined herein or referenced Article shall have the following meanings:
37 38 39 40 41 42			Street, Main – for the purposes of a Lifestyle Commercial Center, a street consisting of buildings located on both sides with on-street parking; sidewalks for pedestrian circulation with provisions for streetscape; usable open spaces, and buildings with a variety of heights and sizes characterized by distinctive architectural elements. [Ord. 2010-005]
43 44 45 46 47		105	.Streetscape – For the purposes of the IRO, WCRAO, PRAs, LCC and TDDs, the visual elements of a street, adjoining buildings, street furniture, trees, pedestrian areas and open spaces, that combine to form the street's character. [Ord. 2010-005] [Ord. 2010-022]
48 49 50	Part 2.		ULDC Art. 2, Development Review Procedures (pages 12 and 46 of 87), is hereby amended as follows:
51	CHAPT	ER	A GENERAL
52	Section	1	Applicability
53 54 55 56	E.		-Application Conference (PAC) Plan Review
57 58 59			The applicant shall specify in the application whether the PAC is requested for a conceptual plan review. A conceptual master plan shall be required for the Infill Redevelopment Overlay (IRO), Lifestyle Commercial Center (LCC), or applications for rezoning or conditional use

Notes:

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## LIFESTYLE COMMERCIAL CENTER (LCC) SUMMARY OF AMENDMENTS

approval for Development Orders in the Priority Redevelopment Areas (PRAs). [Ord. 2005 -002] [Ord. 2010-005] [Ord. 2010-022]

#### 3. Additional LCC, IRO and PRA Requirements

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#### Table 2.A.1.E - Conceptual Master Plan Requirements for PAC

Conceptual Master Plan Requirements	IRO	LCC	PRAS
Intensity or density	1	+	1
Transect zones assigned to all land.	1		1
Vehicular and pedestrian circulation, including location of access points and interconnectivity to adjacent parcels, perimeter streets, internal street network including alleys.	1	*	1
General outline of building placement and building type, including any tenants 65,000 square feet or larger.	1		
Freestanding or any tenants 65,000 square feet or larger.		*	
Pedestrian streetscape realm for all perimeter street frontages or required frontage types.	1		1
Pedestrian area for main street(s).		+	
Proposed or required mix of uses, including residential units, identifying whether or not such is horizontally or vertically integrated.	1	4	1
Location of any Conditional Uses, and outdoor uses such as Restaurant, Financial Institution with Drive Thru Facilities, Financial Institution Freestanding ATM, gasoline pumps and related queuing areas, outdoor dining areas, and required outdoor daycare areas, among others. Where applicable, additional detail shall be required to demonstrate how such uses will be located behind buildings, or shielded from adjacent residential uses or perimeter streets.	J	*	1
Location of parking, loading and service areas (dumpsters, etc.).	1	4	1
Required public open space or usable open space.	1	+	1
Demonstrate consistency with the master plan or design guidelines adopted under the Future Land Use Atlas amendment ordinance, if applicable.		+	
Green Building Incentive Program: Where applicable, include any site improvements that will be used towards an application for bonus height.			1
[Ord. 2010-005] [Ord. 2010-022] [Ord. 2017-007]			

7 ....

#### 8 ULDC Art. 3.A.1.B, Overlays and Zoning Districts (pages 16 of 234), is hereby amended Part 3. 9 as follows:

- 10 CHAPTER A GENERAL
- 11 Section 1 Districts
  - B. Overlays and Zoning Districts
    - 3. Planned Development Districts (PDD) LCC, Lifestyle Commercial Center [Ord. 2011-016] ....

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ULDC Table 3.A.3.C - FLU Designation and Corresponding Planned Development Part 4. Districts (pages 18 of 234), is hereby amended as follows:

### Table 3.A.3.C - FLU Designation and Corresponding Planned Development Districts (1)

的日本政治	AGR (2)	RR	AGE	LR1	LR2	LR3	MR5	HR8	HR12	HR18	MLU	Sec. 1
		1										
(SPACIO)	AGR (1)	RR	AGE	CL	СН	CLO	СНО	IND	INST	CR	MLU	EDC
		ý.		()		1 - 1			1		<u></u>	2
LCC		Q		*	4				1			1
[Ord. 200	8-037] [Ord.	2009-0	40] [Ord.	2009-040	[2010-0	05] [Ord.	2010-022	[Ord. 20	14-031]			
Notes:	Service of the servic	Selver	152052	22.785	197.51	Party pr	17-11-1	digente.	1090.00	21263	111-24	124
	heck (√) ind a PDD that							ny applica	ation for a	rezoning t	o a PDD	shall be

#### Notes:

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## LIFESTYLE COMMERCIAL CENTER (LCC) SUMMARY OF AMENDMENTS

1234

Part 5. ULDC Table 3.A.3.C – TDD Corresponding Land Use (pages 19 of 234), is hereby amended as follows:

TND	AGE	AGR	RR	LR1	LR2	LR3	MR5	HR8	HR12	HR18	MLU	ED
THE	(1)			1	1	1	1	1	1	1	1	
TTD	1			~	1	1	1	1	1	1	1	-
11.000	AGE	AGR	RR	CL	СН	CLO	СНО	IND	INST	CRE	MLU	E
TMD	(1)			1	1	*	4	10000		1	1	
[Ord. 2010-		2014-025	1 [Ord 20			0.000					\$2 <b>6</b> 333	
	THE OWNER ADDRESS OF TAXABLE	or other Designment of the local division of	Colorson and Colorson	CONTRACTOR OFFICE								-
correspond						J category	. Any app	lication for	r a rezoning	to a TDD	shall be to	a TDI
Note:	0100100	, according to the	on tora	2000 001								
	D or TMD	Pod may 1	he nermitt	ed within a	TTD with	an AGE EI	11 deciana	tion in acr	ordanca ui	th Table 3.F	5 D Tradit	ional
		and Use A		ed within a			-o designa	aon in acc	ordanice wi	ur rable 3.r	.o.o, maun	Ionai
Part 6			3.E.1.E	3.2.f, LC	C Minim	um Den	sity Req	uiremer	nts (page	s 133 of 3	234), is h	erek
	de	eleted:										
CHAP	TER E	PLAN	NED DE	VELOP	MENT D	ISTRICT	S (PDD	S)				
				9999 NASARANA		2017-1-2222-2022-2	a 40000000000000	0.4 U				
Sectio	on 1	Gener	al									
B.	FAR.	Density,	and Us	se Stand	lards							
	2. D		und oc	o otane	uruo							
			Ainimun	n Densit	y Requi	rements						
		All res	idential-	units sh	all be ve	ertically c	or horizo	ntally in	egrated.	The min	nimum ree	quire
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		3.E.1.1 1) Sit 50 2) Sit	B, PUD es with percentes with rcent of	Density, Future L t of the n an LR- the max	as follow and Use naximum 3 Future imum Pt	vs: [Ord designa PUD de Land L JD densi	. 2010-0 tions of I ensity; or lse desig ity; or [C	05] _R-2 or I [Ord. 2 gnation 0rd. 2010	ower sha 010-005] shall pro )-005]	Il provide vide, at a	, at a min a minimu	imur m, 3
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#### Table 3.A.3.D - TDD Corresponding Land Use

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## LIFESTYLE COMMERCIAL CENTER (LCC) SUMMARY OF AMENDMENTS

A. Gener	al
1. PI	urpose and Intent
Ŧŧ	he purpose and intent of the LCC is to implement the FLUE Policy 2.2.2-c of the Plan, as
	nended. A LCC is a mixed use form of development that incorporates a variety of uses such
	commercial, residential, civic and recreational. The LCC may be a transitional form of
	evelopment located adjacent to properties with a residential future land use or Zoning district.
	e layout typically supports an open air, traditional market place design configuration, which
	insists of one or more main streets with integrated in-line tenants and may include limited
	estanding tenants.
	C regulations are established to provide predictability in the built environment with a degree
	design flexibility while ensuring compatibility, interconnectivity and intensity issues are
	Idressed. [Ord. 2010-005]
	pplicability
	ne requirements of this Section shall apply to all LCCs. [Ord. 2010-005]
	onflicts
H.	a conflict exists between this Section and other Articles in this Code, the provisions of this
	ection shall apply to the extent of the conflict. [Ord. 2010-005]
B. Desig	n Principles
The L	CC form of development shall consider the impact of proposed commercial uses, and the
need t	o establish an interface with existing and future adjacent developments. This interface shall
	nprised of the following: site layout, building form, interconnectivity, and mixed of uses that
will su	pport the surrounding residential uses. The LCC shall be laid out with one or more main
streete	that incorporate any in-line large tenant that is designed as a multi-tenant store front. It may
also in	clude a freestanding large tenant and outparcel tenants that are located outside of the main
street.	[Ord. 2010-005]
1. Si	te-Layout
a.	Street
	Streets within an LCC shall be designed to create block configurations composed of main
	streets, secondary streets and alleys, as defined in Art. 3.E.8.C.3, Site Layout. [Ord. 2010-
	005]
b.	Interconnectivity and Circulation
	The site layout shall provide interconnectivity between the LCC and adjacent parcels on at
	least two sides. The ingress/egress shall be aligned with that of existing and future
	developments on adjacent parcels and shall be shown on the Preliminary Site Plan (PSP)
	pursuant to Art. 2.A.1.G.3, Plan Requirements. The design principles are: [Ord. 2010-
	005]
	1) Minimize internal vehicular trips by arranging buildings, amenities, and parking in
	proximity to each other to reduce pedestrian walking distance; [Ord. 2010-005]
	2) Establish location of vehicular or pedestrian interconnectivity points with adjacent
	properties; [Ord. 2010-005]
	3) The site shall be designed without any provisions for gates unless stated otherwise
1	herein. [Ord. 2010-005]
6.	-Buildings
	1) A majority of the buildings (building square footage) shall front on an internal main
	street with a build-to-line. Buildings shall frame the main street integrating site
	elements such as sidewalks and pedestrian amenities. [Ord. 2010-005] 2) Buildings in developments that include a freestanding large tenant, or outparcel
	tenants, shall be oriented in a manner that complements the main street buildings and
	associated parking areas, and mitigates the impact of potential incompatibilities on surrounding properties. [Ord. 2010-005]
d	Pedestrian Area and Usable Open Space
e.	<ol> <li>Pedestrian areas in any form of usable open space shall function as activity nodes</li> </ol>
	within the development. These areas or activity nodes shall include, but not limited to:
	art, fountains, shaded sitting areas and other similar amenities to encourage public
	use. [Ord. 2010-005]
	2) Large or out parcel tenants located outside of the main street areas shall be connected
	to the LCC pedestrian circulation system though a series of usable open spaces and
	shaded sidewalks. [Ord, 2010-005]
0.	Parking and Loading 1) Required parking and loading for each tenant shall be located to the side and rear of
	the building. [Ord. 2010-005]
	2) Perimeter of parking lots shall be framed by buildings, structures or landscaping to
	2) Perimeter of parking lots shall be framed by buildings, structures of landscaping to create user friendly spaces. [Ord. 2010-005]
	Transitional Elements
1.	Drainage or preserve areas shall serve as a transition between the commercial portion of
	the development and adjacent existing residential uses when possible. [Ord. 2010-005]
	and a selection and a selection of the s

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## LIFESTYLE COMMERCIAL CENTER (LCC) SUMMARY OF AMENDMENTS

#### Figure 3.E.8.B - Typical Open Space and Main Street Layouts



Usable open space adjacent to large tenants

### d. 2010-0051

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[Ora2010-005]
<ol> <li>Building Forms and Design         <ul> <li>Buildings shall be designed in scale and proportion to provide pedestrian level interest and</li> </ul> </li> </ol>
establish a sense of place by incorporating a variety of heights and façade treatments. Architectural, landscape, or hardscape focal points shall be provided at key locations such
as internal street intersections, public gathering areas and along external streets to create a sense of arrival and place or to provide terminus. [Ord, 2010-005]
<ul> <li>Buildings facing the arterial street shall provide pedestrian sidewalks or usable open space to be oriented towards the arterial street to encourage walkability, and a positive visual interface along the street right-of-way. [Ord. 2010-005]</li> </ul>
3. Mixed Use and Integration
The LCC shall primarily consist of commercial related uses, live work units, and limited residential units based upon the site's FLU designation. The integration of uses shall consist of the following: [Ord. 2010-005]
<ul> <li>Placement of buildings providing a harmonious interface between internal mixed uses, and adjacent uses; and [Ord. 2010-005]</li> </ul>
<ul> <li>b. Horizontally integrated residential units are serving as a transition between the more intense uses and immediately adjacent existing or future residential uses to reduce the need for large buffers. [Ord. 2010-005]</li> </ul>
C. Design and Development Standards
An LCC shall comply with all standards listed below unless a waiver is granted pursuant to Article 3.E.8.D, Type I Waivers. [Ord. 2010-005]
1. Minimum Site Area
Site area shall be 10 acres. [Ord. 2010-005]
2. Access and Frontage
<ul> <li>Minimum frontage shall be consistent with PDD standards pursuant to Art. 3.E.1.C.2.a., Access and Circulation. [Ord. 2010-005]</li> </ul>
<ul> <li>Primary access shall be provided from the arterial street to a main street of the LCC. [Ord. 2010-005]</li> </ul>
3. Site Layout
Blocks and streets shall establish the general framework for the site layout. [Ord. 2010-005]
a. Blocks
Blocks shall be created by utilizing streets and alleys to provide continuous vehicular circulation, interconnectivity, and accessibility within the LCC, with exception in area where an access is required by the Engineering Department. Blocks shall be subject to the following thresholds: [Ord, 2010-005]

1) Minimum length of a block shall be 160 feet; [Ord. 2010-005]

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## LIFESTYLE COMMERCIAL CENTER (LCC) SUMMARY OF AMENDMENTS

1	2) Maximum length of a block shall be 660 feet without pedestrian pass-thru; and, [Ord.
2	2010-005]
3	3) Maximum length of a block shall be 750 feet with pedestrian pass-thru. [Ord. 2010-
4	005]
5	b. Streets
6	Streets shall include main streets, secondary streets, alleys, and driveways that are
7	designed consistent with the following. Streets designated as public or private R-O-W shall
8	also comply with any Engineering requirements. [Ord. 2010-005]
9	1) Main Street
10	The main street(s) shall be designed as the primary street(s) in the LCC and shall
11	comply with the following standards: [Ord, 2010-005]
12	a) A continuous main street shall traverse a minimum of 60 percent of the length or
13	width of the LCC, whichever is greater; [Ord. 2010-005]
14	b) The design shall be consistent with Figure 3.F.2.A, TDD Commercial Street or the
15	
16	TMD design exception summarized in Figure 3.F.4.D, Typical Example of TMD
	Commercial Street with Angled Parking; [Ord. 2010-005]
17	c) A minimum of 65 percent of the total GFA for the overall development shall be
18	located on the main street(s); [Ord, 2010-005]
19	d) A plaza may be located at the end of a main street provided a building is located
20	immediately adjacent to the plaza to frame the space and establish a visual
21	terminus; and, [Ord. 2010-005]
22	e) Intersections of two main streets, if provided, shall provide an amenity including,
23	but not limited to: roundabout with decorative pavers and a focal point; or any other
24	element that reflects a common architectural theme of the LCC. [Ord. 2010-005]
25	2) Secondary Street
26	Secondary streets shall be designed consistent with Figure 3.F.2.A, TDD Commercial
27	Street, except that on-street parking may not be required and minimum sidewalk width
28	may be reduced from ten to four feet in width. [Ord. 2010-005]
29	3) Alley
30	Alley access shall not be permitted from a main street. Alleys shall conform with the
31	requirements of Art. 3.F.2.A.1.e, Alleys. [Ord. 2010-005]
32	c. Interconnectivity
33	1) Interconnectivity shall be required if the LCC is adjacent to an existing development or
34	vacant parcels. The Planning Division shall review and make a recommendation on
35	interconnectivity, pursuant to Objective 4.3, Community Design of the Plan. In
36	addition, the following shall apply: [Ord. 2010-005]
37	2) All required connecting points shall be paved up to the property line of adjacent parcels
38	and a cross access agreement shall be recorded. [Ord. 2010-005]
39	<ol> <li>All connecting access points shall be designed and constructed pursuant to the Land</li> </ol>
40	Development Design Standards Manual. [Ord. 2010-005]
40	
41	4) The use of gates or other preventative barriers is prohibited, exceptions are allowed
	for: dumpsters, loading areas, private garages and parking areas. [Ord. 2010-005]
43	4. Buildings
44	All buildings shall front a street, and shall be designed in compliance with the following: [Ord.
45	2010-005]
46	a. Internal Frontage
47	1) Buildings or structures located on the main or secondary street shall be setback a
48	minimum of 15 feet and maybe expanded to 25 feet to provide outdoor dining areas,
49	pedestrian area or usable open space. Setbacks are measured from the proposed
50	building façade to the inside edge of the curb. [Ord. 2010-005]
51	b. Perimeter Frontage
52	Buildings-that front on the perimeter of a LCC and adjacent to residential uses, arterial
53	streets or any other street exterior to the development shall be considered perimeter
54	building frontage, and shall comply with the following: [Ord. 2010-005]
55	1) Buildings or structures located on the perimeter of the site shall be setback a minimum
56	of 25 feet. Setbacks are measured from the proposed building facade to the inside
57	edge of the perimeter R-O-W buffer. [Ord. 2010-005]
58	2) Facade shall provide design features including, but not limited to: building entrances,
59	display windows, usable open space and pedestrian circulation system. [Ord. 2010-
60	005]
61	3) Outdoor vehicular circulation and queuing areas for uses including, but not limited to:
62	gas sales, financial institution, restaurants, and other facilities with drive-thru shall only
63	be allowed if the associated outdoor vehicular activities are not visible from the street
64	or adjacent residential uses. [Ord. 2010-005]
65	c. Building Design
05	o. Dunung Design

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## LIFESTYLE COMMERCIAL CENTER (LCC) SUMMARY OF AMENDMENTS

2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 7 12	<ul> <li>2010-005]</li> <li>2) For perimeter building that faces a street R-O-W, a pedestrian area with sidewalks and street trees shall be provided abutting the building. [Ord. 2010-005]</li> <li>d. Building Height The maximum building height shall be 45 feet. The height limit shall not apply to those exceptions listed in Art. 3.D.1.E.4, Height Exceptions. </li> <li>e. Tenant Size and Large Tenant <ol> <li>The total square footage for all freestanding buildings and large tenants shall not exceed 40 percent of the GFA of the LCC. [Ord. 2010-005]</li> <li>2) Large tenants occupying more than 100,000 square feet shall be prohibited. [Ord. 2010-005]</li> <li>any large scale single tenant retail use (as defined by the definition of big box in the Plan), with or without accessory tenants, in a single building, shall not exceed 65,000 square feet. [Ord. 2010-005] </li> <li>4) Large tenants shall be architecturally designed to appear as a multi-tenant building. [Ord. 2010-005]</li> </ol></li></ul>
4 5 6 7 8 9 10 11 12 13 14 15 16 17	<ul> <li>street trees shall be provided abutting the building. [Ord. 2010-005]</li> <li>d. Building Height The maximum building height shall be 45 feet. The height limit shall not apply to those exceptions listed in Art. 3.D.1.E.4, Height Exceptions. </li> <li>e. Tenant Size and Large Tenant <ol> <li>The total square footage for all freestanding buildings and large tenants shall not exceed 40 percent of the GFA of the LCC. [Ord. 2010-005]</li> <li>Large tenants occupying more than 100,000 square feet shall be prohibited. [Ord. 2010-005]</li> <li>Any large scale single tenant retail use (as defined by the definition of big box in the Plan), with or without accessory tenants, in a single building, shall not exceed 65,000 square feet. [Ord. 2010-005]</li> </ol> </li> <li>4) Large tenants shall be architecturally designed to appear as a multi-tenant building. [Ord. 2010-005]</li> </ul>
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10 11 12 13 14 15 16 17	<ul> <li>exceed 40 percent of the GFA of the LCC. [Ord. 2010-005]</li> <li>2) Large tenants occupying more than 100,000 square feet shall be prohibited. [Ord. 2010-005]</li> <li>3) Any large scale single tenant retail use (as defined by the definition of big box in the Plan), with or without accessory tenants, in a single building, shall not exceed 65,000 square feet. [Ord. 2010-005]</li> <li>4) Large tenants shall be architecturally designed to appear as a multi-tenant building. [Ord. 2010-005]</li> </ul>
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15 16 17	square feet. [Ord. 2010-005] 4) Large tenants shall be architecturally designed to appear as a multi-tenant building. [Ord. 2010-005]
16 17	<ul> <li>4) Large tenants shall be architecturally designed to appear as a multi-tenant building.</li> <li>[Ord. 2010-005]</li> </ul>
17	[Ord. 2010-005]
18	5) Large tenants shall comply with requirements for fenestration details and exterior
19 20	treatments of Table 5.C.1.I-13, Large Scale Commercial Development. [Ord. 2010-
20	005] 6) No single tenant shall occupy more than 200 feet of frontage. An increase of up to 240
22	feet per single tenant shall be permitted, provided that any increase over 200 feet
23	incorporates the appearance of a separate storefront to include: a distinct architectural
24	style a minimum of 40 feet in length, similar transparency, and an additional building
25	entrance, or appearance of an entrance. [Ord. 2010-005]
26	f. Integrated Residential Use
27	Residential uses shall be provided in compliance with Art. 3.E.1.B.2.f, LCC Minimum
28	Density Requirements and the following standards: [Ord. 2010-005]
29	1) For project with vertically integrated units, these units shall be located above non-
30	residential buildings, and shall be accessed from the main street through a common
31	area, including but not limited to: an internal lobby, courtyard, gathering areas, or
32	usable open space between buildings. [Ord. 2010-005]
33	2) For horizontally integrated units, alternative frontage requirements may be permitted
34	pursuant to Art. 3.F.4.D.4.d, Optional Standards for Residential PDRs. [Ord. 2010-
35	005]
36	5. Pedestrian Area on Main Street
37	The area between the building façade and the main street curb is defined as pedestrian area,
38	and shall be subject to the following: [Ord. 2010-005]
39	a. Required on both sides of a main street with open or arcaded sidewalks, street trees,
40	pedestrian amenities, and street furniture. [Ord. 2010-005]
41 42	b. All sidewalks shall be a minimum six feet width with no encumbrance. The width may be increased to accommodate seating areas or other pedestrian amenities. In addition to the
42	sidewalk, a minimum width of five feet shall be provided for the installation of street trees,
43	landscaping and street lights. [Ord, 2010-005]
45	c. A minimum of 75 percent of the frontage on the main street shall have arcaded sidewalks
46	or any other architectural element that provides shade to pedestrians such as permanent
47	canopies and awnings. All arcades or architectural shade elements shall have a minimum
48	height clearance of 12 feet. When canopies or awnings are provided to comply with the
49	75 percent requirement, they shall extend at least 6 feet to shade pedestrian sidewalks.
50	[Ord. 2010-005]
51	d. Pedestrian pass-thru that connects the main street and the parking lots or service areas at
52	the rear or the side of the building shall have a maximum width of 25 feet. Pedestrian pass-
53	thrus shall be occurred at intervals no greater than 100 feet to provide convenient
54	pedestrian access. [Ord. 2010-005]
55	6. Pedestrian Area on Secondary Street
56	Pedestrian area shall be a minimum width of ten feet and shall be located on both sides of the
57	street. The sidewalk shall be a minimum width of five feet with no encumbrance and a minimum
58	width of five feet for amenities such as street trees and street lights. [Ord. 2010-005]
59	7. Usable Open Space
60	A minimum of five percent of the total site GFA shall be provided as usable open space. [Ord.
61	2010-005]
62	a. Dimensions
63	All usable open spaces shall meet the minimum dimensions provided under Table 3.E.8.C.
64 65	Dimensions for Usable Open Space. The provision of usable open space in excess of the minimum required shall be notated. [Ord. 2010-005]
66	b. Street Frontage

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## LIFESTYLE COMMERCIAL CENTER (LCC) SUMMARY OF AMENDMENTS

1	Usable open space shall be bounded by a street on at least one side. [Ord. 2010-005]
2	c. Landscaping
3	A minimum of 15 percent of each usable open space shall be shaded by landscape material
4	or shade structures at time of construction, and a minimum of 30 percent of the total square
5	footage shall be pervious. [Ord. 2010-005]
6	d. Pedestrian Amenities
7	If one or more usable open spaces are provided within the LCC, a minimum of 50 percent
8	of these spaces shall be designed with seating areas for pedestrians. Each space shall
9	have a minimum of one linear foot of seating for each 200 square feet of overall area. [Ord.
10	2010-005]
11	8. Street Trees, Street Lights and Utilities
12	<ul> <li>Street trees shall be planted pursuant to Art. 3.F.2.A.4.d, Street Trees. [Ord. 2010-005]</li> </ul>
13	b. Street lights shall be provided along all streets and alleys pursuant to Art. 3.F.2.A.1.f.2).a),
14	TDD Street Lighting. At least one light fixture shall be located at the pedestrian crosswalk
15	and along of all pedestrian pass-thru. [Ord. 2010-005]
16	c. All public utilities shall be installed in accordance to the standard of Art. 11.E.7, Utilities.
17	[Ord. 2010-005]
18	9. Parking and Loading
19	Parking shall comply with Art. 6, Parking, unless otherwise stated below: [Ord. 2010-005]
20	a. Parking Lot
21	A maximum of 200 parking spaces shall be permitted in each parking lot. The perimeter of
22	the parking lot shall be framed by: [Ord. 2010-005]
23	<ol> <li>buildings or structures on all four sides; or [Ord. 2010-005]</li> </ol>
24	2) an eight-foot wide landscape strip. The landscape strip shall have a 30 inch-high hedge
25	or a 30 inch-concrete wall and appropriate groundcover. Canopy trees shall be planted
26	at 20 feet on center. [Ord. 2010-005]
27	b. Parking Structures
28	Parking for any use in excess of six spaces per 1,000 square feet of non-residential floor
29	area shall be located in a parking structure. [Ord. 2010-005]
30	c. Service and Loading Areas
31	All service and loading areas shall be located along the rear or side of the structures, and
32	shall not be visible from the main street and any usable open space. The service areas
33	shall be located within the footprint of the building or immediately adjacent to the building.
34	[Ord. 2010-005]
35	10. Landscaping
36	Landscaping shall comply with Art. 7, Landscaping, unless otherwise stated below: [Ord.
37	2010-005]
38	a. Landscape Buffer Exemption
39	Required perimeter buffers may be modified subject to an approved Alternative Landscape
40	Plan, if. [Ord. 2010-005]
41	1) the proposed horizontally integrated residential units of the LCC are located adjacent
42	to existing residential units of the same housing type and density, and the adjacent
43	parcel has an existing buffer that meets this Code; or [Ord. 2010-005]
44	2) the adjacent non-residential development is compatible with the LCC and has an
45	existing buffer that meets this Code. [Ord. 2010-005]
46	b. Foundation Planting
47	Foundation planting shall be in compliance with Art. 7, Landscaping, unless otherwise
48	stated below: [Ord. 2010-005]
49	1) Foundation plantings shall not be required for the following: buildings with frontages
50	on the main streets, secondary streets, buildings along an alley or internal street
51	between non-residential buildings, or where buildings front on a plaza or square. [Ord.
52	2010-005]
53	2) Buildings that face a perimeter street R-O-W and designed with: arcades, pedestrian
54	area or framed by an usable open space. [Ord. 2010-005]
55	D. Type I Waivers
56	An applicant may seek Type I Waivers from specific code requirements listed in accordance with
57	Art. 2.D.6, Type I Waiver, and Table 3.E.8.D, LCC Waivers. Type I Waiver approval shall be
58	granted prior to DRO certification. The following table summarizes the development standards that
59	could be requested through a Type I Waiver process. [Ord. 2011-016] [Ord. 2012-027]

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## LIFESTYLE COMMERCIAL CENTER (LCC) SUMMARY OF AMENDMENTS

#### 1

## Table 3.E.8.D - Type I Waivers

Requirements	Waiver	Criteria of Review (1)
	Main Street	
Art. 3.E.8.C.3.b.1) a)	Reduce a maximum of 10	
A continuous main street shall traverse a		compliance with minimum length;
minimum of 60 percent of the length or width		-Encumbrance by existing natural features of
of the LCC; whichever is greater.	Deduce a maximum of 10	easements (lake, preserve, etc.)
Art. 3.E.8.C.3.b.1).c) A minimum of 65 percent of the total GFA	Reduce a maximum of 16	-Existing site constraints that prohibit compliance with
	percent:	required layout and square footage cannot be
shall be located on the main street(s).	Interconnectivity	accommodated on main streets.
	SECONDER LA LENGTHERMAN MANY SECONDER SECONDER	
Art. 3.E.8.C.3.c.4)	Allow use of gates within the	
The use of gates or other preventative		-Specific user requirements within the LCC requires
barriers is prohibited, exceptions are allowed		building(s) to be gated provided these gates do no
for: dumpsters, loading areas, private		impact the continuity of the LCC street network.
garages and parking areas.	Perimeter Frontage	AND THE DROLMMAN STOLEN IN STOLEN IN THE PARTY OF THE DROLMAN AND THE PARTY OF THE
Ad 2500450	and the second se	
Art. 3.E.8.C.4.b.2) Facade shall provide design features.	No facade design features	-If proposed building is separated from the adjacen
		street or use by a canal R O W or other geologica
including but not limited to: building entrances, display windows, usable open		encumbrance or utility easement that is 80 feet or greater-
space and pedestrian circulation system.		-Facade shall meet Art 5 C
opade and pedestrian dirodiation system.		T audue shair meet rut o to
Art 3.E.8.C.4.b.3)	Allow outdoor vehicular	Provide a Type 3 Incompatibility Buffer, and exemplan
Outdoor vehicular circulation and queuing		architectural design that incorporates walls or othe
areas for uses including, but not limited to		visual barriers a minimum of six feet in height, or a
gas sales, financial institution, restaurants,		combination of the two
and other facilities with drive thru shall only		
be allowed if the associated outdoor vehicular		
activities are not visible from the street or		
adjacent residential uses.		
States and the states of the	Building Height	
Art 3E8C4d	Increase building beight up to a	-Demonstrate that the use associated with the building
The maximum building height shall be 45		requires additional height due to its use or structura
feet	>60 feet shall be subject to a	
	Waiver approval by the BCC.	-Architectural focal point shall be provided and
	and the second se	proportional to the additional height of the building.
		-Additional height of the building shall create no impact
		on adjacent properties.
		-Utilize Green Architecture, if applicable.
Arcedit	Tenant Size and Large T	enant
Art. 3 E.8.C.4.e.1)	Increase a maximum of 10	-Increase Architectural features that
The total square footage for all freestanding		exceed Art 5.C ; or
building and large tenants shall not exceed	designated for freestanding	-Utilize Green Architecture, if applicable; and
40 percent of the GFA of the LCC.	buildings and large tenants.	-Increase usable open space by 10% for the site.
Art. 3.E.8.C.4.e.6)	Increase to a maximum of 325	-Provide Architectural features that
Single tenants shall not occupy more than		exceed Art.5.C.;
240 feet of frontage.		-Utilize Green Architecture, if applicable
	frontages other than for service	
	areas	
	Vertical Integration	
	and the second	
Art. 3 E.8.C.4.1.1)		Proposed access complies with the entry requirements
		of Art. S.C.1.H.1.d, Entries, provided it is adjacent to
from the main street through a common area, including but not limited to: - an internal lobby,	PROD	usable open space.
courtyard, gathering area or usable open		
space between buildings.		
and a second sec	Userble Core Co	
Table 3.E.8.C.	Usable Open Space	-Proposed design features of the reduced usable open
Dimensions for Usable Open Space		<ul> <li>Proposed design realures of the reduced usable open space elements shall exceed minimum code</li> </ul>
ouncipione for opable open opable.	dimensions.	requirements; and,
		-Demonstrate the overall usable open spaces are evenly
		distributed to meet the purpose and intent of this
		requirement.
	Parking Lot	
Service of the servic		-Only allowed if framed by buildings on all four sides and
		erel anone el an
Art. 3.E.8.C.9.a A maximum of 200 parking spaces shall be		designed to give the appearance of small-parking lots.
A maximum of 200 parking spaces shall be permitted in each parking lot.		
A maximum of 200 parking spaces shall be		
A maximum of 200 parking spaces shall be permitted in each parking lot.		

<sup>23</sup> 

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## LIFESTYLE COMMERCIAL CENTER (LCC) SUMMARY OF AMENDMENTS

1		
2	Part 9.	ULDC Art. 3.F, Traditional Development Districts (TDDs) (pages 177 and 192 of 213), is
23		hereby amended as follows:
4	CHAPTER	
5	Section 1	General Provisions for TDDs
6	D. Ty	pes of TDDs
7		Ds include the following:
8		
9	2.	Traditional Marketplace Development (TMD)
	2.	Tadhional markepiace Development (TMD)
10		TMDs are mixed-use commercial, residential, and office areas that function as town activity
11		centers serving residents in the vicinity. The Lifestyle Commercial Center (LCC) is a type of
12		TMD in the Urban Suburban Tier limited only to sites required by Condition of Approval by
13		Ordinances 2008-048 and 2009-028.
14		
15	Section 3	Traditional Neighborhood Development (TND)
10	D I a	ad Line Zenee
16		nd Use Zones
17	1.	Neighborhood Center
18		A Neighborhood Center is intended to accommodate neighborhood-oriented non-residential
19		uses and services. It may include professional offices, community facilities, and civic uses to
20		serve the population of the TND and adjacent neighborhoods. Multi-family or live/work
21		residential uses are is encouraged when located above non-residential uses. [Ord. 2012-027]
22		a. General Standards
23		
24		6) Maximum Total Floor Area
25		40,000 square feet of GFA, excluding multi-family units or the residential portion of a
26		live/work unit counted as density.
27		Ord. 2012-027]
28		b. Building Standards
29		
30		3) Multi-family and Live/Work
31		Multi-family residential and live/work units shall only be permitted subject to the
32		following: [Ord. 2012-027]
33		
34		
35		
36	Part 10.	ULDC Art. 3.F.4.C, Development Standards for All TMDs (pages 199 of 213), is hereby
37		amended as follows:
38	CHAPTER	
39	Section 4	Traditional Marketplace Development (TMD)
40		velopment Standards for all TMDs
41	The	e following standards apply to TMDs located in all tiers: [Ord. 2005 - 002]
42	1.	General Standards
43	100	The following standards apply to all TMDs; however, additional standards or provisions shall
44		apply to the AGR Tier, per Art. 3.F.4.D, Standards Applicable to AGR Tier, and
45		Urban/Suburban Tier, per Art. 3.F.4.E, Standards Applicable to Urban/Suburban Tier. [Ord.
46		2005-002] [Ord. 2005-041]
47		
48		c. Maximum Floor Area per Single Tenant [Ord. 2005-041]
49		1) U/S Tier
50		Variance from these requirements shall be prohibited. No single tenant may occupy
51		more than 50,000 sq. ft. unless approved as a requested use square feet, except as
52		follows:
53		a) CL FLU
54		A maximum of 65,000 square feet may be permitted subject to Class A Conditional
55		Use approval.
56		
		b) CH FLU Single tenants accurating more than A maximum of 100,000 accurate fact are
57		Single tenants occupying more than A maximum of 100,000 square feet are
58		prohibited may be permitted subject to Class A Conditional Use approval. [Ord.
59		2005 – 002]

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## LIFESTYLE COMMERCIAL CENTER (LCC) SUMMARY OF AMENDMENTS

1		2) Exurban/Rural and AGR Tiers
2		No single tenant may occupy more than 25,000 sq. ft. square feet unless approved as
2 3 4		a requested Conditional Uuse. Single tenants occupying 65,000 sq. ft. square feet or
4		more are prohibited. [Ord. 2005 - 002]
5		Provide the second state of the second state o
5 6 7 8 9	3. B	uilding Form
7		
6	a.	Maximum Building Height
8		1) U/S Tier
9		a) 45 feet and two stories unless waived through a Type 2 Waiver. A third story is
10		allowed if the top floor is dedicated to residential uses. [Ord. 2005 - 002]
11		b) The height limit shall not apply to those exceptions listed in Art. 3.D.1.E.4, Height
12		Exceptions. [Ord. 2005 – 002]
13		****
14		
15		
16	Part 11. U	LDC Art. 3.F.4, Traditional Marketplace Development (TMD) (pages 209 of 213), is
17		ereby amended as follows:
18	CHAPTER F	TRADITIONAL DEVELOPMENT DISTRICTS (TDDS)
19	Section 4	Traditional Marketplace Development (TMD)
20	E Urbar	Suburban Tinz Lifestula Commercial Contex (LCC)
		n/Suburban Tier – Lifestyle Commercial Center (LCC)
21		pplicable to existing sites assigned a commercial FLU designation and Condition of Approval
22		quiring the use of the LCC within the boundaries of two site specific FLUA amendments:
23	<u>a.</u>	
24	b.	LGA 2009-006 – Lake Worth/Turnpike SW Commercial - Ordinance 2009-028
25	<u>2.</u> U	nless stated otherwise, TMD provisions shall apply to all site specific FLUA noted above.

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#### LIFESTYLE COMMERCIAL CENTER (LCC) SUMMARY OF AMENDMENTS

- Part 12. ULDC Art. 4, Use Regulations, is hereby amended as follows: 1
- CHAPTER B USE CLASSIFICATION 2
- Section 1 **Residential Uses** 3
- A. Residential Use Matrix -4

#### TABLE 4.B.1.A - RESIDENTIAL USE MATRIX

			ł						ST	IND	ARC	0 08	STR	CTS	5		P			2						1				Τ						PL	ANNE	ED DE	VEL	OPM	ENT	DIST	RICTS	(PDI	Os)									ADIT				2
AG/	Т	RE	SIDE	NTA	i.	Т		15	1			6	00	ALM.	ERC	aL.						1	Т	IND	I	N	st	1	8	F		PU	-		T				JPD				MOOP	-	_	PD	1"	R	u	-		_	TND	-		Г		MD
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A A A	R	U	R	1	R S	. I	N		c		100	R	ħ	1		T	U	-	_	F	LU				1	0	P		y Use Stan	E	0			1.0		R R	1.	H	17	1.5			н		N		D	1000		н		us		RUR	AL.	5	x	-
R	A	A								0		1		- 11	2		C 1	1.1			+		ł					Ове Туре	Supplementary					V 9 1 9			0	0		D	c	T		°	I L	4 D						c		R N E C	1.1	Ľ	U	D E V
P	. P	P	P	P	P	P	•		-			1.	T P		P	P	P	P	D	D	0		T	.			P	Resident Congregate Living Facility, Type 1	tial Uses	P					1.			1					-	1			T			1	P	-		P .	1.	P	P	P
		A			A	P	в	-	в	•		•	1		D	D	D	D	D	D	D		7		·	•	8	Congregate Living Facility, Type 2	1	-			- 1		Ŀ		•	•	•	•	•		•	· I	•		ŀ	•	Ð	D	P	D		R -	ŀ	P	A	
-	• •		*	*		A	A	1	A		A	1	0	,	D	D	D	D	٨		D	1		0			A	Congregate Living Facility, Type 3	(1)	-			1		1	1 A	A	A		-	*	A	A	A	•		1.		A	٨			. 1	A A		A		ŀ
*			×	*	•	·	•	•	•	•	×	•	ŀ			•	•	•		•	•			•	·	•	•	Mobile Home Dwelling	2	ŀ					•					+	•			•	•	• •	P			+	•	•	•		1	ŀ		ŀ
•			8	1		*	9	1			-	1	0		D	D	D	D	D	D	D	I		•	•	•		Multifamily	3	P							1	-	1.	-	1		P	P		• •	1			P	P	P	•	P P	1	P	P	1
P	P	P	P	P	P	P	•	•	•	•	•		P	2	P	P	P	P	•	•				•	·	•	•	Single Family	4	P				•	•					•	•	•	•	·	•	• •	ŀ	•		+	P	•	. 1	P				Γ
•	• •	10	•		A	D	8	•	•	1	1.00		0		D	D	D	D	D	D	D	1	2			1		Townhouse	5	P			100	1	•						-		P	P.	•3				P	P	P		. /			P	P	
					A	D						1.	0		D	D	D	D							. 1		1.	Zero Lot Line Home	6	P	1				Ι.		1.		1.1				P	P			Ι.				P		. L		1.	1.		Γ.

#### **Commercial Uses** 5 Section 2

A. Commercial Use Matrix

Notes:

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Stricken indicates text to be deleted. Stricken and italiaized means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets [Relocated to:]. Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from:]. .... A series of four bolded ellipses indicates language omitted to save space.

# LIFESTYLE COMMERCIAL CENTER (LCC) SUMMARY OF AMENDMENTS

1

#### TABLE 4.B.2.A - COMMERCIAL USE MATRIX

									STA	NDA	ARD	DIS	TRK	CTS																						PLA	NNED	DEV	ELOP	MEN	IT DIS	TRIC	TS (P	DDs)											DNAL I			1	
AG/		RES	IDEN			Т	2			1			co	WN	RCI	AL				1	1		T	IND	T	INS	Ţ		ds (1)	E		PU	_					MUP			18	-	OPD		IPD	-			LCC	T	-		ND				TM	D	Ξ
CON			2.57			Ť			1		_	1.0					2			1		1	L		J.	27			dard	L		POD	s		517		245	FLU	J				FLU	P	ODS	_	H \		FLU		-	Tř	ER	1			TIE	ER	
A A G P	R	_	R I						C I	- 1	C G	C R	b	1	UR	مترحتها	U	U		_	RO		ľ	0			P		Use Stan	10		RE	1.0	121	C L		C L	ा	R	1		C H	C H	101	0	- N	P F	1	E F		U/S		1	EX	0.115	U S	E X	A	GR
R	S A	S A					70	D		0		E	C 1	10		~ I .	1		100	C L O	н	C H O					F	Use Type	Supplementary (	5	5 1	c	v	R / P			0	0		D	T		0	D / L		D / G				RES		O S R E C		NC	O S R E C		R U R A L	E	100
199				14	62	12		10	187			92	1	2	28	12							-			12		Commercial Us	les	1					12	1.13					163	6	10100	-	10		Y?	1	10.0	-		-		1			1	28	
			•	. 0	•		•		•	•	D		D	I			D	•					C	0			•	Adult Entertainment	1					•	-							·	•	D	D										•				
Р.	•	•	•	•	•	·	•		D	•	P	P	D	1		D	D	D		•	P		P	P	T	-	•	Auction, Indoor	2	ŀ	P	•		•	•	P		•	P	P	•	ŀ		P	P	P	•	1	P	ŀ			•	1	•	P			
Ρ.					-	•	•				A	A				-	-						P	P		•		Auction, Outdoor	2	1		1				A			A	A .				P	A	P				İ.									
	D	D	D	DI	D	•	•	•	•	-	•	•	D	1		D	D	D		•	ŀ	ŀ	F		T	·	•	Bed and Breakfast	3	Ŀ			•	·	•		•	•				ŀ	·		•					Ŀ		•				-			2
							A	-	A		D		D	1	) 1	D	D	D	A		D		0		t			Car Wash	4	1	. 0				A	D				P .		D		P	P	P		1		1.	D			D		D	D	D	
		•		•	•		P	•	P	•	P	P	D	1		D	D	D	D	•	D	•	P	P	T	•		Catering Service	5	Ŀ	P			•	P	P	•	•	P	P .		P	•	D	P	D				Ŀ	P		Ŀ	P	-	Р		P	•
							A.	-	A		A	A	D	1		A	D	A	A	•	A				t			Cocktall Lounge	6	t.			1	•	A	A			A			A	A		A			1	A	1.						A	A	A	
	•									•		•	ŀ				•					•	Ŀ		T			Commercial Communication Tower – See Approval Process in Table 4.B.8.A.		T.				•								ŀ			•					ŀ									
							A		8		P		D	1		D	D	D	D		D		1.		t			Convenience Store	7	t.	P				P	P						P	P		P		PF	1	P	İ.	P			P		P	D	D	
	1	÷									A		D	1		D	D	D			D	•		P	T		÷	Dispatching-Service	8	ţ.			•			A				P .				P	A	P				Ī.									
					-				D		D		D	1	) 1	D	D	D	D	D	D	D	P		t			Dog Daycare	9	t	0					D				р.		0		P	D			1	0		D			D		D	D	D	
		1					P	P	A	P	P	•	D	1	0	D	D	D	D	D	D	D	T.		T			Financial Institution	10	T.					A	P	A	P				Р	P		P			1,	P		P			P		P	P	P	
						1	1		A	D	D		D	1	) (	D	D	D	A	A	D	D			t			Financial Institution with Drive Thru Facilities	11	t	A				A	D	A	D				D	D		D			1,								D	A	A	
	1.	1							D	D	D		D	1		D	D	D	D	D	D	D	1.	1.	t			Financial Institution Freestanding ATM	12	t.	0	1.			D	D	D	D				1.	D		D			1.	0	t.	D			D		D	D	D	
						1		-			P		D	1	> 1	-		-			D	1			t			Flea Market, Indoor	13	t	P					P						P			P			t	P								P	1000	
											A	A	A	,		A	A	A					1.		t			Flea Market, Outdoor	14	1.						A						1.			A			t	-	1	1.						-		
ord 2004	.0511	10~	1 20	105	002	10	rd 1	2004	LODA	-	_	d 2	_	_		_	_	007	-00	11	i Orr	1.2	007-	013	1.10	200	_	008-037] [Ord. 2009-040] [Ord. 2010-00	-	10	0.003	10-	4.2	110.4	1221	10	- 2		0011	10-	1.20	1	161		204	2.00	21 /	1	204	2.00	73. *		20.4	2.00				-	125

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Notes:

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### LIFESTYLE COMMERCIAL CENTER (LCC) SUMMARY OF AMENDMENTS

1

#### TABLE 4.B.2.A - COMMERCIAL USE MATRIX

100								13	STA	ND	ARD	DIS	TRK	CTS		e e					ŝ															PL	NNE	DDE	VELO	OPM	ENT	NSTR	ICTS (	PDDs	s)		Sur.								00.22	AL DE (TDD			
AG/ CON		RES	IDEN	TIAL		Т	91	0		1	3		cor	мм	ERCI	IAL		Ę.					Γ	ND	Г	INST	-		ds (1)		10	PU			Г			MU	-	20			MXPD	-	PIPI	-	M	R	LC	_	61	_	TND	_		T		TMD	-
AA		. Г	0.1			÷			. 1		-	10	1	-			11.1	-	-			-	H	TT	ł.		H		dard			PO		11	Ļ	1.0	1.4	FL	-			4	FLU		POD		H	Y,	FLL		_	-	TIER	-	110	+	1	TIER	1
G P	R	Common Common State	R F	r s				-	c	н	G	R	U	1	0	ТI.	_			IR FL	IJ		ŀ	G	10		P		Use Star	1.0				G	1	C H	100	C H	C R	1.2	E D	'n	C C	N	1.2	101	D	1	C L	H	ţ	1/5	1	RU	X/ RAL	U S	U E S X		AG
R	101	A					0	D		0		E	1.	10		ТI.	1		100	C L O	12.5	C H O	L			j	F	Use Type	** Supplementary	s	E N	/ C	v	R I P			0	0		D	c	S T	o	D / L	M	D / G	Support Support	Salar Solar Solar		- 12	- S. L.	c		E	13		U R		E
		1		1				4				28	1										-		-		-	Commercial	Uses				-	-								-					_	-							113		128	-	ľ
	·	·	•		1	· l	1	•	A	1	A	ŀ	^	1	A	A	A	A	A	•	٨	•	ŀ	·	Ŀ		- k	Gas and Fuel Sales, Retail	15	ŀ	1				4	A		×	•	•		·	Α.	ŀ	A	•	*	·	A	٨	-	A		- /	A .	. 1	AA	1	A
			•				>	•	D	×	D	1	D	1	D	D	D	D	D	D	D	D			0		- 0	Green Market	16		0	) .			D	D				100			D.	2.5	D	*	1		Ð	D	•	D		- 1	. 0	. 0	D	1	þ
	·	-	•		1				A	A	Ρ		D	1	DI	D	D	D	A	4	D	•			-		-	Hotel or Motel	17						ŀ	P	•	A	A		•	•	PA	ŀ	P	•				P			-	•		· A	AA	1	
в.									•	•	D			51.		•				1	4						-	Kennel, Type 2 (Commercial)	18		D	) .	1			D						•	D .		D	•				Ī									l
• •	•	•	•					•	D		P	-	D	1	DI	D	D	D	P	•	Ρ	•	ŀ		ŀ		·	Kennel, Type 3 (Commercial Enclosed)	19	ŀ	P				P	P			•	•	•	·	Ρ.	ŀ	P	Π			p	•		•	1	•		• P	> P		f
	A		•						B		B						1	•			×		P	P				Landscape Service	20							A				P	D		A .	P	P	P		-		đ								T	1
	•		•			1	2	•	A	•	A		D	1	D	D	D	D	A	*	A	·		A	ŀ		-	Laundry Service	21	ŀ					A	A				A		-	A -	-	A	A			A	4		A		. ,	Λ.	. A	A		A
	•						1	1.			A	B			1	-	-			-	D		P	P	0	>		Marina	22							A			A		9		A .	•	P					1								t	ļ
• •	•		•			1		A	P	A	P	•	D	1	0 1	D	D	D	D	D	P	P	ŀ		1	-	.	Medical or Dental Office	23	ŀ	P			•	P	P	P	P			•		PP		P	•			P			P			P .		PP	1	p
											A		A	1	4	-	A				A		D	D	t.		- 1	Microbrewery	24	1.	A				A	A				D			A -	D	A	D							t						l
	•					1		A	A	P	Ρ	•	ŀ	ŀ	. 1	D	-	D	D	D	P	P			ŀ		·	Office, Business or Professional	25	Ŀ	P				P	P	P	P					PP		P		-		P	P	. 1	P		. 1	P .	. P	P	P	p
		-		1						A	D	A	A	1	4	A	A	A			A		1.		P	>		Parking, Commercial	26	1.						D		A	A		7		DA		12		1							. 8		. A			ļ
	1.	-				Ţ.			•		A	•	A	1		A	A		A		D		Ŀ		ţ.		. 6	Pawnshop	27	t.					I.	A								1.						1	. 1							T	•
						1			P		P	P	D	1	0 0	D	D	D	D		D				t.			Personal Services	28	1.	P				P	P				-			P .		P		P		P			P		. 1			P	t	į
						T					A		D	1	4		A				A		P	P	,	,	. ,	Repair and Maintenance, Heavy	29	1.						A				P				P	A	P				T						1		t	Å
1. 2004	1-0511	101	d. 20	05-0	021	10	rd. 2	1006	5-00	41	100	1 2	-	0.2	-	1			-		-	-		1	1	-	_	08-037] [Ord. 2009-040] [Ord. 2010-0		1	1	1	-	1	1	1	1		_			_	_	1.1	1		_	_	_	_	1	1	1	1	1	1	1.1	1	į

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### LIFESTYLE COMMERCIAL CENTER (LCC) SUMMARY OF AMENDMENTS

1

#### TABLE 4.B.2.A - COMMERCIAL USE MATRIX

				1			1	STA	NDA	RD	DISTR	UCTS	s		30												100					P	LAN	IED DE	VEL	OPME	NT DI	STRK	CTS (P	DDs)									ADITIO	100.000	95.09		
AG/ CON		RESI	DENT	IAL		10		8			co	MMC	ERC	IAL			3	19		Т	IND	Т	INST	1		(j) sp	F	_	PUD	-			25		JPD	- 13		_	XPD	-	PIPD	-	R					TND			_	TM	-
AA	ł	. 17	10			-	-					-	1000	2.18		-	1	-		┢	11	+		4		dard	L	-	POD	-		-		-	LU		-	-6-	FLU		ODS	-11	V		1.1	-	1	NER	-	-		TIER	R
	R	_		R S		1.1	- 4			G	- De	0	UF	U	-	U		FLU	-	-				8 H.		Use Star	R	0	1.0	C 1	G	L	C C	C H	R	I N	E D I		C H		0		8 5	C L	H	U	VS		EXI		U S	EX	AGE
R	S A	S					0	3	D		E	210	2	21	1	1			н	C H O			1	F	Јзе Туре	Supplementary (	5	м	c	v	R / P			0		D	c	r	0	D / L	м	D / G				22	c s		C		ALC: NO	R U R A L	E
1000														-					1					-	Commercial Us	05	ŝ.	10	2							-			3.11	100						16	13	Ū.P		-	603		
10	•	2	•	•	2	A	•	A	1	D	· 1	D	D	A	D	4	٨	•	D	·	PI	· ·	•	·	Repair and Maintenance, Light	30		A		$\times$		D	P	×		P		·	•	D	P	D ·		•		•	• •	ŀ		•	D	D	D
				1	*	P	•	P		P	. 1	DI	D	D	D	D	D		D	•	P	. 1	P ·	. R	Repair Services Limited	31		P			-	P	P			P		. P		P	P			P	P	×	Ρ.		P		P	P	P
	•			•	$\mathbf{x}$			A		A	A	DI	D	D	D	D	A	•	A	•	•	•		. 6	Restaurant, Type 1	32	ŀ	A				A	A	A		•			A	•	A			A	A	•		Ŀ		•	A	A	A
•		•			•	A		D	•	D	A I	DI	D	D	D	D	D	-	D	•	•		93		Restaurant, Type 2	33		A		10		A	D	A	A	-		. 0	A		A			D	0	•	A -		A		D	D	D
	•	• •	• •	•	•	P	•	P	•	P	. 1	DI	D	D	D	D	D	• 1	D	·	•	ŀ	•	.	Retail Sales	34	ŀ	P			•	P	P					. ,	P		P		•	P	P	•	р.	Ŀ	P	•	P	P	P
					A		•				-				*							T			Rooming and Boarding House	35	1.																							-		1	
	•	•		•	•	•	•	A		A	. 1	DI	D	D	D	D	D	- 1	D		D	ŀ		. 5	Self Service Storage, Limited Access	36	ŀ	A	•		•	A	D			D				D	D			-	-		A -	ŀ	A		D	D	D
-	•		1			2			. 1	A	• 1	DI	D	D	D	D	D	- 1	D		D			. 5	Self Service Storage, Multi-Access	36			1			A	A		100	D				D	A		•					1.		-			
	•	•		•		•	•		•	•	A	DI	D	D	D	D		•	•	·	•	T	•	- 5	Single Room Occupancy (SRO)	37	ŀ			•			A							•			•	-	A			ŀ			A	A	
						P	•	A .	. /	A	A	A	A	A	A	A	A	. 1	A			1	A .	. 1	Theater and Performance Venue	38	1.	A					A		A										A						A	A	A
	•		•		2	•				A	. ,	A	•	•	A				A		A	T			/ehicle Equipment Sales and Rental, Heavy	39	ŀ			•			A		4	A		A		A			•					Ŀ	1.				
						4		A	. ,	A	- 1	DI	D		D		A	- 1	D		-	t		. N	/ehicle Sales and Rental, Light	40	1.	A		1		A	A								A			A	A			1.			A	A	A
Α.	A	A -		•		P	A	P	DI	P	. 1	DI	D	D	D	D	D	- 1	D		P .			- N	/eterinary Clinic	41	ŀ	P				P	P /	P		•	•	. ,	P		P			P			р.	T.	P		P	P	P
						P		PI	PI	P		DI	D	D	D	D	D	DI	DI	D	P		PF	PV	ocational Institution	42		P				P	Ρ.	p		P	PI	PP	P	P	P	р.		P	R	. 1		1.			. 1		P
	•				×	A	A	A	0 1	D	. 1	DI	D	D	D	D	D	DI	DI	D			4		Nork/Live Space	43		P				P	PI	P				. ,	P		P			P	P		р.	1.	P		P	P	P
d. 2004 d. 2014	-0511	IOrd	200	5-002	21 10	Drd.	2006	1-004	11 10	Drd.	200	6-03	361	IOn	1 2	107-	-0011	ID	rd. 2	007	-013	1 10	Drd	200	08-037] [Ord. 2009-040] [Ord. 2010-005	1 (Ord. 20	10.0	0001	10	1 20	10.0	201 0	Ord	2011	001	1 10	-1.2	011.	0161	00	201	2.003	1 10	- 20	112.0	271	IOm	20	12.00	41 1/	0	204	÷

Notes:

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## LIFESTYLE COMMERCIAL CENTER (LCC) SUMMARY OF AMENDMENTS

1	C.	Definit	ions and Supplementary Use Standards for Specific Uses
2 3			O- West
3 4		4.	Car Wash
5			e. LCC-District Zoning District – TMD
6			e. LCC District Zoning District – TMD A maximum of one Car Wash may be allowed. The Car Wash shall be located outside the
7			
8			main street, and may be accessed from a secondary street, alley or from a parking lot. The
9			Car Wash shall not be visible from the main street. [Ord. 2010-005]
10		11	Financial Institution with Drive Thru Facilities
11		11.	Financial institution with Drive Thru Facilities
12			b. Approval Process
13			1) CC District, Commercial Pod of PUD, CLO PDD, CL-LCC-and TMD
14			
15			<ul> <li>b) PDD or LCC with CLO future land use designation; and,</li> </ul>
16			by T bb of Loo with old future land use designation, and,
17			c. Zoning Districts - TDD and LCC
18			
19		12.	Financial Institution – Freestanding ATM
20			
21			b. Zoning Districts - TDD and LCC
22			
23		15.	Gas and Fuel Sales, Retail
24			····
25			e. Zoning Districts – TMD and LCC
26			
27		32.	Restaurant, Type 1
28			
29			d. Zoning Districts – TMD and LCC
30		100	
31		33.	Restaurant, Type 2
32			
33			c. Zoning Districts - TND, and TMD, and LCC
34		40	Weblate Color and Dentel Links
35		40.	Vehicle Sales and Rental, Light
36 37			a Zaning Districts
38			e. Zoning Districts
39			2) LCC and TMD
40			
41		41	Veterinary Clinic
42		41.	veterinary ennie
43			d. Zoning District
44			u. Zohing District
45			2) MUPD with CL FLU Designation, LCC and TDD Districts
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<sup>....</sup> A series of four bolded ellipses indicates language omitted to save space.

#### LIFESTYLE COMMERCIAL CENTER (LCC) SUMMARY OF AMENDMENTS

#### Section 3 **Recreation Uses** 1

2 A. Recreation Use Matrix

#### TABLE 4.B.3.A - RECREATION USE MATRIX

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A A G P R	R	U S	R	R T	. I.	с I.	N	2.1	c	<ul> <li>1</li> </ul>		R	c	UC	URA C J	U		ľ							. 1.	P F	Use Type	Supplementary Use Star	1		E	1	A G R / P	1.2.1	H	C L 0	н	R	N	1.1	н			0	N	0 0	6 H 1	с с н	R	1.2.2	0	R	EX/ RURA N C	0	S	U	AC D E V
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#### LIFESTYLE COMMERCIAL CENTER (LCC) SUMMARY OF AMENDMENTS

#### 1 Section 4 Institutional, Public and Civic Uses

2 A. Institutional, Public and Civic Use Matrix

#### TABLE 4.B.4.A - INSTITUTIONAL, PUBLIC AND CIVIC USE MATRIX

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#### LIFESTYLE COMMERCIAL CENTER (LCC) SUMMARY OF AMENDMENTS

#### Industrial Uses 1 Section 5

2 A. Industrial Use Matrix

#### TABLE 4.B.5.A - INDUSTRIAL USE MATRIX

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### LIFESTYLE COMMERCIAL CENTER (LCC) SUMMARY OF AMENDMENTS

TABLE 4.B.5.A - INDUSTRIAL USE MATRIX

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C. Definitions and Supplementary Use Standards for Specific Uses

10. Multi-Media Production

d. Zoning District LCC

Film production studios shall not be located on a main street. [Ord. 2010-005]

Notes:

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### LIFESTYLE COMMERCIAL CENTER (LCC) SUMMARY OF AMENDMENTS

#### 1 Section 6 Agricultural Uses

#### A. Agricultural Use Matrix 2

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### LIFESTYLE COMMERCIAL CENTER (LCC) SUMMARY OF AMENDMENTS

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#### TABLE 4.B.6.A - AGRICULTURAL USE MATRIX

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Utility Uses Section 7 2

A. Utility Use Matrix 3

Notes:

Notes: Stricken indicates text to be deleted. Stricken and italiaized means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets [Relocated to:]. Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from:]. .... A series of four bolded ellipses indicates language omitted to save space.

### LIFESTYLE COMMERCIAL CENTER (LCC) SUMMARY OF AMENDMENTS

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#### TABLE 4.B.7.A. UTILITY USE MATRIX

Notes:

Notes: Stricken indicates text to be deleted. Stricken and italipized means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets [Relocated to:]. Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from:]. .... A series of four bolded ellipses indicates language omitted to save space.

#### LIFESTYLE COMMERCIAL CENTER (LCC) SUMMARY OF AMENDMENTS

#### 1 Section 8 Transportation Uses

#### A. Transportation Use Matrix

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	a dise d	STAN	DARD DIS	TRICTS							1,									PL	ANNE	ED DE	VELO	PME	et Dis	TRICT	s (PD	Ds)	2		1		Τ			DISTR	10. Sec.			
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Notes:

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#### LIFESTYLE COMMERCIAL CENTER (LCC) SUMMARY OF AMENDMENTS

#### Section 9 **Commercial Communication Towers** 1

#### A. Commercial Communication Towers Matrix

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BBI	вв	в	В.	A	A	A E	E	E E	B	3	в	в	A	A	1		A	A	A	A	1		A	в	B	A.	8		Stealth Tower > 125' < 200'	1		A		A		в	в	4		8	в	8	8		8	8	8			-	-	- 19			в				T
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Stricken indicates text to be deleted. Stricken and Italiaized means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets [Relocated to: ]. Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ]. .... A series of four bolded ellipses indicates language omitted to save space.

# LIFESTYLE COMMERCIAL CENTER (LCC) SUMMARY OF AMENDMENTS

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#### TABLE 4.B.9.A -- COMMERCIAL COMMUNICATION TOWERS MATRIX

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BAB	AA		•		•				- 1	в	•	A	A	A	A	1	A	A	A	A	A	в	8	A	в	Guye	Yower > 200' and ≤ 250'	5	ŀ			-		в	8	-	-		в	в	в	в	. 8	1	8	8		•	-	•	•			-	-	1	• •
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## LIFESTYLE COMMERCIAL CENTER (LCC) SUMMARY OF AMENDMENTS

**B.** General Standards

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2. Separation and Setbacks

# b. Towers Located in Non-Residential Zoning Districts

#### Table 4.B.9.B – Minimum Separation and Setbacks for Towers Located in Non-Residential Zoning Districts

TOWER TYPE	Adjacent to	PC	AP	CN	CLO	сс	сно	CG	CRE	UC	UI	IRO	IL	IG	IPF	PO	MUPD	MXPD	PIPD	LCC
12.5			_																	
****			_		_							****								
14.04.53/162		Ļ								_		****	_	_	_					
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Ord. 2015	5-006]	literie:	1220	1111	1123	1.5%		1944	51128X	2018	180	1100	835	12.11	10.275	66.02	<b>法</b> 限基础的	15.0%	201220	L'EST (
Notes:	A CENTRAL OFFICE	1.50	1.11	N.S.C.			254	1990	1411	1.61	212	1.000	1. E		1923	0.361	ALC: NO.	1945200	Sec. 1	
(2) Ap	aximum height so plicable to any to paration or setbo	ower h	neight	t					ained i	n the	Sup	plemer	ntary	Use	Standa	ards.				
												-								

#### 4. Distance Between Towers

Towers shall be subject to the following minimum distances between towers:

#### Table 4.B.9.B - Distances Between Towers

				Zoning D	istrict		ca	
Tower Type	AGR, PC, and parcels less than 10 acres in AR	CC, CHO, CLO, CN, RE, RM, RS, RT, TND - NC	PUD: Commercial and Recreation pods. UC, UI CG, CRE, MUPD: CL and CH FLU. MXPD, LCC, TND OSREC	Parcels less than 10 acres in: AP, IG, IL, PIPD	Parcels 10 or more acres in: AP, AR, IG, IL, PIPD	PO	PUD: Civic pod, MUPD: INST FLU, IPF	FPL Trans. R-O-Ws and FDOT R-O-Ws

11

....

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#### LIFESTYLE COMMERCIAL CENTER (LCC) SUMMARY OF AMENDMENTS

#### Section 10 Excavation Uses 1

#### A. Excavation Uses Matrix

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#### LIFESTYLE COMMERCIAL CENTER (LCC) SUMMARY OF AMENDMENTS

#### Section 11 Temporary Uses 1

#### A. Temporary Use Matrix

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## LIFESTYLE COMMERCIAL CENTER (LCC) SUMMARY OF AMENDMENTS

1	C. Definitio	ons and Supplementary Use Standards for Specific Uses
2 3	5. F	Recycling Drop-Off Bin
4		***
5	0	c. Location
6 7		The drop-off bin shall be located in or adjacent to an off-street parking area, and shall not
7		be located within required parking spaces. In TMD and LCC districts, and for IRO projects,
8		the recycling drop-off bins shall be designed to be consistent with the building's design and
9		shall not be located on a Main Street. [Ord. 2010-005] [Ord. 2013-001]
10		
11		
12		
13		JLDC Art. 5, Supplementary Standards (pages 15, 38 of 100), is hereby amended as
14	f	ollows:
15	CHAPTER B	ACCESSORY AND TEMPORARY USES
16	Section 1	Supplementary Regulations
47		
17	A. Acce	essory Uses and Structures
18 19	2. F	Fences and Walls
20		
21		e. Dangerous Materials
22		. Dangerous materials
23		2) Electrified Fences - Exceptions and Regulations
24		-,
25		b) Standards
26		
27		(7) URAO, IRO, LCC, WCRAO and TDD Limitations
28		(a) Electrified fences shall not be permitted in any URAO, IRO, LCC, or TDD
29		developments constructed with a required build to line or any other area
30		unless located behind buildings and in areas not accessible by the public.
31		[Ord. 2013-018]
32	****	
33		
34	-	
35 36		JLDC Art. 5, Supplementary Standards (pages 15, 38 of 100), is hereby amended as ollows:
37	CHAPTER C	DESIGN STANDARDS
38	Section 1	Architectural Guidelines
39	C. Exen	nptions
40		
41		All building frontages that are required to be located on a main street in an LCC shall be exempt
42		rom the requirements of Art. 5.C.1.H.1.c.1),a), Recesses and Projections. [Ord. 2010-005]
43		e Scale Commercial Development
44 45	I. Larg	e Scale Commercial Development
45	1. 5	Single Tenant Limit
47		/ariances from these requirements shall be prohibited. [Ord. 2005 – 002] [Ord. 2011-001]
48		. CL FLU
49		The maximum building size for a single tenant shall be less than 65,000 gross square feet
50		except as follows: [Ord. 2005-002] [Ord. 2013-001]
51		1) The commercial development of the parcel located at the northwest corner of Southern
52		Boulevard and Seminole Pratt Whitney Road and identified in the legal description in
53		Ordinance 2010-030 (LGA 2010-012); and, shall be exempt from the maximum square
54		footage limitation for single tenants in the CL FLU designation. [Ord. 2005-002] [Ord.
55		2013-001]
56		2) Sites approved under Ordinances 2008-048 and 2009-028 as an LCC in the
57		Urban/Suburban Tier are allowed to have up to a maximum of 100,000 square feet.
58		
59		
60		

#### Notes:

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### LIFESTYLE COMMERCIAL CENTER (LCC) SUMMARY OF AMENDMENTS

#### 1 CHAPTER E PERFORMANCE STANDARDS

2 Section 5 Hours of Operation

#### A. Proximity to Residential

Any non-residential use shall be subject to the hours of operations indicated in Table 5.E, Hours of Operation, when-located within 250 feet of a Residential FLU designation or use, unless stated otherwise. Mixed uses located in the following zoning districts shall not be considered residential uses for the purposes of hours of operation: Neighborhood General (NG), Neighborhood Commercial (NC) and Urban General (UG) Sub-areas of the WCRAO and UC, UI, MXPD, LCC, and TMD. [Ord. 2017-007]

12

13

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7

#### Part 15. ULDC Art. 7, Landscaping (pages 16 of 52), is hereby amended as follows:

#### Table 7.C.3 - Minimum Tier Requirements

Code Requirements	U/S Tier <sup>a</sup>	AGR and Glades Tiers	Exurban and Rural Tiers
	14 <b>111</b> 1	122	
[Ord. 2005-002] [Ord. 2006-004] [Ord	I. 2009-040] [Ord. 2010-02	22] [Ord. 2011-001] [Ord. 2014-025	] [Ord. 2014-031]
Notes:			The second second second second second second second second second second second second second second second s
	ontages, buildings along a	n alleyway or accessway to a parkin	ments for primary and secondary, on ag area, or where buildings front on

14

Notes:

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### EXHIBIT G

## **ARTICLE 4, USE REGULATIONS** SUMMARY OF AMENDMENTS

1			
2 3	Part 1. UL	DC Art. 4.A.9, Development Thresh	holds (page 12 of 199), is hereby amended as
3	fo	llows:	
4	CHAPTER A	USER GUIDE AND GENERAL PRO	VISIONS
5	Section 9	Development Thresholds	
	Section 3	Development Thesholds	
6		opment Review Officer	
7			or new construction of projects that meets or exceeds
8 9	either	the maximum square footage or numbe	r of units, shall require DRO site plan approval.
10	B Dublic	Hearing Approval	
11			construction of residential, commercial or industrial
12	projects that m	eets or exceeds either the maximum so	juare footage or units, or maximum acreage of Table
13	4.A.9.B,	eets of exceeds either the maximum so	luare rootage of units, of maximum acreage of Table
14	C. Densit	v Bonus	
15			or new construction of projects, which includes an
16	existin	g or proposed WHP, AHP or TDR reside	ential density bonus, shall require confirmation of any
17	applica	able thresholds for approval process in	accordance with Art. 5.G, Density Bonus Programs.
18		r Accordingly]	
19			
20	111 A 40 T 124		
21			[Related to Multifamily] (page 14 to 15 of 188), is
22	he	reby amended as follows:	
23	CHAPTER B	USE CLASSIFICATION	
24	Section 1	Residential Uses	
25	C. Definit	tions and Supplementary Use Standa	ards for Specific Uses
26		Iltifamily	5 · · · · · · · · · · · · · · · · · · ·
27		1	
28	d.	Zoning District	
29		1) TMD District	
30			the integration requirement and shall comply with
31		the Development Order approved	by the BCC.
32		2) RM District	
33 34			ed in the RM Zoning District with an MR5 FLU g as follows: [Partially relocated below]
35		a) MR5 FLU Designation	g as tollows. [Partially relocated below]
36		a(1)Planning Determination	
37			om the Planning Director that the property meets the
38			/ Exemption in the Plan; and,
39		b(2)Existing RM Zoning	
40			RM prior to the 1989 adoption of the Plan.
41		6(3)Approval Process	
42		The approval process sha	all be as follows:
43		Table 4 D 4 C 4	I Provide
		Table 4.B.1.C - Ap RM District with MR-	
		Process	Units
		Class A Conditional Use	Over 24
		Class B Conditional Use	9-24
		DRO	5-8
44		Permitted by Right	1-4
44		d(A)Development Order	
45		d(4)Development Order Prior approvals for Multifa	amily units in the RM Zoning District with MR5 FLU
47			idered legal conforming uses.
48		b) HR-8, HR-12 or HR-18 FLU [	
49			ith an HR-8, HR-12 or HR-18 FLU designation, may
50			Development Thresholds in Art. 4.A.9 are triggered.
51		ec) Limestone Creek	
52			ning District shall be prohibited in the area bounded
53			rth, on the south by the C-18 Canal, on the east by

Notes:

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## EXHIBIT G

## **ARTICLE 4, USE REGULATIONS** SUMMARY OF AMENDMENTS

1 2 3 4 5 6 7 8 9 10		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
3		of Church Street).
4		
5		
6		
7	Part 3.	ULDC Table 4.B.2.A - Commercial Use Matrix, [Related to Microbrewery] (page 24 of
8		188), is hereby amended as follows:
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Notes:

<u>Underlined</u> indicates <u>new</u> text. <u>Stricken</u> indicates text to be <u>deleted</u>. <u>Stricken and italicized</u> means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets [Relocated to: ]. Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

#### EXHIBIT G

#### ARTICLE 4, USE REGULATIONS SUMMARY OF AMENDMENTS

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#### TABLE 4.B.2.A - COMMERCIAL USE MATRIX

Notes:

Notes: <u>Underlined</u> indicates <u>new</u> text. <u>Stricken and Italioized</u> means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets [Relocated to: ]. <u>Italicized</u> indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ]. .... A series of four bolded ellipses indicates language omitted to save space.

#### ART. 4.B. USE CLASSIFICATION [RELATED TO URAO] SUMMARY OF AMENDMENTS

1 23 Part 1. Art. 4.B, Use Classification [Related to Commercial, Industrial and Agricultural Use Matrices] (pages 25, 26, 27, 83, and 93 of 204), is hereby amended as follows:

CHAPTER B USE CLASSIFICATION

4 5 678

Underlined indicates new text.

Stricken indicates text to be deleted. If being relocated, or partially relocated, destination is noted in bolded brackets [Relocated to: ] or [Partially relocated to: ]. Italicized indicates relocated text. Source is noted in bolded brackets [Relocated from: ].

<sup>....</sup> A series of four bolded ellipses indicates language omitted to save space. .

#### ART. 4.B. USE CLASSIFICATION [RELATED TO URAO] SUMMARY OF AMENDMENTS

#### Section 2 Commercial Uses 1

2

A. Commercial Use Matrix

#### TABLE 4.B.2.A - COMMERCIAL USE MATRIX

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# ART. 4.B. USE CLASSIFICATION [RELATED TO URAO] SUMMARY OF AMENDMENTS

#### Industrial Uses Section 5 1

#### A. Industrial Use Matrix

#### TABLE 4.B.5.A - INDUSTRIAL USE MATRIX

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#### ART. 4.B. USE CLASSIFICATION [RELATED TO URAO] SUMMARY OF AMENDMENTS

Agricultural Uses 1 Section 6

#### Agricultural Use Matrix Α.

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#### TABLE 4.B.6.A - AGRICULTURAL USE MATRIX

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## EXHIBIT I

### RETAIL GAS AND FUEL ADDITIONAL STANDARDS FOR APPROVAL SUMMARY OF AMENDMENTS

1 2 Part 1. ULDC Art. 4.B.2.C.16.d, Additional Standards for Approval [Related to Retail Gas and 3 Fuel], is hereby amended as follows: 4 Section 2 **Commercial Uses** C. Definitions and Supplementary Use Standards for Specific Uses 5 6 15. Gas and Fuel Sales, Retail d. Additional Standards for Approval 7 In addition to the Standards of Art. 2.B.2.B, Standards for Conditional Uses and 8 9 Development Order Amendments, or Art 2.B.2.G.3, Standards (Type 2 Waiver), when considering a Development Order application for a Conditional Use, DOA or Type 2 10 Waiver, the BCC shall consider whether or not: [Ord. 2011-016] 11 1) Adequate ingress and egress have been provided. [Ord. 2006-004] 12 13 2) Adequate buffering and setbacks from residential areas have been provided. [Ord, 2006-004] 14 3) Sufficient vehicle stacking, circulation, access, and area for turning movements have 15 16 been provided. [Ord. 2006-004] 17 4) The number of fueling positions proposed is excessive. [Ord. 2006-004] 18 5) There are an excessive number of similar stations in the vicinity. [Ord. 2006-004] 19 [Renumber accordingly] 20

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Stricken indicates text to be deleted. If being relocated, or partially relocated, destination is noted in bolded brackets [Relocated to: ] or [Partially relocated to: ]. Italicized indicates relocated text. Source is noted in bolded brackets [Relocated from: ].

<sup>....</sup> A series of four bolded ellipses indicates language omitted to save space.

## EXHIBIT J

### ART. 5.B.1.A, ACCESSORY USES AND STRUCTURES **GENERAL EXCEPTIONS** SUMMARY OF AMENDMENTS

1 23

Part 1. ULDC Art. 5.B.1.A.1.b, Location [Related to Accessory Uses and Structures] (page 9 of 107), is hereby amended as follows:

- 4 CHAPTER B ACCESSORY USES AND STRUCTURES
- 5 Section 1 Supplementary Regulations

6	A. Accessory Uses and Structures
7	1. General
8	a. Standards
7 8 9	Uses indicated in the Use Matrix as blank in a zoning district shall not be allowed as
10	accessory use unless stated otherwise in Art. 4, Use Regulations. An accessory use or
11	structure shall be subject to the same regulations that apply to the principal use or structure,
12	except as otherwise stated. [Ord. 2017-007]
13	b. Location
14	All accessory uses and structures except for approved off-site parking, shall be located on
15	the same lot as the principal use. No accessory structure shall be located in the front or
16	side street yard, unless stated otherwise herein. [Ord. 2017-007]
17	1) General Exceptions
18	Structures such as: fences and walls; entry features for access ways internal to a PUD;
19	bike racks; outdoor recreation amenities and support structures such as cabanas,
20	located within a Neighborhood Recreation Facility or Recreation Pod; or, structures,
21	projects and improvements listed in Art. 3.D.1.D.5, Setback Exceptions, excluding
22	mechanical equipment accessory to a building, may be allowed within front or side
23	street yards.
24	

Notes:

Underlined indicates new text.

Stricken indicates text to be deleted. If being relocated, or partially relocated, destination is noted in bolded brackets [Relocated to: ] or [Partially relocated to: ]. Italicized indicates relocated text. Source is noted in bolded brackets [Relocated from: ].

## EXHIBIT K

### ART. 5.B.1.A, ACCESSORY USES AND STRUCTURES\ EXCEPTIONS FOR BUILDINGS ACCESSORY TO RESIDENTIAL SUMMARY OF AMENDMENTS

Part 1. 2 ULDC Art. 5.B.1.A.1.b, Location [Related to Accessory Uses and Structures] (page 9 of 3 107), is hereby amended as follows: 4 CHAPTER B ACCESSORY USES AND STRUCTURES 5 Section 1 Supplementary Regulations 6 A. Accessory Uses and Structures 7 1. General 8 b. Location All accessory uses and structures except for approved off-site parking, shall be located on 9 10 the same lot as the principal use. No accessory structure shall be located in the front or side street yard, unless stated otherwise herein. [Ord. 2017-007] 11 12 1) Exceptions for Buildings Accessory to Residential A detached garage, cabana, Accessory Quarters, or Guest Cottage, may be allowed 13 14 within the front or side street yard, subject to the following: 15 The building is consistent with the architecture characteristics of the principal a) 16 building, including roofing materials, fenestration, and paint color, where 17 applicable; 18 b) When accessory to a principal residential use, such as a Single Family Home, 19 accessory structures shall be connected to the principal building by common 20 shared driveways, sidewalks, or pathways; and, 21 c) An application for a DO or Building Permit for any building proposing to utilize this 22 provision shall include an affidavit from a licensed architect or general contractor, 23 delineating how the proposed building will be in compliance with the requirements 24 above.

Notes:

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 <sup>&</sup>lt;u>Underlined</u> indicates <u>new</u> text.

Stricken indicates text to be deleted. If being relocated, or partially relocated, destination is noted in bolded brackets [Relocated to:] or [Partially relocated to:].

Italicized indicates relocated text. Source is noted in bolded brackets [Relocated from: ].

 <sup>....</sup> A series of four bolded ellipses indicates language omitted to save space.

## EXHIBIT L

#### ACCESSORY SOLAR ENERGY SYSTEMS SUMMARY OF AMENDMENTS

1		
2	Part 1. UI	LDC Art. 5.B.1.A.1.b, Location [Related to Accessory Uses and Structures] (page 9 of
3		)7), is hereby amended as follows:
4	CHAPTER B	ACCESSORY USES AND STRUCTURES
2		
5	Section 1	Supplementary Regulations
6	A Accor	scon lless and Structures
6 7		ssory Uses and Structures eneral
8		Location
9	Б.	All accessory uses and structures except for approved off-site parking, shall be located on
10		
		the same lot as the principal use. No accessory structure shall be located in the front or
11		side street yard, unless stated otherwise herein. [Ord. 2017-007]
12		3. Accessory Solar
13		Accessory solar in the form of mechanical equipment attached to other permitted
14		structures, or Solar Trees, in accordance with the standards of Art. 5.B.1.A.26,
15		Accessory Solar.
16		•
17		
18		
19		LDC Art. 5.B.1.A.1.b, Location [Related to Accessory Uses and Structures] (page 9 of
20	10	07), is hereby amended as follows:
~		
21	CHAPTER B	ACCESSORY USES AND STRUCTURES
22	Continu d	Sumplementary Deputations
22	Section 1	Supplementary Regulations
23	A Acces	sory Uses and Structures
24		soly uses and structures
25	10	ashanical Equipment
		echanical Equipment
26	a.	Applicability
27		
28		2) Screening Requirements
29		****
30		c) Screening Exemptions
31		(1) Solar Energy Systems
32		Solar Energy Systems, including Solar Trees, are exempted from the
33		screening requirements. [Ord. 2014-001]
34		(2) Existing Multifamily Condominium
35	Pressent and	
36		ccessory Solar Energy Systems
37		cessory Solar Energy Systems may be allowed as an accessory use, subject to the following:
38	<u>a)</u>	Incidental and Subordinate
39		Applications for the installation of an accessory Solar Energy System shall include
40		documentation from the manufacturer, architect, engineer, or contractor performing
41		installation, verifying the system is the maximum necessary to meet onsite energy usage.
42		This limitation does not prohibit the use of net metering where permitted.
43	b)	Collocation with Buildings
44		Solar Energy Systems are classified as mechanical equipment, and may be placed on
45		principal or accessory buildings, including those permitted within a front or side-street yard.
46	c)	
47		Solar Energy Systems installed on other structures shall be limited to the side or rear yard
48		in accordance with the Standards of this Chapter, except as follows:
49		1) Exception
50		Where the conditions of the side or rear yard prohibit installation, a Solar Energy
51		System may be installed in the front or side street yard, subject to the following"
52		(a) Structures greater than six feet in height shall meet the minimum setbacks for the
53		district. Structures less than six feet in height may be permitted within required
54		setbacks, but in no case shall the system be located within 25 feet of the property
55		line; and,
56		(b) The system is completely screened from view from any other parcel or R-O-W
57		through use of landscaping, fences or walls.
58		(2) Solar Trees
59		A Solar Energy System installed on a structure intended to provide shade, provide for
60		public art, or other similar function, may be allowed provided that the structure complies
61		with setbacks, does not adversely impact any required or preserved landscaping, be
		man setudona, asso not adversely impact any required or preserved landscaping, be

Notes:

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.

## EXHIBIT L

### ACCESSORY SOLAR ENERGY SYSTEMS SUMMARY OF AMENDMENTS

1		placed so as to conflict with any vehicular or pedestrian circulation system, nor shade
2		more than ten percent of any Open Space area.
3		(3) Associated Solar – with Mechanical Structures
4		Where used to power electric gates, environmental monitoring stations, street lights,
5		or other similar, provided the solar panel does not exceed a maximum of four square
6		feet, and all electrical cables or equipment are hidden within the structure.
7	<u>d)</u>	Incorporation of Solar in Vehicular and Pedestrian Surfaces
8		The incorporation of Solar Energy Systems into any parking lot, sidewalk, bike path, or
9		similar surface, shall be exempt from any setback or front or side-street yard limitation.

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<sup>.</sup> 

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### EXHIBIT M

### ART. 5.B.1.B, TEMPORARY STRUCTURES [PORTABLE STORAGE CONTAINERS AND SHIPPING CONTAINERS] SUMMARY OF AMENDMENTS

- ULDC Art. 5.B.1.B, Temporary Structures (page 42 of 107), is hereby amended as 1 Part 1. 2 follows:
- CHAPTER B ACCESSORY USES AND STRUCTURES 3
- 4 Section 1 Supplementary Regulations

5	B. Te	mporary Structures
6	4.	Portable Storage Container
7	11-14	Portable storage containers are weather resistant receptacles used for the temporary storage
8		of goods for residential uses which may be Permitted by Right as follows:
8 9 10		a) A maximum of one container 16 feet in length, 8 feet in width and 8 feet in height may be
10		allowed, for no more than 2 times a year for a maximum of 15 days each time.
11		b) Shall be located on driveways not to overlap easements, sidewalks or R-O-W.
12		c) Shall be setback a minimum of 7.5 feet from the side property lines, except where no other
13		driveway areas are available, the setback may be reduced subject to the dimensions in
14		Art. 6.C.1.A.1.a, Local or Residential Access Streets.
15		d) Container location shall not result of required parking to be placed on areas not designed
16		to park vehicles.
17	5.	Shipping Containers
18		a) Shipping containers used as temporary storage on a construction site shall be permitted
19		by right subject to the Building Division requirements.
20		b) A repurposed Shipping Container that complies with the Florida Building Code shall not be
21		considered a Shipping Container.

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<sup>.</sup> 

<sup>....</sup> A series of four bolded ellipses indicates language omitted to save space. .

# 2 F

#### 1 2 3 4

## Part 1. ULDC Table 5.G.2.D, Review Process (page 84 of 107), is hereby amended as follows:

Table	5.G.2.D -	Review	Process

Density Bonus	DRO Approval	Class A Conditional Use	Requested Use
Standard District >30% - 50%	X		
Standard District >50% - 100%		X	
PDD or TDD >30% - 100%		X	×

## ARTICLE 6, PARKING SUMMARY OF AMENDMENTS

Part 1. Table 2.D.6.B, Summary of Type 1 Waivers (page 46 of 88), is hereby amended as follows:

#### Table 2.D.6.B - Summary of Type I Waivers

Type I Waiver Summary List .... Reduction in Number of Minimum Required Loading Spaces [uses < 10,000 square feet<u>: or Type 3 CLF</u> or, Nursing Home or Convalescent Facility]

[Ord. 2012-027] [Ord. 2014-025] [Ord. 2015-031] [Ord. 2016-016] [Ord. 2016-042]

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Part 2. Table 6.A.1.B, Minimum Off-Street Parking and Loading Requirements (page 4-12 of 40), is hereby amended as follows:

#### Table 6.A.1.B - Minimum Off-Street Parking and Loading Requirements

	e <u>Classification</u> : tesidential	Parking	Loading (1)			
Congregate Li Type 1, Type		1 space per unit or 2 beds whichever is greater; plus 1 space per 200 sq. ft. of office space	Ð <u>(12)</u>			
Loading Key:			and the second second			
Standard "A"	One space for the first 5	,000 square feet of GFA, plus one for each additional 30,000 sq	uare feet of GFA.			
Standard "B"	One space for the first 1	0,000 square feet of GFA, plus one for each additional 15,000 s	quare feet of GFA.			
Standard "C"	One space for the first 1	0,000 square feet of GFA, plus one for each additional 100,000	square feet of GFA.			
Standard "D"	One space for each 50	beds for all facilities containing 20 or more beds.				
Standard "E"	One space for the first 1	0,000 square feet of GFA, plus one for each additional 20,000 s	quare feet of GFA			
	The space shall be a mi	nimum of 12 feet in width and 18.5 feet in length for uses that re-	quire limited loading.			
Notes:	10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Contraction of the second second second second second second second second second second second second second s	Storest Sectoring			
		0 beds or a Nursing Home or Convalescent Facility with more t ding unless approved as a Type 1 Waiver.	than 20 beds shall provi			

10

Use Type Classification: Commercial	Parking	Loading (1)
Auction, Enclosed-Indoor	1 space per 200 sq. ft.	С
Convenience Store	1 space per 200 sq. ft.	ç
Dispatching office Service	1 space per 250 sq. ft.	N/A
Dog day-care Daycare	3 - 12' x 20' transient spaces for 50 dogs; 1 space per 500 sq. ft. of cage and retail area	E
Financial Institution	1 space per 200 sq. ft.	E
Financial Institution with Drive Thru Facilities	i space per 200 sq. it.	5
Financial Institution Freestanding ATM	2 spaces (9)	N/A

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Notes:

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## **ARTICLE 6, PARKING** SUMMARY OF AMENDMENTS

1

Use Type Classification: Commercial	Parking	Loading (1)
Flea mMarket, enclosed-Indoor	2 spaces per 200 sq. ft.	С
Flea mMarket, epen Outdoor	1 space per 250 sq. ft. of affected land area	N/A
Funeral Home [Relocated to Institutional, Public and Civic Use Classification]	4-space per 4-seats	C
Gas and Fuel <u>Sales</u> , Retail	1 space per 250 sq. ft.	N/A
Green Market Permanent	1 space per 250 sq. ft.	А
Hotel, <u>or mM</u> otel, SRO, rooming and boarding	1.25 spaces per room; (convention areas, restaurants, etc. over 2,000 sq. ft. to be calculated separately)	С
Kennel, Type II <u>2 (Commercial)</u> or III Kennel, Type <u>3</u> (Commercial Enclosed)	1 space per employee; and, 1 space for each 200 sq. ft. of sale, grooming or office area.	E (8)
Cocktail Lounge, cocktail	1 space per 3 seats	с
Microbrewery	Taproom: 1 space per 3 seats Manufacturing and Processing: 2 spaces per 1,000 sq. ft.	С
Repair and Maintenance, General [Use split – Relocated below]	1-space-per-250-sq. ft.	B
Repair and Maintenance, <u>Heavy</u>	1 space per 250 sq. ft.	B
Repair and Maintenance, Light	1 space per 250 sq. ft.	В
***		
Restaurant, Type ∔ <u>1</u>	1 space per 3 seats including outdoor seating area	С
Restaurant, Type # 2	1 space per o scalo moldang outdoor scaling area	С
Retail Sales-General	1 space per 200 sq. ft.	С
Self-service storage [Use split – Relocated below under Limited Access and Multi-Access]	1 space per 200 storage bays; minimum of 5 customer spaces; security quarters calculated separately	6
Self-service Storage Limited Access	1 space per 200 storage bays; minimum of 5 customer spaces; security quarters calculated separately	[6]
Self Service Storage, Multi-Access	1 space per 200 storage bays; minimum of 5 customer spaces; security quarters calculated separately	N/A
Towing Service and Storage		
Relocated to Industrial Use Classification]	1 space per 500 sq. ft.; plus 1 space per 5,000 sq. ft. of outdoor storage area	A
<del>Vehicle Sales and Rental [</del> Use split – Relocated below under Heavy and <i>i</i> Light]	1 space per 250 sq. ft. of enclosed area; plus 1 space per 5,000 sq. ft. of outdoor sales, rental and display area; plus 2 spaces per service bay	A
		A
Heavy	ft. of outdoor sales, rental and display area	2004

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## **ARTICLE 6, PARKING** SUMMARY OF AMENDMENTS

1

Use Type Classification: Recreational	Parking	Loading (1)
Use Type <u>Classification</u> : Institutional, Public and Civic	Parking	Loading (1)
Nonprofit Assembly Institutional Nonprofit or Assembly Membership	1 space per 3 seats or 200 sq. ft. for the principal place of assembly, whichever is greater.	
Nonprofit (5)	1 space per 200 sq. ft. for permitted accessory uses not otherwise classified as collocated uses.	A
	Collocated uses classified with the definition of a use listed in Art. 4.B, Use Classification, calculated separately.	
Funeral Home [Relocated from Inst., Public and Civic Use Classification]	1 space per 4 seats	С
nine .		
Nursing Home or Convalescent Facility	1 space per 3 beds; plus 1 space per 200 sq. ft. of office space	Ð <u>(12)</u>
Use Type Classification: Industrial	Parking	Loading (1)
Equestrian Waste <mark>Management</mark> Facility	1 space per 200 sq. ft. of office space; plus 1 space per employee	Е
The second second		
Towing Service and Storage [Relocated from Use Type Commercial]	1 space per 500 sq. ft.; plus 1 space per 5,000 sq. ft. of outdoor storage area	A
Use Type Classification: Agricultureal	Parking	Loading (1)

2

Use Type <u>Classification</u> : Utilities	Parking	Loading (1)
Air stripper, remedial	N/A	N/A
Electric Distribution Substation	1 space	N/A
Use Type Classification: Transportation Uses	Parking	Loading (1)
Use Type <u>Classification</u> : Commercial Communication Towers	Parking	Loading (1)
Use Type Classification: Excavation	Parking	Loading (1)
Use Type <u>Classification</u> : Temporary	Prking	Loading (1)
[Ord. 2009-040] [Ord. 2011-016] [Ord	. 2012-027] [Ord. 2013-021] [Ord. 2017-007]	
Loading Key:		
Standard "A" One space for the first	5,000 square feet of GFA, plus one for each additional 30,0	000 square feet of GFA.
Standard "B" One space for the first	10,000 square feet of GFA, plus one for each additional 15	,000 square feet of GFA.
Standard "C" One space for the first	10,000 square feet of GFA, plus one for each additional 10	0,000 square feet of GFA.
	beds for all facilities containing 20 or more beds.	
Standard "E" One space for the first	10,000 square feet of GFA, plus one for each additional 20	,000 square feet of GFA
The space shall be a m	inimum of 12 feet in width and 18.5 feet in length for uses t	that require limited loading.

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Art. 6.B.1.D.2, Type 1 Waiver – Reduction of Minimum Number of Required Loading Spaces (page 34 of 40), is hereby amended as follows:

## Notes:

Part 3.

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## **ARTICLE 6, PARKING** SUMMARY OF AMENDMENTS

#### CHAPTER B LOADING STANDARDS 1

#### 2 Section 1 Loading

7

#### D. Loading Space Ratios 3 4

- 2. Type I Waiver Reduction of Minimum Number of Required Loading Spaces
- 5 For uUses with less than 10,000 square feet of total GFA. Type 3 CLF, or Nursing Home or 6 Convalescent Facility that require limited loading may apply for a Type 1 Waiver, subject to submittal and approval of documentation such as: evidence of actual loading demand for the 8 proposed use(s), as well as other available technical data, traffic engineering and planning 9 information. [Ord. 2007-001] [Ord. 2012-027] [Ord. 2016-042]

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#### EXHIBIT P

#### ART. 8.F.5, ILLUMINATION [RELATED TO SIGNAGE] SUMMARY OF AMENDMENTS

- 1

   2
   Part 1.

   3
   ULDC Art. 8.F.5, Illumination [Related to Signage] (page 22 of 42), is hereby amended as follows:
- 4 CHAPTER F GENERAL PROVISIONS FOR ALL SIGN TYPES
- 5 Section 5 Illumination

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35 36 Signs may be illuminated subject to the following standards:

- A. General Requirements
  - Ground-mounted and building-mounted signs adjacent to a residential zoning district or -a
    residential use shall be illuminated only during hours when the establishment is open for
    business:
  - External lighting shall be properly shielded to prevent glare on adjacent streets or properties; and
  - Illumination shall be constant and shall not consist of flashing, animated or changing lights, except for permitted change of message for electronic message signs, pursuant to Art. 8.G.3.B, Electronic Message Signs; and = [Ord. 2014-025]
  - <u>Electronic Message Signs shall be exempt from AGR, Exurban, Rural or Glades Tier</u> prohibitions on internally illuminated signage.
  - B. U/S Tier Requirements
    - Signs may be illuminated by silhouette, internal and external lighting, except where located in or oriented towards the NRM or NG Sub-areas of the WCRAO; and [Ord. 2006-004]
    - Neon signs are allowed in the U/S Tier, except where located in or oriented towards the NRM or NG Sub-areas of the WCRAO, as part of a wall sign or window sign only. The sign area for a neon sign shall not exceed eight square feet. [Ord. 2006-004]
- C. AGR Tier Requirements
  - Signs may be illuminated by external or silhouette lighting only. with exception to the following:a. Signs permitted under Art. 8.G.3.B, Electronic Message Signs; and,
    - b. Signs on properties with a commercial future land use designation.
  - 2. Outparcel identification signs require external lighting only.
  - 23. All sign lighting is restricted to the hours of operation of the entity or establishment with which the sign is associated.
  - 4. Neon signs are allowed as a window sign only. The sign area shall not exceed six square feet. D. Exurban, Rural, and Glades Tier Requirements
  - Signs may be illuminated by external lighting only, with exception to signs permitted under Art. 8.G.3.B, Electronic Message Signs.
    - All sign lighting is restricted to the hours of operation of the entity or establishment with which the sign is associated

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## EXHIBIT Q

#### ART. 8.G.3.B, ELECTRONIC MESSAGE SIGNS SUMMARY OF AMENDMENTS

Part 1. ULDC Art. 8.G.3.B, Electronic Message Signs (page29 - 33 of 42 [Supplement 20]), is hereby amended as follows:

#### CHAPTER G STANDARDS FOR SPECIFIC SIGN TYPES

Section 3 **Other Sign Types** 

#### B. Electronic Message Signs

22 23

38 39

- 1.
- Applicability and Approval Process Electronic message signs shall only be allowed as follows: [Ord. 2015-031]

### Table 8.G.3.B, Electronic Message Sign Types and Approval Process

	ype	Permitted Content	Approval Process
Type 1		At regional facilities, facilities with serial performances, and, specialized attractions that, by their operating characteristics, have	Class A Conditional Use approval (1)
		unique sign requirements	
Type 2	(2)	Reserved for Future Use	N/A
		Electronic Changeable Copy Message Sign (PRA Pilot Program)	Building Permit
Туре 3	10000	Time and temperature	Building Permit
Type 3		Fuel prices	DRO
			Charles and Charle
Type 3	and the second state of the local division o	Informational signs within residential Planned Unit Development (PUD)	DRO
and the second se		rd. 2014-025] [Ord. 2015-031] [Ord. 2016-020] [Ord. 2017-007]	
Notes:	S.C. 112 103	The second second second second second second second second second second second second second second second s	the second second second second second second second second second second second second second second second se
1. U	nless exemp	under Article 8.B, EXEMPTIONS	
2 5	igns approve	d pursuant to the provisions of the Type 2 Electronic Changeable Copy	Message Sign (PRA Pilot
		be considered conforming, where in compliance with all of the standard	
	rogram in Or		a settime the time they
	ogram in On	. 2010-020.	
	daily in me	ight seconds for Type 1 or Type 3 Electronic Message Sigr (24 hour period) for Type 2 Electronic Changeable Copy Message shall be completed instantaneously. There shal een messages; [Ord. 2014-025] [Ord. 2016-020]	essage Signs. Any cha
	Deve 1 Ele stand sign 1) T 2) T 2) T 9 3) T a 4) T d	Idition to the Standards of Art. 2.B.2.B. Standards f lopment Order Amendments, when considering a Class A actronic Message Sign, the The BCC shall consider wh lards have been met may approve an application for a T upon finding that: [Ord. 2014-025] [Ord. 2015-031] The sign will not create confusion or a significant distraction the sign (including its supporting structure, if any) is co General Design Principals of the same architectural of rincipal use; The sign will not be a nuisance to occupants of adjacent a nd The sign is accessory to a use regional in scale and att emonstrates a unique need to communicate more info eeded for a business or an attraction.	Conditional Use for a T ether or not the follow ype 1 electronic mess in to passing motorists; insistent with Art. 8.A. haracter as the building ind surrounding propert raction that, by its nat
	Standard	Is for Type 2 Electronic Changeable Copy Message Si	

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## EXHIBIT Q

## ART. 8.G.3.B, ELECTRONIC MESSAGE SIGNS SUMMARY OF AMENDMENTS

1	2) Frontage on roadways classified as Urban Principal Arterial, Urban Minor Arterial, and
2	Urban Collector on Map TE 3.1, Functional Classification of Roads, of the Plan; [Ord,
3	2016-020]
4	3) A minimum of 250 feet from any signalized intersection; [Ord. 2016-020]
5	4) A minimum of 500 feet from a residential zoning district, undeveloped property with a
6	residential FLU designation, or residential use. The distance may be reduced, subject
7	to compliance with one of the following: [Ord. 2016-020]
8	a) 300 feet: 25 square feet or less of electronic message sign, oriented at an angle
9	of 90 degrees or more from affected residential parcels; or [Ord. 2016-020]
10	b) 200 feet: electronic message sign is screened from view of affected parcels by the
11	placement of buildings within the development; or, [Ord. 2016-020]
12	c) 100 feet: electronic message sign is limited to use between the hours of six a.m.
13	and 11 p.m. daily; or, [Ord, 2016-020]
14	d) 75 feet: electronic message sign is limited to use between the hours of six a.m.
15	and 9 p.m., and confirmation that incompatibility buffer screening or similar is
16	located on the subject site; and, [Ord. 2016-020]
17	e) Verification of device compliance with hours of operation shall be required as part
18	of Building Permit Requirements, below. [Ord. 2016-020]
19	c. Maximum Number
20	One per development (e.g. Control Number). Exceptions shall be permitted for
21	developments with multiple frontages, subject to the following: [Ord. 2016-020]
22	1) Maximum of two per development; [Ord. 2016-020]
23	2) Minimum frontage per eligible street: 400 feet; and, [Ord. 2016-020]
24	3) Minimum separation between signs: 500 feet; [Ord. 2016-020]
25	d. Maximum Percentage of Sign Area
26	Not more than 50 percent of the sign face area, up to 0.2 square feet per linear foot of
27	frontage, not to exceed 50 square feet in sign face area, whichever is less. [Ord. 2016-
28	020]
29	e. Changeable Copy Display
30	The Type 2 Electronic Changeable Copy Message Sign shall only consist of text or
31	numerals. [Ord. 2016-020]
32	f. Off-Site-Prohibition
33	Shall not advertise any information, services or activities relating to any product or
34	commercial activity external to the development. [Ord. 2016-020]
35	[Renumber Accordingly]
36	
37	78. Type II Waivers for Electronic Message Signs
38	An applicant may apply for waivers for Electronic Message Sign standards in accordance with
39	Art. 2.B.2.G, Type II Waivers, in accordance with Table 8.G.3.B, Type II Waivers for Electronic
40	Message Signs, below: [Ord. 2016-020]
41	

Table 8.G.3.E	, Type II Waivers	for Electronic	Message Signs
---------------	-------------------	----------------	---------------

Article/Table Reference and Title	Maximum Waiver	Criteria
Art. 8.G.3.B.5.b.3) Related to Location and minimum setback from intersection]	No limit.	<ul> <li>Demonstrate reduced setback won't adversely impact traffic or pedestrian safety, or residential property, and,</li> <li>Maximum Electronic Changeable Copy Message Sign area is 25 square feet or less.</li> </ul>
Art. 8.G.3.B.5.b.4) [Related to Location and separation from residential]	Minimum-50 foot-setback-	Upon demonstration that other combination of sign orientation, use of buildings, walls, or other permanent barriers, limits on hours of operation, or other similar, will mitigate any glare or light pollution, including urban sky glow, that may adversely impact residential uses.
Art. 8.G.3.B.5.c, Maximum Percentage of Sign)	No-limit	Demonstrate reduced setback won't adversely impact traffic or pedestrian safety, or residential property, to include: • Use of sign is for multiple tenants. • Site layout, including building setbacks, bay or building orientation, limits visibility of interior businesses or wall signage.

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- .
- .

## DEPARTMENT OF AIRPORTS **CHAPTER 333, FLORIDA STATUTES UPDATES** SUMMARY OF AMENDMENTS

1			
2 3	Part 1.		JLDC Art. 1.F.3, Nonconforming Structure, (Pages 21 – 23 of 110) are hereby amended s follows:
4	CHAPT	FER F	NONCONFORMITIES
5	Sectio	n 3	Nonconforming Structure
6	Α.	Gene	eral
7		A nor	nconforming structure may continue to exist in accordance with this Section. [Ord. 2010-005]
8	В.		insion
9		Expa	nsion of a nonconforming structure shall not change or increase the nonconforming features
10			e structure, and shall not result in the intensification of a nonconforming use through the
11			tural expansion. Expansion shall not exceed the percentage pursuant to Table 1.F.1.F,
12		Nonc	onformities - Percentage and Approval Process for Expansion. [Ord. 2010-005]
13	C.		tenance, Renovation and Natural Disaster Damage Repair
14			tenance, renovation, and damage repair caused by acts of nature shall not exceed the
15			entage pursuant to Table 1.F.1.G, Nonconformities - Percentage and Approval Process for
16	22		tenance, Renovation, and Natural Disaster Damage Repair. [Ord. 2010-005].
17	D.		and Structures within an Airport Zone established in Article 16
18			pplicability
19			Ises, structures and other obstructions permitted prior to the effective date of the Airport
20			egulations, November 1, 1996, that lie within regulated areas defined in Art. 16, Airport
21 22			Regulations, which do not comply with the Airport Land Use Compatibility Schedule or FDOT,
22			Guidelines for the Sound Insulation Residences Exposed to Aircraft Operations," or exceeds ermitted height limitations shall be considered a nonconforming use unless the structure or
23			se is brought into conformance with the provisions of Art. 16, Airport Regulations. [Ord. 2010-
25			05]
26			. Exemptions
27			Land Uses within regulated areas defined in Art. 16.C.1.D.2, ALUNZs for Airports, which
28			have not completed a Federal Aviation Regulation Part 150 Noise and Land Use
29			Compatibility-Study, for PBC Park Airport (Lantana), PBC Glades Airport (Pahokee), Belle
30			Glade Municipal Airport, and Palm Beach North County Airport are exempt from the
31			requirements of this Article. [Ord. 2010-005]
32		2. E	xisting Uses and Occupancy
33			he requirements of Art.16, Airport Regulations, shall not be construed to necessitate the
34		re	emoval, lowering, or other modification alteration of a structure or building supporting an
35			xisting use non-conforming to the requirements therein, or otherwise interfere with the
36			ontinuance of such use which legally existed prior to November 1, 1996, provided the
37			ontinuation does not jeopardize life or health. Construction or alterations which existed or
38		S	tarted prior to November 1, 1996, and are diligently pursued and completed in accordance
39			ith building permitting requirements as defined by PZB, shall not be required to comply with
40			ne provisions in Art. 16, Airport Regulations. [Ord. 2010-005]
41 42		a	. Change in Use and Occupancy
42			If a change of use is proposed for an existing structure or building which does not comply with the Airport Zoning provisions for that particular use, as specified in the Airport Land
43			Use Compatibility Schedule, the entire structure or building shall be brought into
45			conformance with Art.16, Airport Regulations. [Ord. 2010-005]
46		3 A	bandonment of a Use
47			a use non-conforming to the Airport Regulations has been abandoned for 365 days (one
48			ear), a permit cannot be issued to repair, reconstruct or restore the structure to re-establish
49			he use unless the extent of the repair, reconstruction or restoration complies with the
50		fe	equirements in Art. 16.B.1, Airspace Height Regulations, and Art. 16.C.1.E, General Land Use
51		R	egulations-Off Airport Land Use Compatibility Schedule. [Ord. 2010-005]
52		D	Discontinuance or Cessation
53			nonconforming use or structure that is intentionally discontinued, abandoned or changed
54			hall lose its nonconforming status and shall not be reestablished or resumed. Any subsequent
55			se or structure in the same location shall be consistent with this Code. A use or structure that
56			as been discontinued, abandoned, or changed for a period of more than 180 consecutive
57			ays, or for a total of 540 calendar days during any three-year period, shall constitute a
58			resumption of the intent to discontinue, abandon, or change the use or strucutre. In the event
59			ither time period has been exceeded, an applicant shall have the burden of rebutting the
60 61			resumption by presenting competent, substantial evidence of the intent to maintain the onconforming use or structure.
01		11	sites in an and the structure.

Notes:

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## DEPARTMENT OF AIRPORTS **CHAPTER 333, FLORIDA STATUTES UPDATES** SUMMARY OF AMENDMENTS

1 2	4.	Repair, Reconstruction, Restoration, or Alteration of a Structure a. Height Restrictions
3 4 5 6		Permits shall not be granted that would allow an existing structure to become higher or become a greater hazard to air navigation than it was as of November 1, 1996. All
5		structures shall comply with Art. 16.B.1, Airspace Height Regulations. [Ord. 2010-005]
6		b. Use Regulations
7		Any permits to substantially modify, alter, repair, restore, reconstruct, or rebuild a structure
8		supporting a non-conforming use shall comply with Art. 16.C.1.E, General Land Use
9		Regulations Off-Airport Land Use Compatibility Schedule. In such cases, the entire
10		building or structure shall be brought into conformance with these requirements. For the
11		purposes of this Article, substantially alter modify shall mean: [Ord. 2010-005]
12		<ol> <li>the structure is more than 80 percent torn down, destroyed, deteriorated, or decayed;</li> </ol>
13		or [Ord. 2010-005]
14		2) the cost-Total Value of Improvement of repair, reconstruction or restoration exceeds
15		80 50 percent of the Improvement Value of the existing building or structure; or [Ord.
16		2010-005] [Ord. 2013-001]
17		3) the non-structural alterations or repairs exceed 50 percent of the Improvement Value
18		of the existing building or structure. [Ord. 2010-005] [Ord. 2013-001]
19		If the structure does not meet these criteria, then only the new construction, alteration or
20	5	repair shall be subject to the requirements of Art. 16, Airport Regulations. [Ord. 2010-005]
21	5.	Relocated Buildings
22		Buildings or structures moved into or within Palm Beach County, into a RPZ or ALUNZ shall
23 24		comply with the height and noise level reduction provisions in Art. 16, Airport Regulations.
25	c	[Ord. 2010-005] Obstruction and Marking Requirements
26	0.	
27		Any repair, restoration, reconstruction or alteration to a non-conforming structure, or establishment of a new use, shall require compliance with the Obstruction Marking and Lighting
28		provisions in Article 16.B.1, Airspace Height Regulations. [Ord. 2010-005]
29	Section 4	Nonconforming Use
30	A. N	onconforming Use Classifications
31		here are three classes of nonconforming uses: Major, Minor, and Nonconforming to Airport
32		egulations. [Ord. 2010-005]
33		Major
34		A major nonconforming use is a use that was legally established in a zoning district where the
35		use is now prohibited under the terms of this Code. Major nonconforming uses are
36		inappropriately located and create or threaten to create incompatibilities that are detrimental to
37		the public welfare. The intent of the PBC Comprehensive Plan is to eliminate or reduce existing
38		or previously approved land uses, and activities, which were lawful before the adoption of the
39		Plan but are now prohibited, regulated or restricted under the terms of the Plan. [Ord. 2010-
40		005]
41	2.	Minor
42		A minor nonconforming use is a use that was legally established in a zoning district under a
43		prior Code and one or more of the following applies: the use has been changed to a more
44		restrictive review or approval process under the terms of this Code; DOAs or improvements to
45		the use would exceed the development and approval thresholds; or, the use does not meet the
46		property development regulations of this Code. Minor nonconforming uses do not create or
47		threaten to create incompatibilities injurious to the public welfare. An applicant who is
48		requesting modification or improvement to a minor nonconforming use is encouraged to apply
49		pursuant to the review and approval process now in effect to correct the nonconforming status
50		of the use for the benefit of future development order amendments and other types of
51		improvements. [Ord. 2010-005] [Ord. 2015-006]
52	3.	Nonconforming to Airport Regulations
53		Requirements for uses nonconforming to Airport regulations are set forth in Art. 1.F.3.D, Uses
54		and Structures within an Airport Zone. Nonconforming uses that are also nonconforming to the
55		Airport zoning regulations shall comply with both the nonconforming provisions in Article 1. F
56		and the Airport nonconforming provisions in Article 16 Airport Regulations. These uses shall
57		be regulated as follows: [Ord. 2010-005]
58		a. A major nonconforming use shall comply with the major nonconforming use provisions in
59		Article 1. F. [Ord. 2010-005]
60		b. A minor nonconforming use shall comply with both provisions of the minor nonconforming
61		use provisions in Article 1.F and the Nonconforming to Airport Regulations in Article 16.C.3.
62		[Ord. 2010-005]

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## DEPARTMENT OF AIRPORTS CHAPTER 333, FLORIDA STATUTES UPDATES SUMMARY OF AMENDMENTS

## B. Change in Use

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60 61 A nonconforming use shall not be changed to any other use, unless the new use conforms to this Code. A nonconforming use physically replaced by a permitted use shall not be re-established. [Ord. 2010-005]

#### C. Discontinuance or Cessation

A nonconforming use that is intentionally discontinued, abandoned, or changed to an accessory use shall lose its nonconforming status and shall not be reestablished or resumed. Any subsequent use in the same location shall be consistent with this Code. A use that has been discontinued, abandoned, or changed to an accessory use for a period of more than 180 consecutive days, or for a total of 540 calendar days during any three year period, shall constitute a presumption of the intent to discontinue, abandon, or change to an accessory use. In the event either time period has been exceeded, an applicant shall have the burden of rebutting the presumption by presenting competent, substantial evidence of the intent to maintain the nonconforming use. **[Ord. 2010-005]** 

#### D. Expansion

#### 1. Major Nonconforming Use

Expansion shall not exceed the percentage pursuant to Table 1.F.1.F, Nonconformities -Percentage and Approval Process for Expansion. [Ord. 2010-005]

#### 2. Minor Nonconforming Use

A minor nonconforming use may be expanded pursuant to Table 1.F.1.F, Nonconformities -Percentage and Approval Process for Expansion, and the following: [Ord. 2010-005]

a. The expansion shall not exceed ten percent of the approved floor area of the structure or ten percent of the improvement value of the structures on site, whichever is less; or any other form of measure of intensity/density for the specific use such as but not limited to: beds for congregate living facilities; decks for restaurants; number of children for daycares; number of fueling stations or gas pumps for Retail Gas and Fuel Sales or other traffic intensity measures. [Ord. 2010-005] [Ord. 2017-007]

#### E. Maintenance, Renovation and Natural Disaster Damage Repair Shall not exceed the percentage pursuant to Table 1.F.1.G, Nonconformities - Percentage and Approval Process for Maintenance, Renovation, and Natural Disaster Damage Repair. For natural disaster damage repair, improvement value shall be established at the time the damage occurred. [Ord. 2010-005]

#### F. Relocation

See Figure 1.F.4, Relocation and Expansion for permitted relocation of nonconformities. A nonconforming use shall not be relocated. [Ord. 2010-005]

# Part 2. ULDC Art. 1.I. 2 Definitions, (Pages 31, 32, 58, 63, 84, and 94 of 110) are hereby amended as follows:

#### 38 CHAPTER I DEFINITIONS AND ACRONYMS

#### 39 Section 2 Definitions

A. Terms defined herein or referenced in this Article shall have the following meanings:

- 28. Aeronautical Study means a Federal Aviation Administration study, conducted in accordance with the standards of 14 C.F.R. part 77, subpart C., and Federal Aviation Administration policy and guidance, on the effect of proposed construction or alteration upon the operation of air navigation facilities and the safe and efficient use of navigable airspace. [Renumber accordingly]
- 43. Airport for the purposes of Art. 16, any area of land or water designed and set aside for the taking off, maneuvering and landing of aircraft and used or to be used in the interest of the public for such purpose, including Palm Beach International Airport (PBIA), Park Airport (Lantana), PBC Glades Airport (Pahokee), Belle Glade Municipal Airport, Palm Beach North County Airport and Boca Raton Airport and any area owned or operated by PBC, or other public entity, intended to be used for the taking off, maneuvering and landing of aircraft, including any seaplane base, heliport or vertiport, validly licensed by the State of Florida for public use.
- 45. Airport Hazard for the purposes of Art. 16, an obstruction to air navigation which effects the safe and efficient use of navigable airspace or the operation of planned or existing air navigation and communication facilities, any man-made structure, object of natural growth or use of land which would exceed the Federal obstruction standards as contained in Federal Aviation Regulation Part 77 (as may be amended from time to time) and which obstructs the airspace or may otherwise be hazardous to aircraft taking-off, maneuvering or landing at an airport.

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<sup>....</sup> A series of four bolded ellipses indicates language omitted to save space.

## DEPARTMENT OF AIRPORTS **CHAPTER 333, FLORIDA STATUTES UPDATES** SUMMARY OF AMENDMENTS

1		46. Airport Hazard Area - for the purposes of Art. 16, any area of land or water upon which an
2 3		airport hazard might be established if not prevented as provided in this article.
3		47. Airport Land Use Compatibility Zoning - for the purposes of Art. 16, airport zoning
4 5 6 7		regulations governing the use of land on, adjacent to, or in the immediate vicinity of airports.
5		[Renumber accordingly]
07		48. Airport Layout Plan - for the purposes of Art. 16, a set of scaled drawings that provide a
		graphic representation of the existing and future development plan for the airport and
8		demonstrate the preservation and continuity of safety, utility, and efficiency of the airport.
9		49. Airport Master Plan - a comprehensive plan for an airport which typically describes current
10		and future plans for airport development designed to support existing and future aviation
11		demand.
12		[Renumber accordingly]
13		47. Airport Obstruction - for the purposes of Art. 16, any existing or proposed permanent or
14		temporary object, natural growth or terrain, or structure construction or alteration man-made
15		structure, object of natural growth or use of land which would exceed the Federal obstruction
16		standards as contained Federal Aviation Regulation Part 77 in 14 C.F.R. Part 77, Subpart C.
17		(as may be amended from time to time).
18		and The second defines the second second distribution in the fail of the second second second second second second
19	н.	Terms defined herein or referenced Article shall have the following meanings:
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21		11. Heliport or Vertiport -
22		a. Any public or privately owned or operated facility designed to accommodate landing or
23		take-off operations of aircraft _
24		b. For the purposes of Art. 16, an identifiable ground level or elevated area which is validly
25		licensed by the State of Florida for public use and is intended to be used for the take off
26		and landing of helicopters, tilt rotors or any other vertical takeoff and landing rotorcraft
27		
28	L.	Terms defined herein or referenced Article shall have the following meanings:
29		
30		11. Landing Strip - any private ground facility designed to accommodate landing and take off
31		operations of aircraft used by individual property owners, farm operators, or commercial
32		operations.
33		
33 34	R.	 Terms defined herein or referenced Article shall have the following meanings:
33 34 35	R.	Terms defined herein or referenced Article shall have the following meanings:
33 34 35 36	R.	Terms defined herein or referenced Article shall have the following meanings: 
33 34 35 36 37	R.	<ul> <li>Terms defined herein or referenced Article shall have the following meanings:</li> <li>38. Runway Protection Zone (RPZ) – for purposes of Art. 16, an area off the runway end established to enhance the protection of people and property on the ground. an area at ground</li> </ul>
33 34 35 36 37 38	R.	<ul> <li>Terms defined herein or referenced Article shall have the following meanings:</li> <li>38. Runway Protection Zone (RPZ) – for purposes of Art. 16, an area off the runway end established to enhance the protection of people and property on the ground. an area at ground level beyond the runway end to enhance the safety and protection of people and property on</li> </ul>
33 34 35 36 37 38 39	R.	<ul> <li>Terms defined herein or referenced Article shall have the following meanings:</li> <li>38. Runway Protection Zone (RPZ) – for purposes of Art. 16, an area off the runway end established to enhance the protection of people and property on the ground. an area at ground level beyond the runway end to enhance the safety and protection of people and property on the ground. Specifically, the RPZ is an area off the runway extending outward and upward,</li> </ul>
33 34 35 36 37 38 39 40	R.	<ul> <li>Terms defined herein or referenced Article shall have the following meanings:</li> <li>38. Runway Protection Zone (RPZ) – for purposes of Art. 16, an area off the runway end established to enhance the protection of people and property on the ground. an area at ground level beyond the runway end to enhance the safety and protection of people and property on</li> </ul>
33 34 35 36 37 38 39 40 41		<ul> <li>Terms defined herein or referenced Article shall have the following meanings:</li> <li>38. Runway Protection Zone (RPZ) – for purposes of Art. 16, an area off the runway end established to enhance the protection of people and property on the ground. an area at ground level beyond the runway end to enhance the safety and protection of people and property on the ground. Specifically, the RPZ is an area off the runway extending outward and upward, parallel to the extended runway centerline, in the dimensions shown in Table 16.B.1.E-1.</li> </ul>
33 34 35 36 37 38 39 40 41 42		<ul> <li>Terms defined herein or referenced Article shall have the following meanings:</li> <li>38. Runway Protection Zone (RPZ) – for purposes of Art. 16, an area off the runway end established to enhance the protection of people and property on the ground. an area at ground level beyond the runway end to enhance the safety and protection of people and property on the ground. Specifically, the RPZ is an area off the runway extending outward and upward, parallel to the extended runway centerline, in the dimensions shown in Table 16.B.1.E-1.</li> <li>Terms defined herein or referenced Article shall have the following meanings:</li> </ul>
33 34 35 36 37 38 39 40 41 42 43		<ul> <li>Terms defined herein or referenced Article shall have the following meanings:</li> <li>38. Runway Protection Zone (RPZ) – for purposes of Art. 16, an area off the runway end established to enhance the protection of people and property on the ground. an area at ground level beyond the runway end to enhance the safety and protection of people and property on the ground. Specifically, the RPZ is an area off the runway extending outward and upward, parallel to the extended runway centerline, in the dimensions shown in Table 16.B.1.E-1.</li> <li>Terms defined herein or referenced Article shall have the following meanings:</li> </ul>
33 34 35 36 37 38 39 40 41 42 43 44		<ul> <li>Terms defined herein or referenced Article shall have the following meanings:</li> <li>38. Runway Protection Zone (RPZ) – for purposes of Art. 16, an area off the runway end established to enhance the protection of people and property on the ground, an area at ground level beyond the runway end to enhance the safety and protection of people and property on the ground. Specifically, the RPZ is an area off the runway extending outward and upward, parallel to the extended runway centerline, in the dimensions shown in Table 16.B.1.E-1.</li> <li>Terms defined herein or referenced Article shall have the following meanings:</li> <li>122.Structure</li> </ul>
33 34 35 36 37 38 39 40 41 42 43 44 45		<ul> <li>Terms defined herein or referenced Article shall have the following meanings:</li> <li>38. Runway Protection Zone (RPZ) – for purposes of Art. 16, an area off the runway end established to enhance the protection of people and property on the ground, an area at ground level beyond the runway end to enhance the safety and protection of people and property on the ground. Specifically, the RPZ is an area off the runway extending outward and upward, parallel to the extended runway centerline, in the dimensions shown in Table 16.B.1.E-1.</li> <li>Terms defined herein or referenced Article shall have the following meanings:</li> <li>122.Structure         <ul> <li>a. Unless specified otherwise, means that which is three feet or more in height which is built</li> </ul> </li> </ul>
33 34 35 36 37 38 39 40 41 42 43 44 45 46		<ul> <li>Terms defined herein or referenced Article shall have the following meanings:</li> <li>38. Runway Protection Zone (RPZ) – for purposes of Art. 16, an area off the runway end established to enhance the protection of people and property on the ground, an area at ground level beyond the runway end to enhance the safety and protection of people and property on the ground. Specifically, the RPZ is an area off the runway extending outward and upward, parallel to the extended runway centerline, in the dimensions shown in Table 16.B.1.E-1.</li> <li>Terms defined herein or referenced Article shall have the following meanings:</li> <li>122.Structure         <ul> <li>a. Unless specified otherwise, means that which is three feet or more in height which is built or constructed or erected or tied down having a fixed location on the ground or attached to</li> </ul> </li> </ul>
33 34 35 36 37 38 39 40 41 42 43 44 45 46 47		<ul> <li>Terms defined herein or referenced Article shall have the following meanings:</li> <li>38. Runway Protection Zone (RPZ) – for purposes of Art. 16, an area off the runway end established to enhance the protection of people and property on the ground. an area at ground level beyond the runway end to enhance the safety and protection of people and property on the ground. Specifically, the RPZ is an area off the runway extending outward and upward, parallel to the extended runway centerline, in the dimensions shown in Table 16.B.1.E-1.</li> <li>Terms defined herein or referenced Article shall have the following meanings:</li> <li>122.Structure         <ul> <li>a. Unless specified otherwise, means that which is three feet or more in height which is built or constructed or erected or tied down having a fixed location on the ground or attached to something having a permanent location on the ground, such as buildings, homes, mobile</li> </ul> </li> </ul>
33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48		<ul> <li>Terms defined herein or referenced Article shall have the following meanings:</li> <li>38. Runway Protection Zone (RPZ) – for purposes of Art. 16, an area off the runway end established to enhance the protection of people and property on the ground, an area at ground level beyond the runway end to enhance the safety and protection of people and property on the ground. Specifically, the RPZ is an area off the runway extending outward and upward, parallel to the extended runway centerline, in the dimensions shown in Table 16.B.1.E-1.</li> <li>Terms defined herein or referenced Article shall have the following meanings:</li> <li>Unless specified otherwise, means that which is three feet or more in height which is built or constructed or erected or tied down having a fixed location on the ground or attached to something having a permanent location on the ground, such as buildings, homes, mobile homes, towers, walls, fences, billboards, shore protection devices and poster panels. [Ord.</li> </ul>
33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49		<ul> <li>Terms defined herein or referenced Article shall have the following meanings:</li> <li>38. Runway Protection Zone (RPZ) – for purposes of Art. 16, an area off the runway end established to enhance the protection of people and property on the ground. an area at ground level beyond the runway end to enhance the safety and protection of people and property on the ground. Specifically, the RPZ is an area off the runway extending outward and upward, parallel to the extended runway centerline, in the dimensions shown in Table 16.B.1.E-1.</li> <li>Terms defined herein or referenced Article shall have the following meanings:</li> <li>a. Unless specified otherwise, means that which is three feet or more in height which is built or constructed or erected or tied down having a fixed location on the ground or attached to something having a permanent location on the ground, such as buildings, homes, mobile homes, towers, walls, fences, billboards, shore protection devices and poster panels. [Ord. 2004-013] [Ord. 2007-001]</li> </ul>
33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 9 50		<ul> <li>Terms defined herein or referenced Article shall have the following meanings:</li> <li>38. Runway Protection Zone (RPZ) – for purposes of Art. 16, an area off the runway end established to enhance the protection of people and property on the ground. an area at ground level beyond the runway end to enhance the safety and protection of people and property on the ground. Specifically, the RPZ is an area off the runway extending outward and upward, parallel to the extended runway centerline, in the dimensions shown in Table 16.B.1.E-1.</li> <li>Terms defined herein or referenced Article shall have the following meanings:</li> <li>a. Unless specified otherwise, means that which is three feet or more in height which is built or constructed or erected or tied down having a fixed location on the ground or attached to something having a permanent location on the ground, such as buildings, homes, mobile homes, towers, walls, fences, billboards, shore protection devices and poster panels. [Ord. 2007-001]</li> <li>b. For the purposes of Art. 16, any object, temporarily or permanently constructed, erected.</li> </ul>
33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 9 50 51		<ul> <li>Terms defined herein or referenced Article shall have the following meanings:</li> <li>38. Runway Protection Zone (RPZ) – for purposes of Art. 16, an area off the runway end established to enhance the protection of people and property on the ground. an area at ground level beyond the runway end to enhance the safety and protection of people and property on the ground. Specifically, the RPZ is an area off the runway extending outward and upward, parallel to the extended runway centerline, in the dimensions shown in Table 16.B.1.E-1.</li> <li>Terms defined herein or referenced Article shall have the following meanings:</li> <li>a. Unless specified otherwise, means that which is three feet or more in height which is built or constructed or erected or tied down having a fixed location on the ground or attached to something having a permanent location on the ground, such as buildings, homes, mobile homes, towers, walls, fences, billboards, shore protection devices and poster panels. [Ord. 2007-001]</li> <li>b. For the purposes of Art. 16, any object, temporarily or permanently constructed, erected, altered, or installed by man, including but not limited to: buildings, towers, smoke stacks,</li> </ul>
33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 9 50 51 52		<ul> <li>Terms defined herein or referenced Article shall have the following meanings:</li> <li>38. Runway Protection Zone (RPZ) – for purposes of Art. 16, an area off the runway end established to enhance the protection of people and property on the ground, an area at ground level beyond the runway end to enhance the safety and protection of people and property on the ground. Specifically, the RPZ is an area off the runway extending outward and upward, parallel to the extended runway centerline, in the dimensions shown in Table 16.B.1.E-1.</li> <li>Terms defined herein or referenced Article shall have the following meanings:</li> <li>a. Unless specified otherwise, means that which is three feet or more in height which is built or constructed or erected or tied down having a fixed location on the ground or attached to something having a permanent location on the ground, such as buildings, homes, mobile homes, towers, walls, fences, billboards, shore protection devices and poster panels. [Ord. 2004-013] [Ord. 2007-001]</li> <li>b. For the purposes of Art. 16, any object, temporarily or permanently constructed, erected, altered, or installed by man, including but not limited to: buildings, towers, smoke stacks, utility poles, power generation equipment, antennas, construction cranes and overhead</li> </ul>
33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 9 50 51 52 53		<ul> <li>Terms defined herein or referenced Article shall have the following meanings:</li> <li>38. Runway Protection Zone (RPZ) – for purposes of Art. 16, an area off the runway end established to enhance the protection of people and property on the ground. an area at ground level beyond the runway end to enhance the safety and protection of people and property on the ground. Specifically, the RPZ is an area off the runway extending outward and upward, parallel to the extended runway centerline, in the dimensions shown in Table 16.B.1.E-1.</li> <li>Terms defined herein or referenced Article shall have the following meanings:</li> <li>122.Structure <ul> <li>a. Unless specified otherwise, means that which is three feet or more in height which is built or constructed or erected or tied down having a fixed location on the ground or attached to something having a permanent location on the ground, such as buildings, homes, mobile homes, towers, walls, fences, billboards, shore protection devices and poster panels. [Ord. 2004-013] [Ord. 2007-001]</li> <li>b. For the purposes of Art. 16, any object, temporarily or permanently constructed, erected, altered, or installed by man, including but not limited to: buildings, towers, smoke stacks, utility poles, power generation equipment, antennas, construction cranes and overhead transmission lines.</li> </ul></li></ul>
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## DEPARTMENT OF AIRPORTS **CHAPTER 333, FLORIDA STATUTES UPDATES** SUMMARY OF AMENDMENTS

1 2 2	D.		thority Processes
3			
4			b. Zoning Commission (ZC)
5			The ZC shall consider the following types of development order applications:
5			The 2C shall consider the following types of development order applications.
5 6			
7			<ol><li>The ZC is not authorized to grant variances from Code regulations with prohibited</li></ol>
7 8			provisions, or the following Articles of the ULDC: [Ord. 2006-036] [Ord. 2011-001]
9			
			[Ord. 2014-001]
10			
11			p) Art. 16, Airport Regulations, and,
12			pg) Art. 2.G, Decision Making Bodies; and,
13			
14	G		
15	Part 4.		ULDC Art.2.B.3, Type II Variance, (Pages 30 – 31 of 87) are hereby amended as follows:
16	CHAPT		
17	Sectio		Type II Variance
18	Α.		neral
19		To	allow variances in accordance with Art. 2.B.3.E, Standards, unless stated otherwise. Variance
20			uests for density or intensity beyond the stated limits of the Plan shall be prohibited. Type I
21			riances shall be required for the following: [Ord. 2011-001] [Ord. 2012-003]
22		1.	any application requesting variances from the ULDC requirements which are allowed under the
23			authority of Article 2.A.1.D.1.b, Zoning Commission; [Ord. 2011-001]
24		2.	한 것을 같다. 그 같은 것 수 있는 것 같은 것 같은 것 같은 것 같은 것 같은 것 같은 것 같은 것 같
25		3.	
26		v.	
			Development Regulations for residential lots of three units or less; and [Ord. 2009-040] [Ord
27			2011-001] [Ord. 2012-003]
28		4.	any application requesting variances that exceed the standards of Art. 2.D.3.D.2, Non
29			Residential Projects; [Ord. 2012-003] [Ord. 2012-027]
30		5	any airport zoning variance as described in Art. 2.B.3.D.2, Airport Variance; and, [Ord. 2006
31			036] [Ord. 2009-040] [Ord. 2012-003] [Ord. 2012-027]
	B	A	
32	ь.	Ap	plication Procedure
33		****	
34		3.	Sequence of Submittal
35			An application for a variance shall comply with the following:
36			a. Approval of a variance shall be obtained prior to master plan, site plan or subdivision plan
37 38			approval by the DRO, plat recordation, or issuance of a building permit, whichever occurs first.
39			b. If an application for a development order is contingent upon approval of a variance, then
40			the variance shall be obtained prior to certification by the DRO.
41			c. Application for a variance from the Airport Zoning regulations shall comply with the review
42			procedures in Article 16, Airport Regulations.
43			dc. A pre-application meeting with staff shall be required prior to application submittal. [Ord.
44			2008-003]
45		_	
46	D.		view and Recommendation
47		2.	Airport Variance
48			A variance from Art. 16, Airport Regulations, shall require the applicant to submit a copy of the
49			application by certified mail to the FDOT Aviation Section and DOA. The FDOT and DOA shall
50			have 45 days from receipt of the application to provide comments to the applicant and ZC, after
51			which the right to comment is waived. The ZC may proceed with consideration of an application
52			only upon receipt of FDOT and DOA comments or upon the applicant's filing a copy of a
53			certified mail return receipt showing the 45 days have elapsed, demonstrating FDOT's and
54			DOA's intent to waive the right to comment. [Ord. 2005-002] [Ord. 2006-036]
55			a. When reviewing variances from the Art. 16, Airport Regulations, the ZC may approve,
56			approve with conditions, postpone, or deny with or without prejudice a variance for the
57			erection, alteration, or modification of any structure which would cause the structure to
58			exceed the Federal obstruction standards as contained in 14 C.F.R. ss. 77.21, 77.23,
59			77.25, 77.28, and 77.29. The variance may not always be evaluated or granted solely on
60			the basis that the proposed will not exceed Federal obstruction standards. Except as
201			

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## DEPARTMENT OF AIRPORTS **CHAPTER 333, FLORIDA STATUTES UPDATES** SUMMARY OF AMENDMENTS

1		otherwise provided in Chapter 333, Fla. Stat., the standards in Art. 2.B.3.E. Standards,
2 3		shall be used to evaluate the variance application. [Ord. 2006-036]
3		
4		
5	Part 5. U	LDC Art. 3.D.1.E, Building Height (Page 122 of 216) are hereby amended as follows:
6	CHAPTER D	PROPERTY DEVELOPMENT REGULATIONS (PDRs)
7	Section 1	PDRs for Standard Zoning Districts
8	E Build	ling Height
9		
		naximum height for buildings and structures in all districts shall be 35 feet, unless otherwise
10 11		d. [Ord. 2005-002] irport Zones
12		
		tructures in airport zones are subject to the height restrictions in Article 16.B.1, Airspace
13	-	leight Regulations Airport Protection Zoning Regulations Governing Airport Hazards.
14		
15	Dort C II	I DC Art 4 B Lies Classification (names 76, 80, 87, 446 and 420 of 204) are baraby
16 17		LDC Art. 4.B, Use Classification, (pages 76, 80, 87, 116 and 129 of 204) are hereby mended as follows:
18	CHAPTER B	USE CLASSIFICATION
19		
20	Section 4	Institutional, Public and Civic Uses
20	Section 4	institutional, Public and Civic Uses
21		
22	C. Defin	itions and Supplementary Use Standards for Specific Uses
23		
24	7. D	ay Care
25		
26	d	. Airport Land Use Compatibility Zoning-Overlay
27	1543	The establishment of new Limited or General Day Care facilities shall be prohibited in
28		accordance with Art. 16.C.1.E.2. Prohibited Land Uses. [Ord.2011-016]
29		[ 전 주기의 등 회사 있는 것 같은 것이 있는 것이 것 같은 것이 하지 않는 것이 하지 않는 것이 것 것 같아? 것이 가지만 것이야지 우리는 것이 것이야지 않는 것이 않는 것이 같아?
30		chool - Elementary or Secondary
31		
32		General
33	1.7	
34		3) Overlay-Airport Land Use Compatibility-Zoning-Overlay (AZO)
35		New schools shall not be located within five miles of either end of a runway, pursuant
36		to Article 16, Airport Regulations, and F.S.
37		
20	0	La deserva de la traves
38	Section 5	Industrial Uses
39		
40	C. Defin	itions and Supplementary Use Standards for Specific Uses
41		
42	5. G	as and Fuel, Wholesale
43	a.	이 이 이 이 이 이 이 이 이 이 이 이 이 이 이 이 이 이 이
44		An establishment engaged in the storage of gas and fuels for wholesale distribution, to
45	20-0-0	businesses.
46	b	. Overlay – Airport Zoning Overlay (AZO)
47		Wholesale of gas and fuel shall be allowed in the AZO Overlay as an airport-related use
48		only when associated with sales of aviation fuel.
49	C.	
50		This use shall not be located within any Prohibited Land Use Area/Five Mile Runway Buffer
51		Zone the PBIAO.
52		
53	Section 7	Utility Uses
55	Section /	ounty uses

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## DEPARTMENT OF AIRPORTS **CHAPTER 333, FLORIDA STATUTES UPDATES** SUMMARY OF AMENDMENTS

1		
2	C. Definitions	s and Supplementary Use Standards for Specific Uses
2 3 4 5 6 7		
4		Il or Incinerator
5		finition
6		acility for the disposal or incineration of solid waste for which a permit is required by the
7		rida Department of Environmental Protection, which receives solid waste for disposal in
8		
0		upon the land. The term does not include a land-spreading site, injection well or surface
9		poundment.
10		/A permit
11		or to operation of the facility, the owner or operator shall obtain a SWA Permit.
12		port Land Use Compatibility Zoning
13	<u>1)</u>	New Landfills are prohibited, and existing Landfills within the following areas are
14		restricted pursuant to Art. 16.1.E.2.c.
15		a) Within 10,000 feet from the nearest point of any Airport runway used or planned to
16		be used by turbine aircraft or,
17		b) Within 5,000 feet from the nearest point of any Airport runway used by only non-
18		turbine aircraft or,
19		c) Outside the perimeters defined in subparagraphs a. and b., but still within the
20		lateral limits of the civil airport imaginary surfaces defined in 14 C.F.R. s. 77.19.
21		Case –by case review of such landfills is advised.
22	2)	Where any Landfill is located and constructed in a manner that attracts or sustains
23		hazardous bird movements from feeding, water or roosting areas into, or across, the
24		runways or approach and departure patterns of aircraft. The Landfill operator must
25		incorporate bird management techniques or other practices to minimize bird hazard to
26		airborne aircraft. These management techniques shall be addressed in the applicable
27		zoning application. DOA, in consultation with the PZB, shall administer the review of
28		development application for compliance.
29		development application for compliance.
20		
30	Section 8 Tra	Insportation Uses
2767-00 5002	(7.5.5 (7.5.))	
31		
32		and Supplementary Use Standards for Specific Uses
33		
34		rt or Vertiport
35		finitions
36		acility designed to accommodate helicopter operations or other vertical takeoff and
37		
38		ding rotorcraft, including facilities and structures, needed for heliport business to ction.
39		GUOT
	****	
40		C Almost Desulations (Desse 2, 44 of 44) and have been been and a fell
41	Part 7. ULDC Art.	16, Airport Regulations, (Pages 3 - 14 of 14) are hereby amended as follows:
42	CHAPTER A GE	NERAL
43	Section 1 Put	rpose and Intent
200	100	
44		e intended to regulate permitted construction to promote the maximum safety of aircraft
45		arting from the publicly-owned airports within PBC; to promote the maximum safety of
46		erty in areas surrounding PBC Airports; to promote the full utility of PBC Airports and
47		to provide structure height standards for airport hazards and uses within airport primary,
48	horizontal, conical,	approach and transitional surfaces so as to encourage and promote the proper and
49		levelopment of land beneath said areas; and to provide administrative procedures for
50		form regulation of all development proposals within said zones.
51	Section 2 Sho	ort Title and Authority

- A. This Article shall be known and cited as the "Airport Zoning Ordinance." 52
- 53 Β. This Article is enacted pursuant to the provisions of Art. VIII, Sec. 1(g) of the Florida Constitution; 54 Chapter 125, F.S.§ (1995) Chapter 333, F.S.§ (1995) (2016), or as amended.

#### 55 Section 3 Applicability

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## DEPARTMENT OF AIRPORTS CHAPTER 333, FLORIDA STATUTES UPDATES SUMMARY OF AMENDMENTS

- A. This Article regulates height and land uses around publicly owned airports in PBC. The height 1 2 standards for structures or obstructions provide maximum height limits and a review procedure to 3 determine if structures or obstructions will have an adverse impact on safe and efficient airspace use. The land use standards provide restrictions and a review procedure within four nautical miles 4 5 of publicly owned airports to determine if the land use is compatible with normal airport operation 6 and Federal Aviation Administration (FAA) guidelines. The land use standards apply to the highest most restrictive airport hazard areas and Noise Zones, and limit uses which include, but are not limited to, hazardous material storage, emissions of light or smoke, or uses which attract 7 8 9 concentrations of people or birds. 10

  - B. This Article applies to all land in unincorporated PBC.C. This Article also applies to all municipalities that may elect to participate through interlocal agreement, pursuant to Chapters 163 and 333.03, (1)(b)1, Florida Statutes, or to all affected municipalities if a Joint Airport Zoning Board is created pursuant to F.S. \$333.03 (1) (b) 2, (1994).
  - These regulations supplement other land development regulations in this Code. D.
  - E. Where there exists a conflict between any of the regulations or limitations prescribed in this Article and any other regulations applicable to the same area, the more stringent limitation or requirement shall govern and prevail.

#### 18 Section 4 Definitions and Acronyms

- 19 See Art. 1.I, Definitions and Acronyms.
- 20 Section 5 Appendices

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21 Maps and related information contained in Appendices 1-15 are incorporated herein by reference and are 22 available for review at the Department of Airports or may be obtained from their web site.

AIRSPACE HEIGHT REGULATION AIRPORT PROTECTION ZONING REGULATIONS 23 CHAPTER B **GOVERNING AIRPORT HAZARDS** 24

#### 25 Section 1 **Airspace Height Regulations**

#### A. General

In order to carry out the provisions of this Article, there are hereby created and established certain zones which include all of the applicable land lying beneath the primary, horizontal, conical, approach, and transitional surfaces as they apply to a particular airport. To regulate height, an Airspace Notification Map, (attached as Appendix 1), and a procedure to review the permitting of and permit tall structures obstructions has been established. Airport height limitations and the notification procedures established in this Section conform to the standards for determining obstructions to air navigation of Federal Aviation Regulations Part 77, ss. 77.23.

#### B. Regulated Construction Obstructions

For purposes of this Section, construction obstructions includes but is are not limited to, any existing or proposed permanent or temporary object, natural growth or creating new structures, or adding height to any existing structure and shall include the location of derricks, draglines, cranes and other boom-equipped machinery. Construction Obstruction does not include any development which does not have the effect of adding height to the land or other structure, such as paving, draining or roofing.

#### C. Regulated Areas

The various surfaces displayed as Zone 1 and Zone 2 on the PBC "Airspace Notification Map" are defined below. Penetration of one of these zones shall require a technical analysis by FAA and obtaining a Permit for Obstruction from the DOA following a review of the analysis by the DOA, PZB Department, and other applicable governmental agencies in accordance with this Article. 1. Publicly-Owned, Public Use PBC Airports

- a. Zone 1 All construction within 3,500 feet from the airport reference point in all directions. Zone 2 - Any construction of a height exceeding the limitations of any zone established in b.
- this Section within a four nautical mile radius of the airport reference point. Any construction or alteration of a height greater than an imaginary surface extending C.
  - outward and upward for a distance of 20,000 feet from the reference point of any terminal navigational aid facility up to a height of 200 feet above ground level.
- 2. All PBC Heliports/Vertiports Any construction or alteration of a height greater than an imaginary surface extending outward and upward from any point of any public or private State licensed PBC Heliport for a distance of 5,000 feet up to a height of 200 feet above ground level.
- 3. Terminal Navigational Aid Notification Areas

#### Notes:

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### DEPARTMENT OF AIRPORTS **CHAPTER 333, FLORIDA STATUTES UPDATES** SUMMARY OF AMENDMENTS

Any construction or alteration within 5,000 feet of any navigational aid facility; and

	4. Other	r Aroas				ACTIVATION AND AND AND AND AND AND AND AND AND AN	
		Alcus					
	Any c	onstruction or	alteration of a h	eight greater th	nan 200 feet	above ground le	evel.
D.	Airport Zones Established						
	Primary, Horizontal, Conical, Approach and Transitional Airport Zones are shown on ma						
						are incorporated	
						available at The	
	Airports.	monuce by re	sicience and au	actica as Appe	1101003 2-1,	available at The	Department
	Map A -	PBIA (Appe	ndiv 2)				
	Map B -		Airport (Lantana)	(Annondia 2)			
	Map C -				41		
			s Airport (Pahok				
	Map D -		Municipal Airpo				
	Map E -		North County		lix 6)		
	Map F -		Airport (Appen	dix 7)			
			ories Defined				
	The size	and dimensior	ns of each zone	e created and e	stablished a	is part of this Se	ection is bas
	unon the	category of ea	ch runway acco	ording to the tyr	ne of annroa	ch available or p	planned for t
						icle are listed in	
			d Runway Prote				
Tab	In AC D 4	E 4 Dummer	Cotomore and I	Deserves a Deserves	tion Zone /	DD7) Defined	have A from a set
Tab				Contraction of the second second second	Inner	RPZ) Defined,	
Tab	Airport/Ru		Category and F Runway	Length	VIEW CONTRACTOR CONTRACTOR	Outer Width	RPZ Acres
Palm				Contraction of the second second second	Inner	Outer	RPZ Acres
Palm	Airport/Ru Beach	nway Runway 091/2R-10L	Runway	Length 1,700-2,500	Inner Width 1,000	Outer Width 1,510-1,750	RPZ Acres 48.978 78.9
Palm	Airport/Ru Beach	nway Runway	Runway Precision	Length	Inner Width	Outer Width	RPZ Acres
Palm	Airport/Ru Beach	Runway 091/2R- <u>10L</u> Runway 28R	Runway Precision Precision	Length 1,700-2,500 1,700	Inner Width 1,000	Outer Width 1,510-1,750 1,510	RPZ Acres 48.978-78.9 48.978
Palm	Airport/Ru Beach	Runway 004/2R-10L Runway 28R Runway 13/31_14/32 Runway	Runway Precision Precision	Length 1,700-2,500 1,700	Inner Width 1,000	Outer Width 1,510-1,750 1,510	RPZ Acres 48.978-78.9 48.978
Palm	Airport/Ru Beach	Runway 004/2R-10L Runway 28R Runway 43/34_14/32 Runway 09R/27L	Runway Precision Precision Non-Precision	Length 1,700-2,500 1,700 1,700	Inner Width 1,000 <u>1,000</u> 500	Outer Width           1,510         1.750           1,510         1,010	RPZ Acres 48.978-78.9 48.978 29.465
Palm Internatio	Airport/Ru Beach nal (PBIA)	Runway 094/2R-10L Runway 28R Runway 13/31_14/32 Runway 09R/27L 10R/28L	Runway Precision <u>Precision</u> Non-Precision Visual	Length 1,700-2,500 1,700 1,700 1,000	Inner Width 1,000 <u>1,000</u> 500 500	Outer Width           1,610         1,750           1,510         1,010           700         100	<b>RPZ Acros</b> 48.978 78.9 48.978 29.465 13.770
Palm Internatio	Airport/Ru Beach	Runway 094/2R-10L Runway 28R Runway 13/31_14/32 Runway 09R/27L 10R/28L Runway 09/27	Runway Precision <u>Precision</u> Non-Precision Visual Non-Precision	Length 1,700-2,500 1,700 1,700 1,000 1,700	Inner Width 1,000 500 500 500	Outer Width           1,610         1,750           1,010         1,010           1,010         1,010	RPZ Acres 48.978 78.9 48.978 29.465 13.770 29.465
Palm Internatio	Airport/Ru Beach nal (PBIA)	Runway 091/2R-10L Runway 28R Runway 13/31_14/32 Runway 09R/27L 10R/28L Runway 09/27 Runway 15/33	Runway Precision <u>Precision</u> Non-Precision Visual	Length 1,700-2,500 1,700 1,700 1,000	Inner Width 1,000 <u>1,000</u> 500 500	Outer Width           1,610         1,750           1,510         1,010           700         100	<b>RPZ Acres</b> 48.978 78.9 48.978 29.465 13.770
Palm Internatio PBC Park PBC C	Airport/Ru Beach nal (PBIA)	Runway 094/2R-10L Runway 28R Runway 13/31_14/32 Runway 09R/27L 10R/28L Runway 09/27	Runway Precision Precision Non-Precision Visual Non-Precision Non-Precision	Length 1,700-2,500 1,700 1,700 1,000 1,700 1,700 1,700	Inner Width 1,000 500 500 500 500 500	Outer Width           1,610         1,750           1,010         1,010           1,010         1,010	RPZ Acres 48.978-78.9 48.978 29.465 13.770 29.465 29.465
Palm Internatio PBC Park PBC (Pah	Airport/Ru Beach nal (PBIA) (Lantana) Glades	Runway 091/2R-10L Runway 28R Runway 13/31 14/32 Runway 09R/27L 10R/28L Runway 09/27 Runway 15/33 Runway 15/33 Runway 15/33	Runway Precision Precision Non-Precision Visual Non-Precision Non-Precision Visual	Length 1,700-2,500 1,700 1,000	Inner Width 1,000 500 500 500 500 500 500	Outer Width           1,510           1,010           700           1,010           1,010           1,010           1,010           1,010	RPZ Acres 48.978-78.9 48.978 29.465 13.770 29.465 29.465 29.465 13.770
Palm Internatio PBC Park PBC C (Pah Belle Glade Palm Bea	Airport/Ru Beach nal (PBIA) (Lantana) Glades okee)	Runway 091/2R-10L Runway 28R Runway 13/31 14/32 Runway 09R/27L 10R/28L Runway 09/27 Runway 15/33 Runway 15/33 Runway 15/33	Runway Precision Precision Non-Precision Visual Non-Precision Visual Non-Precision Visual Non-Precision	Length 1,700-2,500 1,700	Inner Width 1,000 500 500 500 500 500 500 500 500	Outer Width           1,510           1,010           1,010           1,010           1,010           1,010           1,010           1,010           1,010           1,010	RPZ Acres 48.978-78.9 48.978 29.465 13.770 29.465 13.770 29.465
Palm Internatio PBC Park PBC C (Pah Belle Glade Palm Bea	Airport/Ru Beach nal (PBIA) (Lantana) Glades okee) e Municipal ach North	Runway 094/2R-10L Runway 28R Runway 13/34_14/32 Runway 09R/27L 10R/28L Runway 09/27 Runway 09/27 Runway 03/21 Runway 03/21 Runway 03/21 Runway 09/27 Runway 09/27 Runway 09/27 Runway 09/27 Runway 09/27	Runway Precision Precision Non-Precision Visual Non-Precision Visual Non-Precision Visual Non-Precision Visual Precision Non-Precision Non-Precision	Length 1,700-2,500 1,700 1,700 1,000 1,700	Inner Width 1,000 500 500 500 500 500 500 500 500 500	Outer Width           1,610         1,750           1,010         1,010           1,010         1,010           1,010         1,010           1,010         1,010           1,010         1,010           1,010         1,010           1,010         1,010           1,010         1,010           1,010         1,010	RPZ Acres 48.978 78.9 48.978 29.465 13.770 29.465 13.770 29.465 13.770 29.465 13.770 29.465 2
Palm Internatio PBC Park PBC Qark PBC (Pah Belle Glade Palm Bes	Airport/Ru Beach nal (PBIA) (Lantana) Glades okee) e Municipal ach North	Runway 094/2R-10L Runway 28R Runway 13/31_14/32 Runway 09R/27L 10R/28L Runway 09/27 Runway 03/21 Runway 03/21 Runway 03/21 Runway 02/27 Runway 09/27 Runway 09/27 Runway 09/27	Runway Precision Precision Non-Precision Visual Non-Precision Visual Non-Precision Visual Non-Precision Visual Precision	Length 1,700-2,500 1,700 1,700 1,000 1,700	Inner Width 1,000 500 500 500 500 500 500 500 500 500	Outer Width           1,610         1,750           1,010         1,010           1,010         1,010           1,010         1,010           1,010         1,010           1,010         1,010           1,010         1,010           1,010         1,010           1,010         1,010           1,010         1,010           1,010         1,010	RPZ Acres           48.978 78.91           48.978 29.465           13.770           29.465           13.770           29.465           13.770           29.465           13.770           48.978
Palm Internatio PBC Park PBC Qark PBC (Pah Belle Glade Palm Bes	Airport/Ru Beach nal (PBIA) (Lantana) Glades okee) e Municipal ach North	Runway 094/2R-10L Runway 28R Runway 13/34_14/32 Runway 09R/27L 10R/28L Runway 09/27 Runway 09/27 Runway 03/21 Runway 03/21 Runway 03/21 Runway 09/27 Runway 09/27 Runway 09/27 Runway 09/27 Runway 09/27	Runway Precision Precision Non-Precision Visual Non-Precision Visual Non-Precision Visual Non-Precision Visual Precision Non-Precision Non-Precision	Length 1,700-2,500 1,700 1,700 1,000 1,700	Inner Width 1,000 500 500 500 500 500 500 500 500 500	Outer Width           1,610         1,750           1,010         1,010           1,010         1,010           1,010         1,010           1,010         1,010           1,010         1,010           1,010         1,010           1,010         1,010           1,010         1,010           1,010         1,010	RPZ Acres 48.978 78.9 48.978 29.465 13.770 29.465 29.465 13.770 29.465 13.770 29.465 13.770 29.465 13.770 29.465 29.465 13.770

F. Airport Height L	imitations
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1. General

Where any two limitations in this Article are in conflict, the more stringent applies. Except as otherwise provided in this Section, no obstruction including any structure, or object of natural growth, shall be erected, altered, or be maintained without prior approval by DOA or PZB, which is or would be an obstruction obstacle to air navigation, as defined in this Article, or of a height greater than:

- 500 feet above ground level at the site of the object; a.
- 200 feet above ground level or the established airport elevation, whichever is higher. These b. heights shall be measured within three nautical miles of the established reference point of an airport; and which height increases up to a maximum of 500 feet, at a slope of one foot vertically for every 100 feet horizontally, for a distance of 50,000 feet; or
- Any object within the approach segment, departure area, or any missed approach or C. circling approach area which is determined by the Airports Director to be a hazard to the safe and efficient use of airspace around an airport.

#### G. Airport Height Zone Definitions and Limitations

A property located in more than one of the described zones is considered to be only in the zone with the more restrictive height limitation. The various zones are hereby established and defined below. These zones are depicted in plan view in Appendix Appendices 2 through 7 and in isometric view in Appendix 15. The specific definitions of each airport height zone (horizontal distance, width,

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.... A series of four bolded ellipses indicates language omitted to save space.

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## DEPARTMENT OF AIRPORTS CHAPTER 333, FLORIDA STATUTES UPDATES SUMMARY OF AMENDMENTS

arc radius, etc.) are listed on Table 16.B.1.G-2, Specific Zone Definition, by Airport, by Runway. General definition and height limitations are described in the Subsections to follow.

Airport/	Primary Zone Width	Horizontal Arc Radius	Conical Zone	Approach Zone (in feet)			
Runway	(in feet)	(in feet)	(in feet)	Horizontal Dist.	Inner Width	Outer Width	
		PALM BEACH I	NTERNATION	IAL AIRPORT (PBI	<u>A)</u>	の時間での主要的	
Rwy 09L10L/27R28R	1, 000'			50,000'	1,000'	16,000'	
Rwy <u>13-14</u> /31 <u>32</u>	500'	10, 000'	4,000'	10,000'	500'	3,500'/1,500'	
Rwy 09R 10R/27L 28L	250'	5,000'		5,000'	250'	1,250'	
Rec228 Rs17	Horace and a	PBC PA	RK AIRPORT	(LANTANA)	ZERMERKER	HARDAN ADD	
Rwy 09/27			4,000'	5,000'	500'	2,000'/1,250'	
Rwy 15/33	500'	5,000'				2,000'/1,250'	
Rwy 03/21						1,250'	
		PBC GLA	DES AIRPOR	T (PAHOKEE)	1992	S. A. Sterik	
Rwy 17/35	500'	5,000'	4,000'	5,000'	500'	2,000'	
Millioner		BELI	E GLADE MU	UNICIPAL		2002/32/334	
Rwy 09/27	250'	5,000'	4,000'	5,000'	250'	1,250'	
N PROPERTY N	A CONTRACTOR	PALM BEAC	H NORTH CO	OUNTY AIRPORT	DSFY/RF/JDD		
Rwy 08R/26L	1,000'	10.000		50,000'/10,000'	1,000'	16,000'/3,500	
Rwy 13/31	500'	10,000'	4,000'	10,000'/5,000'	500'	3,500'/1,500'	
Rwy 08L/26R	250'	5,000'		5,000'	250'	1,250'	
1. 10/A	ALL STORY	BO	CA RATON A	IRPORT	A Standard		
Rwy 05/23	500'	10,000'	4,000'	10,000'	500'	3,500'	

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#### 1. Primary Zone Definition

An area longitudinally centered on a runway, extending 200 feet beyond each end of that runway with the width so specified for each runway for the most precise approach existing or planned for either end of the runway.

- a. Primary Zone Height Limitations
  - No structure or obstruction will be permitted within the Primary Zone that is not part of the landing, maneuvering and taking-off facilities.
- b. Primary Zone Width for each Specific Airport

The specific width of each Primary Zone for each airport is listed in Table 16.B.1.G-2, Specific Zone Definition, by Airport, by Runway.

#### 2. Horizontal Zone Definition

The area around each airport with an outer boundary the perimeter of which is constructed by swinging arcs of specified radii from the center of each end of the Primary Zone of each airport's runways and connecting adjacent area by lines tangent to those arcs. The radius of the arc specified for each end of a value will be the highest composite value determined for either end of the runway. When a 5,000-foot arc is encompassed by tangents connecting two adjacent 10,000-foot arcs, the 5,000-foot arc shall be disregarded on the construction of the perimeter of the Horizontal Zone.

a. Horizontal Zone Height Limitations

No structure or obstruction that has a height greater than 150 feet above the airport elevation, will be permitted in the Horizontal Zone.

## b. Horizontal Arc Radius for each Specific Airport

The specific horizontal arc Radius of each airport is listed above in Table 16.B.1.G-2, Specific Zone Definition, by Airport, by Runway.

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## DEPARTMENT OF AIRPORTS CHAPTER 333, FLORIDA STATUTES UPDATES SUMMARY OF AMENDMENTS

1	3.	Conical Zone Definition
2	503	The area extending outward from the periphery of the Horizontal Zone for a distance of 4,000
3		feet. The specific Conical Zone distance for each airport is listed above in Table 16.B.1.G-2,
4		Specific Zone Definition, by Airport, by Runway.
5		a. Conical Zone Height Limitation
		이 이 이 이 이 집에 있는 것 같은 것 같은 것 같은 것 같은 것 같은 것 같은 것 같은 것 같
6		No structure or obstruction will be permitted in the Conical Zone that has a height greater
7		than 150 feet above the airport elevation at the inner boundary (connecting the Horizontal
8		Zone) with permitted height increasing at a slope of one foot vertically for every 20 feet of
9		horizontal distance, measured outward from the inner boundary to a height 350 feet above
0		the airport elevation at the outer boundary.
1		b. Approach Zone Definition
2		An area longitudinally centered on the extended runway centerline and extending outward
2 3		and upward from each end of the primary zone. An Approach Zone is designated for each
4		runway based upon the type of approach available or planned for that runway end.
5	4.	Approach Zone Height Limitations
6		The permitted height limitation within an outer or inner Approach Zone is the same as the
7		runway end height at the inner edge and increases with horizontal distance outward from the
8		inner edge based upon the calculation method listed in Table 16.B.1.G-3, Specific Zone Height
9		Limitation Calculation, by Airport, by Runway.
0		a. Approach Zone Horizontal Distance for each Specific Airport
1		The specific Approach Zone dimensions for each airport is listed above on Table 16.B.1.G-
2		
23		2, Specific Zone Definition, by Airport, by Runway.
3		

# Table 16.B.1.G-3-Specific Approach Zone Height Limitation Calculation, By Airport, By Runway

AIRPORT/RUN	WAY	APPROACH ZONE HEIGHT LIMIT CALCULATION		
Palm Beach International (PBIA)	Runway 09L10L/27R 28R	One foot vertically for every 50 feet of horizontal distance for the first 10,000 feet, and then one foot vertically for every 40 feet of horizontal distance for an additional 40,000 feet.		
	Runway 13 <u>14</u> /31- <u>32</u>	One foot vertically for every 34 feet of horizontal distance.		
	Runway 09R_10R/27L_28L	One foot vertically for every 20 feet of horizontal distance.		
PBC Park (Lantana)	Runway 09/27			
	Runway 15/33	One foot vertically for every 20 feet of horizontal distance.		
	Runway 03/21			
PBC Glades (Pahokee)	Runway 17/35	One foot vertically for every 20 feet of horizontal distance.		
Belle Glade Municipal	Runway 09/27	One foot vertically for every 20 feet of horizontal distance.		
Palm Beach North County	Runway 08R/26L	Runway 08R: one foot vertically for every 20 feet of horizontal distance for the first 10,000 feet, then one foot vertically for every 40 feet of horizontal distance for an additional 40,000 feet. Runway 26L: one foot vertically for every 34 feet of horizontal distance.		
	Runway 13/31	One foot vertically for every 20 feet of horizontal distance.		
	Runway 08L/26R			
Boca Raton	Runway 05/ 23	One foot vertically for every 34 feet of horizontal distance.		

#### 5. Transitional Zone Definition

The area extending outward from the sides of the Primary Zones and Approach Zones connecting them to the Horizontal Zone. Height limits within the Transitional Zone are the same as the Primary Zone or Approach Zone at the boundary line where these Zones meet (i.e., level with the nearest point on the runway centerline) and increase at a rate of one foot vertically for every seven feet horizontally, with the horizontal distance measured at right angles to the runway centerline and extended centerline, until the height matches the height of the Horizontal Zone, the Conical Zone or for a horizontal distance of 5,000 feet from the side of the part of the Precision Approach Zone that extends beyond the Conical Zone.

a. Transitional Zone Height Limitation

No object or structure or obstruction will be permitted within the Transitional Zone greater in height than the Primary Zone or Approach Zone at their adjoining boundary lines increasing at a rate of one foot vertically for every seven feet horizontally, with the horizontal distance measured at right angles to the runway centerline and extended centerline, until the height of the slope matches the height of the Horizontal Zone or the

#### Notes:

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## DEPARTMENT OF AIRPORTS **CHAPTER 333, FLORIDA STATUTES UPDATES** SUMMARY OF AMENDMENTS

	SOMMART OF AMENDMENTS
1	height of the Conical Zone and for a horizontal distance of 5,000 feet from each side of that
1 2 3 4 5 6 7 8 9	part of the Approach Zone for a Precision Instrument Runway extending beyond the
3	Conical Zone.
4	6. Terminal Navigational Aid Obstruction Zone Definition
5	Operation of a Navigational Aid Facility is electromagnetic in nature therefore, objects
6	constructed off of airport property may have an adverse affect effect on the safe and efficient
0	operation of navigational facilities. An Airport Surveillance Radar (ASR) facility Navigational Aid Obstruction Zone has been established extending in all directions to a radius of 3,500 feet
0	from the navigation aid. This zone is shown on the Airspace Notification Map, Appendix 1.
10	a. Terminal Navigational Aid Obstruction Zone Limitation
11	No construction or alteration or installation of any electromagnetic device shall be permitted
12	within this Navigation Aid Obstruction Zone without prior technical review by the FAA. If
13	deemed necessary by the results of the FAA review, approval a Permit for Obstruction
14	must be obtained from DOA following a review by the DOA and PZB.
15	7. Heliport/Vertiports
16	a. Primary Zone Definition
17	The Primary Zone coincides in size and shape with the designated take-off and landing
18 19	area of a Heliport/Vertiport.
20	<ol> <li>Primary Zone Limitation         This primary zone height limitation is described by a horizontal plane at the elevation     </li> </ol>
21	of the established elevation.
22	b. Approach Zone Definition
23	The Approach Zone begins at each end of the Heliport/Vertiport Primary Zone with the
24	same width as the Primary Zone and extends outward and upward for a horizontal distance
25	of 4,000 feet where its width is 500 feet.
26	1) Approach Zone Height Limitation
27	The Approach Zone height limitation is a slope of one foot vertically for every eight feet
28	horizontally.
29 30	c. Transitional Zone Definition
31	The Transitional Zone extends outward and upward from the lateral boundaries of the Primary Zone and from the Approach Zone for a distance of 250 feet measured horizontally
32	from the centerline of the Primary and Approach Zones.
33	1) Transitional Zone Height Limitation
34	The Transitional Zone has a height limitation at a slope of one foot vertically for every
35	two feet horizontally.
36	H. Airspace Height Review Procedures
37	All new construction, or reconstruction or alteration that which adds height to any land or building
38	obstruction within areas shown on the on "Airspace Notification Map", (incorporated by reference
39 40	and attached as Appendix 1), shall be reviewed for compliance with the standards of this Section. 1. General
40	No Tall Structure Permit for Obstruction will be issued if all FAA and DOA comments are not
42	addressed to the satisfaction of DOA, PZB and County Attorney. No development permit
43	application shall be issued if the proposed construction or alteration is found to violate the
44	provisions of this Article, or exceed an obstruction standard of Federal Aviation Regulations
45	Part 77 or any other applicable Federal or State rules or regulations.
46	2. Tall Structure Permit for Obstruction Review Required
47	DOA shall make a determination if FAA notification is required, An application for the
48	construction, reconstruction or alteration of any obstruction must be reviewed in accordance
49 50	with the development review procedures in Article 2. Development Review Process prior to
50	certification of an application by DRO or issuance of a building permit for a permanent or temporary structure obstruction located within areas Regulated Areas by this Article.
52	a. FAA Review
53	The DOA shall inform the applicant that prior review by the FAA is required if DOA
54	determines that the proposed construction or alteration obstruction represented in the
55	application may exceed:
56	<ol> <li>The standards of Federal Aviation Regulations Part 77;</li> </ol>
57	2) The provisions of Article 16.B.1.F, Airport Height Limitations, and Article 16.B.1.G,
58	Airport Height Zone Definitions and Limitations;
59	<ol> <li>Any other Federal or State rules and regulations; or</li> <li>Adversely effects the eigenees surrounding only Airport defined herein. The EAA must</li> </ol>
60 61	<ol> <li>Adversely affects the airspace surrounding any Airport defined herein. The FAA must review and issue a determination of the proposal's effect on navigable airspace where</li> </ol>
62	such prior notification under Title 14, CFR, Part 77 is required. PZB shall suspend any
	out province and the reason of

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## DEPARTMENT OF AIRPORTS **CHAPTER 333, FLORIDA STATUTES UPDATES** SUMMARY OF AMENDMENTS

	COMMANY OF AMENDMENTO
1	review of any development permit application process until FAA findings of
2	aeronautical affect are approved.
3	b.5)Responsibility of the Applicant
4	The Applicant shall submit:
2 3 4 5 6 7 8 9	1) Obtain
6	a) FAA Form 7460-1 from the DOA and mail the completed form to Federal Aviation
7	Administration Southern Regional Office, Attn: ASO-532, Systems Management
8	Branch, P. O. Box 20636, Atlanta, GA 30320 electronically via the FAA's website
9	at https://oeaaa.faa.gov/.
10	2) Bring
11	b) In person or forward by Certified Mail (Return Receipt Requested) to the DOA, the
12	FAA's findings determination of aeronautical affect, including a valid aeronautical
13	study number along with and a copy of the completed original electronic submittal
14	of FAA Form 7460-1.
15	b. DOA Review
16	1) Following receipt the FAA finding of aeronautical affect, if required, the DOA shall
17	consider the following criteria when determining whether to certify a development
18	application with or without conditions of approval; or recommend issuance or denial of
19	a building permit.
20	<ul> <li>a) The safety of persons on the ground and in the air.</li> </ul>
21	<ul> <li>b) The safe and efficient use of navigable airspace.</li> </ul>
22	<ul> <li>c) The nature of the terrain and height of existing structures.</li> </ul>
23	d) The effect of the construction or alteration on the state licensing standards for a
24	public-use airport contained in Chapter 333 FS and rules adopted thereunder.
25	e) The character of existing and planned flight operations and developments at
26	public-use airports.
27	f) Federal airways, visual flight rules, flyways and corridors, and instrument
28	approaches as designated by the FAA.
29	g) The effect of the construction or alteration of the proposed structure on the
30	minimum descent altitude or the decision height at the affected airport.
31	h) The cumulative effects on navigable airspace of all existing structures and all other
32	known proposed structures in the area.
33	32) Structure(s) Not Exceeding Obstruction Standards or Other Provisions DOA
34	DOA Sshall review the FAA's determination issued in response to the applicant's FAA
35	Form 7460-1 and the permit application. If DOA determines that the proposed
36 37	construction or alteration does not exceed the height limitations in this Section, the
	DOA shall notify the applicant in writing issue the permit or issue the permit with
38 39	conditions of approval so that the proposed structure may be erected in accordance
	with permitting requirements of PZB. PZB may certify the development application or
40 41	issue a building permit, as applicable. <u>The applicant shall present a copy of the permit</u> to PZB with the development application or building permit application.
42	43) Structure(s) Exceeding Obstruction Standards or Other Provisions
42	DOA shall review the FAA's determination issued in response to the applicant's FAA
44	Form 7460-1 and the permit application. If DOA determines the proposed construction
45	obstruction exceeds the height limitations outlined in this Section, then the DOA shall
46	notice the applicant deny the permit. The notice shall state the reasons for denial and
47	inform the applicant that they may apply for a variance pursuant to Article 16.C.2,
48	Variances, and Article 2.B.3, Variances, of this Code, to allow deviations from the
49	standards of this Section appeal the decision pursuant to Article 16.C.2.
50	4) FDOT Review
51	Following receipt of a complete application, the DOA shall provide a copy of the
52	application to the FDOT aviation office for their review and evaluation pursuant to
53	Chapter 333.025, Florida Statutes.
54	5) Zoning and Building Permit Requirement
55	If the Tall Structure permit is approved, the applicant shall present a copy of the Tall
56	Structure Permit with all development order conditions to PZB with an application for
57	the next applicable development order.
58	c.7-Building Permit Requirement
59	The applicant shall present a copy of the Tall Structure Permit Application, along with all
60	Development Order comments and conditions of approval, to the Building Director in order
61	to ensure that any conditions are adequately addressed prior to the issuance of a building
62	permit, including obstruction lighting and marking conditions.
63	d.6)Obstruction Marking and Lighting

Notes:

Underlined indicates new text. Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets [Relocated to: ]. Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ]. .... A series of four bolded ellipses indicates language omitted to save space.

## DEPARTMENT OF AIRPORTS **CHAPTER 333, FLORIDA STATUTES UPDATES** SUMMARY OF AMENDMENTS

1 2 3 4 5 6 7			The owner shall mark and light the structure in accordance with the provisions of Chapter 333, Florida Statute; Rules of Florida Department of Transportation, Chapter 14-60 and the FAA Advisory Circular 70/7460H, Obstruction Marking or Lighting, as may be amended
4			from time to time. The permit may be conditioned to require the applicant to mark and light the structure, at applicant's own expense, or to allow DOA to install, operate and maintain
6			at its own expense, such markers and lights as may be necessary to indicate to pilots the
7			presence of an airspace obstruction if warranted.
8	CHAPT	TER C	AIRPORT LAND USE COMPATIBILITY ZONING REGULATIONS
9	Section	n 1	Airport Land Use Regulations
0	Α.	Gener	방법이 정신되는 것에서 성성가입자들이에서 가지 것은 것 것 같은 것이 가지 않는 것 같다.
1			er to carry out the provisions of this Article, there are hereby created and established certain
2			which include all the land lying beneath the Runway Protection Zone (RPZ) and within Airport
3			Use Noise Zone(s) (ALUNZ), as they apply to a particular airport. All areas defined as the
4			nd areas displayed as ALUNZ in Appendices 2 through 7 and 9 through 14 are subject to
5			and technical analysis by DOA, PZB, and other applicable governmental agencies, in
6		consul	tation with PZB, in accordance with this Article.
7		T	nulate land uses within these serves on Off Airport Land Line Compatibility Cabadula
8 9			gulate land uses within these zones, an Off-Airport Land Use Compatibility Schedule dix 8, maps and review procedures have been established. The RPZ dimensions are defined
20			le16.B.1.E-1, Runway Category and Runway Protection Zone (RPZ) Defined, by Airport. The
21			zones are depicted on the Airport Land Use Noise Maps, (Appendices 9 through 14).
2	в		ated Land Use
3	υ.		hstanding any other provisions of this Article, no use may be made of land or water within
4			2Z in such manner as to interfere with the operation of an airborne aircraft. The Off-Airport
25			Use Compatibility Schedule, Appendix 8, shall be used to determine additional land
6			pment requirements for uses identified in Article 4, Use Regulations. Those activities and
27			ses not specifically listed in the Airport Land Use Compatibility Schedule are permitted or
28			ted based on their similarity to noise tolerance and compatibility with normal airport
9		operat	ions as exhibited by the activities and land uses which are listed in the Schedule.
0			onstruction, defined
31			or purposes of this Section, construction includes but is not limited to creating new structures,
32			aking alterations or repairs and additions to any existing building or structure, or moving or
33			locating a building(s) or structure(s) within a Regulated Area. Construction does not include
4			ving, drainage or similar types of construction improvements.
5			eview Procedure for Regulated Land Use
6			new construction or reconstruction for temporary or permanent uses shall be reviewed for
37			mpliance with the standards of this Section in accordance with the development review ocedures in Article 2, Development Review Process, or at the time of application for a building
8 9		pre	ermit. Prior to issuance of a development order or a building permit, the DOA, in consultation
10			th PZB, shall review the application for compliance with this Article.
1	C		ated Areas
2	0.		gulate land uses within the RPZ and ALUNZ, and Off-Airport Land Use Compatibility
3			ule, maps and review procedures have been established. Only the portion of the lot falling
4			the RPZ or ALUNZ shall be subject to the provisions of this Article. The Off-Airport Land Use
5			atibility Schedule, Appendix 8, shall be used to determine compatibility of land use with airport
6			ions within these zones.
7			Inway Protection Zone (RPZ)
8		Th	e RPZ includes all land lying beneath the defined RPZ, as shown on the applicable Airport
9			oning Maps, in Appendices 2 through 7, for all airports in PBC.
50			rport Land Use Noise Zones (ALUNZ)
51			e ALUNZ include all land area lying within the defined ALUNZ as shown on the applicable
52	1000		rport Land Use Zone Maps, in Appendices 9 through 14, for all airports in PBC.
53	D.		t Land Use Noise Zone(s) Established
4			d uses shall be permitted within ALUNZ as provided in the Off-Airport Land Use Compatibility
5			ule, Appendix 8.
6			rport Land Use Noise Zones for Airports which have completed FAR Part 150 Noise
7			d Land Use Compatibility Studies
8 9			everal PBC airports within PBC have completed a noise study in accordance with 14 CFR
50			art 150. Land uses within the area contiguous to these airports, within an area defined as the ter noise contour, or equivalent thereof shall be consistent with the type of use listed in
51			rport Land Use Compatibility Schedule.
		711	por cara ose compatibility offedule.

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<sup>....</sup> A series of four bolded ellipses indicates language omitted to save space.

## DEPARTMENT OF AIRPORTS **CHAPTER 333, FLORIDA STATUTES UPDATES** SUMMARY OF AMENDMENTS

1			a. Palm Beach International Airport (PBIA)
			가지 않는 그 아니라 이 일부는 것 같은 것이 있는 것 같은 것은 것 같은 것이 같은 것이 있는 것 같은 것이 같은 것이 같은 것이 같은 것이 같이 같이 같이 같이 같이 같이 같이 같이 같이 같이 같이 같이 같이
2			The Palm Beach International ALUNZ has been established and is incorporated herein as
3			Appendix 9. This Zone is created based on yearly averaged, 24-hour day/night average
4			noise level projections arising from aircraft flight operations at PBIA.
5			1) Palm Beach International Airport Land Use Noise Zone (ALUNZ) Define
3 4 5 6 7			다 같아요. 그 것 같은 것은 것님 같은 것 같은 것은 것 같은 것 같은 것 것 같은 것 것 같은 것 같은 것 같은 것 같은 것 같은 것 같은 것 같은 것 같은 것 같이 많이 있다. 것 같은 것 같은 것 같은 것 같은 것 같은 것 같은 것 같은 것 같
6			That area commencing at the outermost boundary of the airport and extending outward
7			therefrom to a boundary indicated on the Palm Beach International Airport Land Use
8			Noise Zone Map. The boundary of the zone extends approximately 1/2 nautical mile
9			
			beyond the approximates a projected yearly averaged, 24-hour day/night average
10			noise level contour of 65 Ldn.
11			b. Boca Raton Airport
			방향하고 LUNA 성영화 및 서도 영화 사업 전 전 전 전 전 전 전 전 전 전 전 전 전 전 전 전 전 전
12			The Boca Raton ALUNZ has been established and is incorporated herein as Appendix 10.
13			This Zone is created based on projections of aircraft flight operations at Boca Raton Airport.
14			1) Boca Raton Airport Land Use Noise Zone (ALUNZ) Defined
15			That area commencing at the outermost boundary of the airport and extending outward
16			there from to a boundary indicated on the Boca Raton Airport Land Use Noise Zone
17			Map. The outer boundary of the zone approximates a projected yearly averaged, 24-
18			hour day/night average noise level contour of 60 Ldn or greater.
19		2	ALUNZs for Airports which have not completed an FAR Part 150 Noise and Land Use
		<i>~</i>	
20			Compatibility Study
21			An overlay Land Use Noise Zone has been established for the civil airports which have not
22			completed an Federal Aviation Regulation Part 150 Noise and Land Use Compatibility Study.
23			This Zone is created as an area beneath the standard VFR traffic pattern and buffer airspace
24			established in FAA Order 7400.2D, Procedures for Handling Airspace Matters, which underlies
25			the majority of recurring aircraft flight paths. Land Uses within this zone may be subject to
26			aircraft noise that may be considered objectionable.
27			
			a. Land Use Noise Zone(s) Defined for PBC Park Airport (Lantana), PBC Glades Airport
28			Pahokee), Belle Glade Municipal Airport, and Palm Beach North County Airport
29			Land Use Noise Zones for these airports are established as the land lying within parallel
30			lines 9,108 feet in both directions from the approach and departure end of each runway,
31			the runway centerline, and all airspace in between. These zones are established and
32			attached as Appendices 11 through 14.
	E.	Ge	
33	E.		neral Land Use Regulations-Off-Airport Land Use Compatibility Schedule (Appendix 8)
33 34	E.		neral Land Use Regulations-Off-Airport Land Use Compatibility Schedule (Appendix 8) The Off-Airport Land Use Compatibility Schedule (Appendix 8)
33 34 35	E.		neral Land Use Regulations-Off-Airport Land Use Compatibility Schedule (Appendix 8) The Off-Airport Land Use Compatibility Schedule (Appendix 8) Lists land uses as defined below:
33 34 35 36	E.		neral Land Use Regulations-Off-Airport Land Use Compatibility Schedule (Appendix 8) The Off-Airport Land Use Compatibility Schedule (Appendix 8) Lists land uses as defined below: a. Land Uses Compatible Without Restriction ("P")
33 34 35 36	E.		neral Land Use Regulations-Off-Airport Land Use Compatibility Schedule (Appendix 8) The Off-Airport Land Use Compatibility Schedule (Appendix 8) Lists land uses as defined below: a. Land Uses Compatible Without Restriction ("P")
33 34 35 36 37	E.		neral Land Use Regulations-Off-Airport Land Use Compatibility Schedule (Appendix 8) The Off-Airport Land Use Compatibility Schedule (Appendix 8) Lists land uses as defined below: a. Land Uses Compatible Without Restriction ("P") Uses noted with a "P" may develop pursuant to the development review procedures in the
33 34 35 36 37 38	E.		neral Land Use Regulations-Off-Airport Land Use Compatibility Schedule (Appendix 8) The Off-Airport Land Use Compatibility Schedule (Appendix 8) Lists land uses as defined below: a. Land Uses Compatible Without Restriction ("P") Uses noted with a "P" may develop pursuant to the development review procedures in the Use Regulation-Schedule Matrices in Article 4, Use Regulations, <u>Article 3.B. Overlays</u> and
33 34 35 36 37 38 39	E.		neral Land Use Regulations-Off-Airport Land Use Compatibility Schedule (Appendix 8) The Off-Airport Land Use Compatibility Schedule (Appendix 8) Lists land uses as defined below: a. Land Uses Compatible Without Restriction ("P") Uses noted with a "P" may develop pursuant to the development review procedures in the Use Regulation-Schedule Matrices in Article 4, Use Regulations, Article 3.B. Overlays and Article 2, Development Review Process, and are not required to comply with the conditional
33 34 35 36 37 38 39 40	E.		<ul> <li>neral Land Use Regulations-Off-Airport Land Use Compatibility Schedule (Appendix 8)</li> <li>The Off-Airport Land Use Compatibility Schedule (Appendix 8)</li> <li>Lists land uses as defined below:         <ul> <li>a. Land Uses Compatible Without Restriction ("P")</li> <li>Uses noted with a "P" may develop pursuant to the development review procedures in the Use Regulation Schedule Matrices in Article 4, Use Regulations, Article 3.B. Overlays and Article 2, Development Review Process, and are not required to comply with the conditional requirements set forth in Appendix 8, The Off-Airport Land Use Compatibility Schedule.</li> </ul> </li> </ul>
33 34 35 36 37 38 39	E.		neral Land Use Regulations-Off-Airport Land Use Compatibility Schedule (Appendix 8) The Off-Airport Land Use Compatibility Schedule (Appendix 8) Lists land uses as defined below: a. Land Uses Compatible Without Restriction ("P") Uses noted with a "P" may develop pursuant to the development review procedures in the Use Regulation Schedule Matrices in Article 4, Use Regulations, Article 3.B. Overlays and Article 2, Development Review Process, and are not required to comply with the conditional requirements set forth in Appendix 8, The Off-Airport Land Use Compatibility Schedule.
33 34 35 36 37 38 39 40 41	E.		<ul> <li>neral Land Use Regulations-Off-Airport Land Use Compatibility Schedule (Appendix 8)</li> <li>The Off-Airport Land Use Compatibility Schedule (Appendix 8)</li> <li>Lists land uses as defined below: <ul> <li>a. Land Uses Compatible Without Restriction ("P")</li> <li>Uses noted with a "P" may develop pursuant to the development review procedures in the Use Regulation Schedule Matrices in Article 4, Use Regulations, Article 3.B. Overlays and Article 2, Development Review Process, and are not required to comply with the conditional requirements set forth in Appendix 8, The Off-Airport Land Use Compatibility Schedule.</li> <li>b. Land Uses Qualified As Compatible Only If In Compliance With Conditional</li> </ul> </li> </ul>
33 34 35 36 37 38 39 40 41 42	E.		<ul> <li>neral Land Use Regulations-Off-Airport Land Use Compatibility Schedule (Appendix 8)</li> <li>The Off-Airport Land Use Compatibility Schedule (Appendix 8)</li> <li>Lists land uses as defined below: <ul> <li>a. Land Uses Compatible Without Restriction ("P")</li> <li>Uses noted with a "P" may develop pursuant to the development review procedures in the Use Regulation Schedule Matrices in Article 4, Use Regulations, Article 3.B. Overlays and Article 2, Development Review Process, and are not required to comply with the conditional requirements set forth in Appendix 8, The Off-Airport Land Use Compatibility Schedule.</li> <li>b. Land Uses Qualified As Compatible Only If In Compliance With Conditional Requirements ("Q")</li> </ul> </li> </ul>
33 34 35 36 37 38 39 40 41 42 43	E.		<ul> <li>neral Land Use Regulations-Off-Airport Land Use Compatibility Schedule (Appendix 8)</li> <li>The Off-Airport Land Use Compatibility Schedule (Appendix 8)</li> <li>Lists land uses as defined below: <ul> <li>a. Land Uses Compatible Without Restriction ("P")</li> <li>Uses noted with a "P" may develop pursuant to the development review procedures in the Use Regulation Schedule Matrices in Article 4, Use Regulations. Article 3.B. Overlays and Article 2, Development Review Process, and are not required to comply with the conditional requirements set forth in Appendix 8, The Off-Airport Land Use Compatibility Schedule.</li> <li>b. Land Uses Qualified As Compatible Only If In Compliance With Conditional Requirements ("Q")</li> <li>Uses noted with a "Q" may develop pursuant to the development review procedures in the</li> </ul> </li> </ul>
33 34 35 36 37 38 39 40 41 42 43 44	E.		<ul> <li>neral Land Use Regulations-Off-Airport Land Use Compatibility Schedule (Appendix 8)</li> <li>The Off-Airport Land Use Compatibility Schedule (Appendix 8)</li> <li>Lists land uses as defined below: <ul> <li>a. Land Uses Compatible Without Restriction ("P")</li> <li>Uses noted with a "P" may develop pursuant to the development review procedures in the Use Regulation Schedule Matrices in Article 4, Use Regulations. Article 3.B. Overlays and Article 2, Development Review Process, and are not required to comply with the conditional requirements set forth in Appendix 8, The Off-Airport Land Use Compatibility Schedule.</li> <li>b. Land Uses Qualified As Compatible Only If In Compliance With Conditional Requirements ("Q")</li> <li>Uses noted with a "Q" may develop pursuant to the development review procedures in the Use Regulation Schedule Matrices in Article 4, Use Regulations, Article 3.B. Overlays and Article 3.B. Overlays and Article 4, Use Regulation Schedule.</li> </ul> </li> </ul>
33 34 35 36 37 38 39 40 41 42 43	E.		<ul> <li>neral Land Use Regulations-Off-Airport Land Use Compatibility Schedule (Appendix 8)</li> <li>The Off-Airport Land Use Compatibility Schedule (Appendix 8)</li> <li>Lists land uses as defined below: <ul> <li>a. Land Uses Compatible Without Restriction ("P")</li> <li>Uses noted with a "P" may develop pursuant to the development review procedures in the Use Regulation Schedule Matrices in Article 4, Use Regulations. Article 3.B. Overlays and Article 2, Development Review Process, and are not required to comply with the conditional requirements set forth in Appendix 8, The Off-Airport Land Use Compatibility Schedule.</li> <li>b. Land Uses Qualified As Compatible Only If In Compliance With Conditional Requirements ("Q")</li> <li>Uses noted with a "Q" may develop pursuant to the development review procedures in the</li> </ul> </li> </ul>
33 34 35 36 37 38 39 40 41 42 43 44	E.		<ul> <li>neral Land Use Regulations-Off-Airport Land Use Compatibility Schedule (Appendix 8)</li> <li>The Off-Airport Land Use Compatibility Schedule (Appendix 8)</li> <li>Lists land uses as defined below: <ul> <li>a. Land Uses Compatible Without Restriction ("P")</li> <li>Uses noted with a "P" may develop pursuant to the development review procedures in the Use Regulation Schedule Matrices in Article 4, Use Regulations, Article 3.B. Overlays and Article 2, Development Review Process, and are not required to comply with the conditional requirements set forth in Appendix 8, The Off-Airport Land Use Compatibility Schedule.</li> <li>b. Land Uses Qualified As Compatible Only If In Compliance With Conditional Requirements ("Q")</li> <li>Uses noted with a "Q" may develop pursuant to the development review procedures in the Use Regulation Schedule Matrices in Article 4, Use Regulations, Article 3.B. Overlays and Article 2, Development Review Process, if regulated and constructed in accordance with Article 2, Development Review Process, if regulated and constructed in accordance with</li> </ul> </li> </ul>
33 34 35 36 37 38 39 40 41 42 43 44 45 46	E.		<ul> <li>neral Land Use Regulations-Off-Airport Land Use Compatibility Schedule (Appendix 8)</li> <li>The Off-Airport Land Use Compatibility Schedule (Appendix 8)</li> <li>Lists land uses as defined below: <ul> <li>a. Land Uses Compatible Without Restriction ("P")</li> <li>Uses noted with a "P" may develop pursuant to the development review procedures in the Use Regulation Schedule Matrices in Article 4, Use Regulations, Article 3.B. Overlays and Article 2, Development Review Process, and are not required to comply with the conditional requirements set forth in Appendix 8, The Off-Airport Land Use Compatibility Schedule.</li> <li>b. Land Uses Qualified As Compatible Only If In Compliance With Conditional Requirements ("Q")</li> <li>Uses noted with a "Q" may develop pursuant to the development review procedures in the Use Regulation-Schedule Matrices in Article 4, Use Regulations, Article 3.B. Overlays and Article 2, Development Review Process, if regulated and constructed in accordance with the conditional notes in Appendix 8. Application for a Type II variance from the conditional</li> </ul> </li> </ul>
33 34 35 36 37 38 39 40 41 42 43 44 45 46 47	E.		<ul> <li>neral Land Use Regulations-Off-Airport Land Use Compatibility Schedule (Appendix 8) The Off-Airport Land Use Compatibility Schedule (Appendix 8) Lists land uses as defined below: <ul> <li>a. Land Uses Compatible Without Restriction ("P") Uses noted with a "P" may develop pursuant to the development review procedures in the Use Regulation Schedule Matrices in Article 4, Use Regulations, <u>Article 3.B. Overlays</u> and Article 2, Development Review Process, and are not required to comply with the conditional requirements set forth in Appendix 8, The Off-Airport Land Use Compatibility Schedule.</li> <li>b. Land Uses Qualified As Compatible Only If In Compliance With Conditional Requirements ("Q") Uses noted with a "Q" may develop pursuant to the development review procedures in the Use Regulation Schedule Matrices in Article 4, Use Regulations, <u>Article 3.B. Overlays</u> and Article 2, Development Review Process, if regulated and constructed in accordance with the conditional notes in Appendix 8. <u>Application for a Type II variance from the conditional requirements may be made to the ZC in accordance with the requirements in Article 2,</u></li> </ul> </li> </ul>
33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48	E.		<ul> <li>neral Land Use Regulations-Off-Airport Land Use Compatibility Schedule (Appendix 8) The Off-Airport Land Use Compatibility Schedule (Appendix 8) Lists land uses as defined below: <ul> <li>a. Land Uses Compatible Without Restriction ("P") Uses noted with a "P" may develop pursuant to the development review procedures in the Use Regulation-Schedule Matrices in Article 4, Use Regulations, <u>Article 3.B. Overlays</u> and Article 2, Development Review Process, and are not required to comply with the conditional requirements set forth in Appendix 8, The Off-Airport Land Use Compatibility Schedule.</li> <li>b. Land Uses Qualified As Compatible Only If In Compliance With Conditional Requirements ("Q") Uses noted with a "Q" may develop pursuant to the development review procedures in the Use Regulation Schedule Matrices in Article 4, Use Regulations, <u>Article 3.B. Overlays</u> and Article 2, Development Review Process, if regulated and constructed in accordance with the conditional notes in Appendix 8. <u>Application for a Type II variance from the conditional requirements may be made to the ZC in accordance with the requirements in Article 2, DEVELOPMENT REVIEW PROCESS. [Ord. 2006-036]</u></li> </ul> </li> </ul>
33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48	E.		<ul> <li>neral Land Use Regulations-Off-Airport Land Use Compatibility Schedule (Appendix 8) The Off-Airport Land Use Compatibility Schedule (Appendix 8) Lists land uses as defined below: <ul> <li>a. Land Uses Compatible Without Restriction ("P") Uses noted with a "P" may develop pursuant to the development review procedures in the Use Regulation-Schedule Matrices in Article 4, Use Regulations, <u>Article 3.B. Overlays</u> and Article 2, Development Review Process, and are not required to comply with the conditional requirements set forth in Appendix 8, The Off-Airport Land Use Compatibility Schedule.</li> <li>b. Land Uses Qualified As Compatible Only If In Compliance With Conditional Requirements ("Q") Uses noted with a "Q" may develop pursuant to the development review procedures in the Use Regulation Schedule Matrices in Article 4, Use Regulations, <u>Article 3.B. Overlays</u> and Article 2, Development Review Process, if regulated and constructed in accordance with the conditional notes in Appendix 8. <u>Application for a Type II variance from the conditional requirements may be made to the ZC in accordance with the requirements in Article 2, DEVELOPMENT REVIEW PROCESS. [Ord. 2006-036]</u></li> </ul> </li> </ul>
33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49	E.		<ul> <li>neral Land Use Regulations-Off-Airport Land Use Compatibility Schedule (Appendix 8) The Off-Airport Land Use Compatibility Schedule (Appendix 8) Lists land uses as defined below: <ul> <li>a. Land Uses Compatible Without Restriction ("P") Uses noted with a "P" may develop pursuant to the development review procedures in the Use Regulation Schedule Matrices in Article 4, Use Regulations. Article 3.B. Overlays and Article 2, Development Review Process, and are not required to comply with the conditional requirements set forth in Appendix 8, The Off-Airport Land Use Compatibility Schedule.</li> <li>b. Land Uses Qualified As Compatible Only If In Compliance With Conditional Requirements ("Q") Uses noted with a "Q" may develop pursuant to the development review procedures in the Use Regulation Schedule Matrices in Article 4, Use Regulations, Article 3.B. Overlays and Article 2, Development Review Process, if regulated and constructed in accordance with the conditional notes in Appendix 8. Application for a Type II variance from the conditional requirements may be made to the ZC in accordance with the requirements in Article 2, DEVELOPMENT REVIEW PROCESS. [Ord. 2006-036]</li> </ul> </li> <li>c. Incompatible Land Uses ("N")</li> </ul>
33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50	E.		<ul> <li>neral Land Use Regulations-Off-Airport Land Use Compatibility Schedule (Appendix 8)</li> <li>The Off-Airport Land Use Compatibility Schedule (Appendix 8)</li> <li>Lists land uses as defined below: <ul> <li>a. Land Uses Compatible Without Restriction ("P")</li> <li>Uses noted with a "P" may develop pursuant to the development review procedures in the Use Regulation Schedule Matrices in Article 4, Use Regulations, Article 3.B. Overlays and Article 2, Development Review Process, and are not required to comply with the conditional requirements set forth in Appendix 8, The Off-Airport Land Use Compatibility Schedule.</li> <li>b. Land Uses Qualified As Compatible Only If In Compliance With Conditional Requirements ("Q")</li> <li>Uses noted with a "Q" may develop pursuant to the development review procedures in the Use Regulation Schedule Matrices in Article 4, Use Regulations, Article 3.B. Overlays and Article 2, Development Review Process, if regulated and constructed in accordance with the conditional Requirements ("Q")</li> <li>Uses noted with a "Q" may develop pursuant to the development review procedures in the Use Regulation Schedule Matrices in Article 4, Use Regulations, Article 3.B. Overlays and Article 2, Development Review Process, if regulated and constructed in accordance with the conditional notes in Appendix 8. Application for a Type II variance from the conditional requirements may be made to the ZC in accordance with the requirements in Article 2, DEVELOPMENT REVIEW PROCESS. [Ord. 2006-036]</li> </ul> </li> <li>c. Incompatible Land Uses ("N") <ul> <li>Uses notes as an "N" are considered to be incompatible in the Airport Zone Regulated</li> </ul> </li> </ul>
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#### Notes:

Underlined indicates new text. Stricken indicates text to be deleted, Stricken and italicized means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets [Relocated to: ].

Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

## DEPARTMENT OF AIRPORTS **CHAPTER 333, FLORIDA STATUTES UPDATES** SUMMARY OF AMENDMENTS

1		
		to contiguous properties of any public or private educational structure in existence, or
		real property in use, on November 1, 1996. Construction of new education structures
2 3 4 5 6 7		shall meet the provisions of Article 16.B.1.H, Airspace Height Review Procedures, and
4		the provision of sound insulation materials in accordance with established architectural
5		and acoustical principles as contained in document DOT/FAA/PP-92-5 (or later
6		version), Guidelines for the Sound Insulation of Residences Exposed to Aircraft
7		Operations, is encouraged.
8		2) The language in subsection a. above shall not be construed to require the removal,
8 9		alteration, sound conditioning, or other change, or to interfere with the continued use
10		
		or expansion of any Limited or General Day Care use in existence, or real property in
11		use, or with a valid development order prior the effective date of this Ordinance.
12		Expansion or alterations of a Day Care located within the runway area that represents
13		an increase in the number of occupants shall be prohibited. [Ord. 2011-016]
14		b. In no case shall new residential construction be permitted within an area contiguous to the
15		airport measuring 1/2 the length of the longest runway on either side of and at the end of
16		each runway centerline unless it meets the conditional notes in the Off-Airport Land Use
17		Compatibility Schedule - Appendix 8. This area is shown as the "New Residential
18		Construction Limit" on Appendices 10-14.
19		1) Exemption
20		Land uses within regulated areas defined in Article 16.C.1.D.1.a, Palm Beach
21		International Airport (PBIA) and Article 16.C.1.D.1.b, Boca Raton Airport Land Use
22		Noise Zone (Airports which have completed Federal Aviation Regulation Part 150
23		
		Noise and Land Use Compatibility Studies), "Palm Beach International Airport and
24		Boca Raton Airport Land Use Noise Zone Defined" and which meet the standards set
25		forth herein.
26		c. In no case shall a new Landfill be permitted, or an existing Landfill expanded, within 10,000
27		feet from the nearest point of any Airport runway used by only turbine aircraft; within 5,000
28		feet from the nearest point of any Airport runway used by only nonturbine aircraft; or within
29		the lateral limits of the civil airport imaginary surfaces, Appendix 15.
	2	
30	з.	Additional Use Regulations
31		In addition to the requirements contained in the Off-Airport Land Use Compatibility Schedule
32		Appendix 8, all uses within regulated areas shall comply with the following provisions:
33		a. Lights and Illuminations
34		All lights or illumination used in conjunction with streets, parking, signs or use of land and
35		structures shall be arranged and operated in such manner that is not misleading or
		structures shall be allariged and operated in such manner that is not misleading of
		dependence to aircraft approxima from or to a public airport or in visibility thereof
36		dangerous to aircraft operating from or to a public airport or in vicinity thereof.
37		b. Electronic Devices
37 38		b. Electronic Devices No application, use, or operations of any type shall produce electronic interference with
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37 38 39 40 41		<ul> <li>b. Electronic Devices         No application, use, or operations of any type shall produce electronic interference with             navigation signals or radio communication between aircraft; the airport tower, or other air             traffic control facility.     </li> <li>c. Obscuration</li> </ul>
37 38 39 40 41 42		<ul> <li>b. Electronic Devices         No application, use, or operations of any type shall produce electronic interference with             navigation signals or radio communication between aircraft; the airport tower, or other air             traffic control facility.     </li> <li>c. Obscuration         No operations of any type shall produce smoke, glare or other obscuration within three     </li> </ul>
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## DEPARTMENT OF AIRPORTS **CHAPTER 333, FLORIDA STATUTES UPDATES** SUMMARY OF AMENDMENTS

1 2 3 4 5 6 7 8 9				Valid permits to construct a building, submitted to the Building Division of PZB prior to (the effective date of this Article) June 16, 1992, shall not be required to comply with the provisions of Article 16, Airport Regulations, as long as the building permit has not been amended or expired.
5			5)	Design Requirements
6				The NLR requirements of the Off-Airport Land Use Compatibility Schedule, at
7				Appendix 8, may be achieved by any suitable combination of building design, choice
8				of building materials and construction techniques in accordance with established
9				architectural and acoustical principles as contained in DOT document DOT/FAA/PP-
10				92-5, Guidelines for the Sound Insulation of Residences Exposed to Aircraft
11				Operations. This document is on file at the offices of the DOA and PZB. The noise level
12				reduction requirements shall apply to all occupied rooms having one or more exterior
13				walls or ceilings, when furnished in accordance with the intended final usage of the
14				room.
15		f.	Dis	sclosure
16		0.0		e owner of any new building or structure or any existing building or structure which is
17				ostantially repaired, reconstructed or altered, as provided in Article 16, Airport
18				gulations, proposed to be located within regulated areas shall provide disclosure to all
19				spective purchasers or tenants of such building or structure that the building or structure
20				ocated within the Land Use Compatibility Noise Zone and that aircraft noise may be
21				ectionable.
22	F.	Revie		ocedure for Airport Land Use Noise Zones (ALUNZ)
23	1000			istruction or reconstruction for temporary or permanent structures within ALUNZ shall
24				ed for compliance with the standards of this Section. Prior to acceptance of a
25				nt order or issuance of a building permit, the DOA and in consultation with PZB, shall
26		review	v the a	application for compliance with this Article.
27	Sectio	n 2	Var	riances
28 29 30	use pro	perty v	vhich	pe II variance may be submitted to erect or increase the height of any structures, or to does not comply with the regulations prescribed in this Article, to the ZC pursuant to the ndards set forth in Article 2.B.3, Variances. <b>[Ord. 2006-036]</b>
31	Sectio	n 3 <u>2</u>	No	nconforming Uses
32 33				ng to the Airport Zoning Regulations shall be administered in accordance with the distribution with the distribution with the distribution of the distributication of
34	Sectio	n 4 <u>3</u>	Ad	ministration
35	A.	This s	ection	n of the ULDC shall be interpreted by the Director of Airports. PZB DOA, in consultation
36				A PZB, shall administer the review of development applications for compliance with this
37				n the territorial limits over which PBC has jurisdiction. DOA by Interlocal Agreement with
38				ction which has permitting authority shall administer the review of development
39				s for compliance with this Article within the territorial limits of the municipality. If a Tall
40				ermit for Obstruction is required, then the DOA shall administer review with the FAA.
41				be established by the DOA and PZB to administer this Article. [Ord. 2008-003]
42	В.	In the	even	t that any violation of the requirements of this Article are found, the Director of Code
43		Enfor	cemer	nt shall give written notice to the property owner. Such notice shall indicate the nature
44		of the	violat	ion and the necessary action to correct or abate the violation. A copy of said notice shall
45				the Code Enforcement Board and DOA. PZB shall require work to stop and may take
46		any o	r all ot	ther action necessary to correct violations and obtain compliance with all the provisions
47		of this		[편집 전 ] 전 ] 가지 않는 것 같은 것 집 것 같은 것 같은 것 같은 것 것 같은 것 것 같은 것 같은
48	C.	The D	OA sl	hall notify the Executive Director of PZB of all amendments to the airport master plan(s),
49				gulations that effect-affect the definitions or height limitations of the zones established
50		hereir		
51	D.			age shall not be subject to the requirements of Article 8 of the ULDC. Proposed signage
52 53				bject to review by the Aviation and Airports Advisory Board and approved or amended on with the Airport master plan. [Ord. 2008-003]
2 2 X		10.1	10-12-54	

54 Section 54 Enforcement

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## DEPARTMENT OF AIRPORTS CHAPTER 333, FLORIDA STATUTES UPDATES SUMMARY OF AMENDMENTS

#### A. Non-compliance

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Failure to comply with the requirements of this Section or any permit or Approval granted or authorized hereunder shall constitute a violation of this code. PZB or DOA may issue a Cease and Desist Order or withhold a Certificate of Occupancy until the provisions of this Section have been met. PBC may subject the owner of the premises to the violation and enforcement provisions in F.S. Chapter 333.07, and 1995, as amended, seek injunctive relief, pursuant to F.S. Chapter 333.13, as may be amended from time to time, or may pursue any other remedy available at law, in order to fully effectuate the purposes of this Ordinance. Each violation of this Ordinance or of any regulation, order or ruling promulgated herein shall be considered a separate offense and enforced in accordance with the provisions of Article 10, Enforcement.

#### 11 Section 65 Appeals

12 Any person aggrieved by the decision of PZB or the DOA made in the administration of this Article may 13 appeal the decision to the Hearing Officer in accordance with the provisions of Article 2.B.3, Variances, of 14 this Code. [Ord. 2006-036]

- A. Hearing Officers, as established in Article 2.G.3.G., are hereby authorized to hear and decide appeals of final decisions by the DOA.
- B. An applicant shall file an appeal with DOA within 20 working days of a final decision by the DOA. The appeal must state with specificity the reasons for the appeal and shall contain such data and documentation upon which the applicant seeks to rely. The DOA, by Resolution of the BCC, may establish a reasonable fee to be paid by the applicant upon filing an appeal. This fee shall not exceed the cost to the County in processing the appeal.
- C. The DOA shall schedule a hearing before the Hearing Officer no later than 90 working days after an appeal has been filed. The DOA shall notify the applicant of the hearing date at least 15 working days in advance of the hearing and invite the applicant or the applicant's representative to attend the hearing. Any of the time limitations set forth in this paragraph may be waived upon mutual agreement of the DOA and the party filing the appeal.
- D. An appeal shall stay all proceedings in the underlying action appealed from, unless the DOA certifies that a stay would, in its opinion, cause imminent peril to life or property. In such cases, proceedings may not be stayed except by order of the BCC for good cause shown.
- E. At the hearing, the Hearing Officer shall provide the applicant and the DOA an opportunity to present testimony and evidence, provided such information was part of the review before the DOA. The Hearing Officer shall affirm, reverse, or modify the final decision of the DOA in conformity with this Chapter. The Hearing Officer shall affirm the decision of the DOA if there is substantial competent evidence in the record that the DOA properly applied the standards in this Chapter.
- F. Any aggrieved party, including PBC, may appeal an order of the Hearing Officer to the Fifteenth Judicial Circuit Court of PBC. Such appeal shall not be a hearing de novo, but shall be a petition for Writ of Certiorari and the Court shall be limited to appellate review of the record created before the Hearing Officer. PBC may assess a reasonable fee for the preparation of the record to be paid by the Petitioner in accordance with F.S. §119.07, F.S., as amended from time to time.

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## DEPARTMENT OF AIRPORTS CHAPTER 333, FLORIDA STATUTES UPDATES SUMMARY OF AMENDMENTS

#### 1

#### AIRPORT ZONING REGULATIONS

#### **APPENDIX 1 THROUGH 15**

NOTE: MAPS AND SCHEDULES IN THESE APPENDICES ARE REPRESENTATIONAL ONLY AND MAY BE AMENDED FROM TIME TO TIME. LOCATIONAL REQUIREMENTS CAN BE VERIFIED BY THE DEPARTMENT OF AIRPORTS. HARD COPY, SCALED MAPS ARE AVAILABLE UPON REQUEST FROM THE DEPARTMENT OF AIRPORTS DIVISION., OR MAY BE OBTAINED FROM THE WEB SITE.

APPENDIX 1	AIRSPACE NOTIFICATION MAPS
APPENDIX 4 2	MAPS A - PALM BEACH INTERNATIONAL AIRPORT
APPENDIX 4- 3	MAP B - PBC PARK AIRPORT
APPENDIX 4	MAP C - PBC GLADES AIRPORT
APPENDIX 5	MAP D - BELLE GLADE MUNICIPAL AIRPORT
APPENDIX 6	MAP E - PALM BEACH NORTH COUNTY AIRPORT
APPENDIX 7	MAP F - BOCA RATON AIRPORT
APPENDIX 8	OFF-AIRPORT LAND USE COMPATIBILITY SCHEDULE
APPENDIX 9	AIRPORT LAND USE NOISE ZONE - PALM BEACH INTERNATIONAL AIRPORT
APPENDIX 10	AIRPORT LAND USE NOISE ZONE - BOCA RATON AIRPORT
APPENDIX 11	AIRPORT LAND USE NOISE ZONE - PBC PARK
APPENDIX 12	AIRPORT LAND USE NOISE ZONE - PBC GLADES AIRPORT
APPENDIX 13	AIRPORT LAND USE NOISE ZONE - BELLE GLADE MUNICIPAL AIRPORT
APPENDIX 14	AIRPORT LAND USE NOISE ZONE - PALM BEACH NORTH COUNTY AIRPORT
APPENDIX 15	ISOMETRIC VIEW OF AIRPORT HEIGHT ZONES AND IMAGINARY SURFACES

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FLORIDA DEPARTMENT Of STATE

**RICK SCOTT** Governor **KEN DETZNER** Secretary of State

August 29, 2017

Honorable Sharon R. Bock Clerk and Comptroller Palm Beach County 301 North Olive Avenue West Palm Beach, Florida 33401

Attention: Timothy Montiglio, Administrative Specialist II

Dear Ms. Bock:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Palm Beach County Ordinance No. 2017-025, which was filed in this office on August 28, 2017.

Sincerely,

Ernest L. Reddick Program Administrator

ELR/lb