

CHAPTER 15

ARTICLE 4. THE LAKES DISTRICT MASTER PLANNED COMMUNITY AREA

(11/09/21)

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PART 1. – THE LAKES DISTRICT MASTER PLANNED COMMUNITY AREA ESTABLISHED, INTRODUCTION AND PURPOSE

Sec. 15.100. - Title.

Chapter 15, Article 4 shall be entitled "The Lakes District Master Planned Community Planning Area" which regulations are applicable within the Lakes District Master Planned Community Area established herein and is part of the City of Auburndale's "Land Development Regulations".

Sec. 15.101. - Relationship to the Comprehensive Plan.

The regulations and requirements herein set forth have been established in accordance with the City of Auburndale Comprehensive Plan and constitute a Master Planned Community Area within the geographic area described and/or denoted on Maps 15.1 and 15.2 herein.

Sec. 15.102. - Purpose.

The purpose of these zoning and design guidelines and standards is to create and establish a Master Planned Community Area that strives to create a peaceful, beautiful, and balanced community in the Lakes District geographic area as identified on Maps 15.1 and 15.2 herein with the characteristics of traditional "Auburndale". Further, it is the intent of these Master Planned Community Area standards to provide for streets that are convenient and comfortable for biking and walking, allow for parks that are a focus for public activity, and support the life and vitality of a small town that can be enjoyed by its residents.

The City identified the Lakes District as a specific geographic area of growth with surrounding employment generators and that should be designated as a Master Planned Community Area. A full range of uses, services, amenities, and activities are planned in the Lakes District Master Planned Community Area established herein to fill the needs of the future population. In order to build and sustain a viable community, development shall feature a mixture of zoning districts which allow for increased accessibility, diversity, and opportunities for social interaction within the context of an integrated framework of open spaces.

This code represents a coordinated effort to plan for the Lakes District Master Planned Community Area established herein using the rural to urban transect as a model for development, providing an opportunity to create a unique, master planned community that reflects an image and character that is identifiable to visitors and residents. Similar to more established communities, the Lakes District Master Planned Community Area established herein should be immediately identifiable by the pattern of residential districts that have community focal points known as village centers; by the trees planted along major boulevards and the scale of local streets; and by the proximity to nature and open spaces. These guidelines and standards establish the framework for development within the Lakes District Master Planned Community Area established herein.

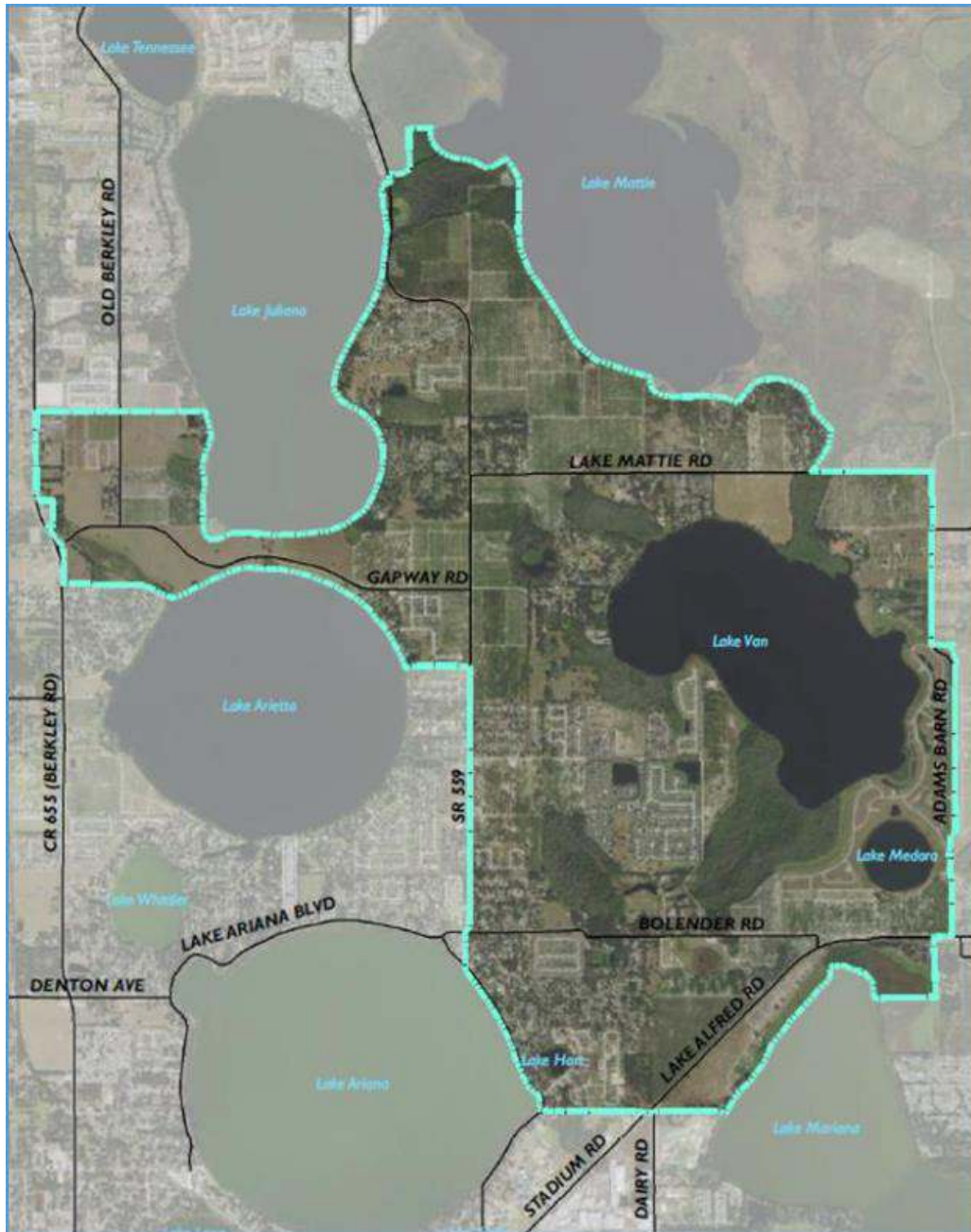
- (g) the celebration of public space. Civic buildings, such as government offices, community centers, churches and libraries shall be sited in prominent locations which are accessible to residents. Open spaces, such as parks, playgrounds, squares, and greenbelts shall be located at accessible locations throughout a neighborhood.
- (h) cohesive urban design which builds civic pride, enhances community identity, and reinforces the vision of the Lakes District.

Sec. 15.105. - The Lakes District - Master Planned Community Area Map.

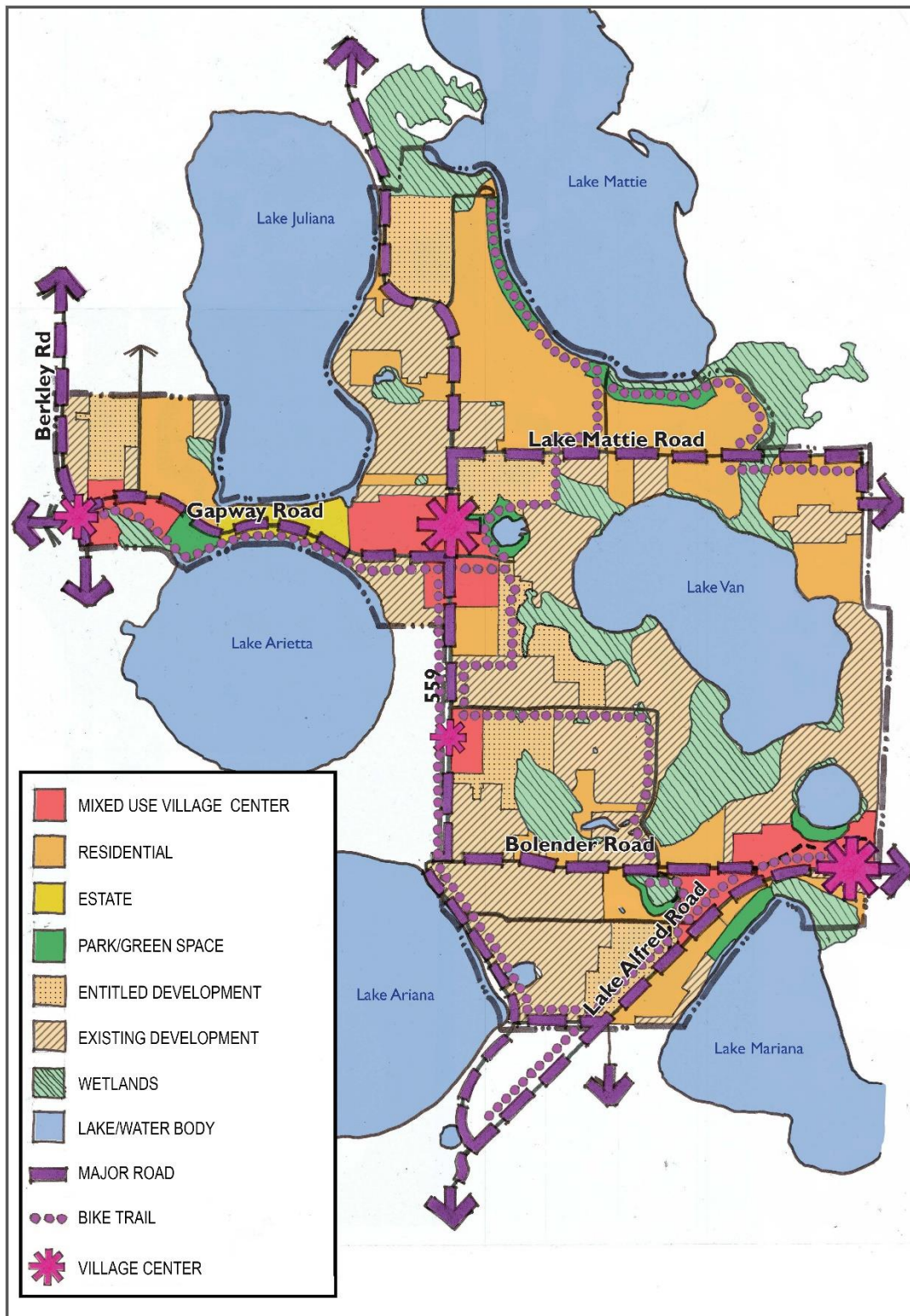
The Lakes District - Master Planned Community Area Map (Figure 15.2) established herein works in conjunction with the Comprehensive Plan, and the proceeding guidelines and standards to visually illustrate the concepts of the overall planning effort. The Master Planned Community Area Map provides a tool for public and private entities to approach the physical structure and building of this new Master Planned Community Area established herein. Special development standards are retained within Sec. 15.404. for proposed development within the Green Swamp Area of Critical State Concern.

The Master Planned Community Area Map shows the locations of major natural and ecological features; existing and proposed highways and roads; locations for Village Centers; as well as various zonings proposed in the Master Planned Community Area established herein. Compact and mixed-use development patterns take place in the Village Centers and include residences, offices, retail and civic uses.

While the locations of the elements in the Master Planned Community Area established herein are conceptual, the number and relative size of the particular zones shall be considered accurate.



MAP 15.1 – The Lakes District Master Planned Community Area Boundary



MAP 15.2 – The Lakes District – Master Planned Community Area Map

PART 2. – ZONING GUIDELINES AND STANDARDS

Sec. 15.200. – Zoning Districts.

The following guidelines and standards are organized by zoning district. Coupled with the applicable Comprehensive Plan Policy Framework, they describe the fundamental planning principles that guide site planning for each zoning category, as well as the required mix of uses, configuration, and intensity of development. Though each zoning category has a base density of 6 dwelling units per acre, development must comply with the guidelines and standards associated with the individual zoning district, potentially limiting the realistic building potential. The following zoning categories are used on the Master Planned Community Area Map (Map 15-2):

(a) *Mixed Use Centers.*

1. *Village Center (VC District).* VC districts shall be developed as important destinations for groups of Residential Neighborhoods, providing a variety of shops, services, restaurants, and civic facilities that serve the needs of the surrounding neighborhoods. Village Centers have a base density of 6 dwelling units per acre which may be increased through the Transfer of Development Rights (TDR) process described in 15.401. Village Centers are a TDR receiving zone.



(b) *Neighborhoods.*

1. *Residential Neighborhood (RN).* The majority of housing in the Lakes District Master Planned Community Area established herein shall be located in Residential Neighborhoods, identified as Residential on Map 15-2. These medium to low density areas shall be scaled to the needs of pedestrians, with local destinations, such as Centers, schools, and community parks, within walking distance. Residential neighborhoods have a base density of 6 dwelling units per acre. Residential Neighborhoods may be a TDR sending zone and receiving zone.



2. *Estate Residential (ER)*. In certain Residential Neighborhood areas within the Lakes District Master Planned Community Area established herein, a more rural development pattern which recognizes unique environmental conditions may be appropriate, identified as Estate on Map 15-2. Estate Residential neighborhoods have a base density of 6 dwelling units per acre. Lands in these areas may be a TDR sending zone.



(c) *Other.*

1. *Parks/ Open Space*. This zoning category is applied to proposed locations for parks and other open space (community, neighborhood, plazas, and greens) or institutional uses. Lands in these areas may also be a TDR sending zone and have a base density of 6 dwelling units per acre.



2. *Conservation Network (CN)*. The Conservation Network establishes an interconnected open space system that protects wetland communities and habitat for numerous common and protected wildlife species while allowing passive recreation uses such as pedestrian and bike trails where appropriate. Lands in these areas may be a TDR sending zone and have a base density of 6 dwelling units per acre.

Sec. 15.201. - Mixed Use Center Guidelines and Standards.

There is one type of mixed-use center within the Lakes District Master Planned Community Area established herein. More detailed building type, street, and open space standards apply in the mixed-use centers, as identified in subsequent Parts. Village Centers are encouraged to develop as a series of complete blocks within interconnected streets. Each Village Center must contain a minimum mix of the different block types: mixed-use, residential, or civic. The different block types each have standards for maximum size, allowable uses, minimum intensity or FAR (floor area ratio), minimum building street frontage, building height, and parking ratios which are identified in Figure 15-1. In addition, the following descriptions pertain to the variables in Figure 15-1:

- (a) *Block Size.* Areas are calculated net of surrounding streets and wetlands setbacks.
- (b) *Allowable Use.* Permitted land uses are shown in Figure 15-1, uses not listed may be permitted through the planned development process.
- (c) *Prohibited Use.* Prohibited uses are shown in Figure 15-1, uses not listed may be permitted through the planned development process.
- (d) *Density and FAR.* Density and FAR are based on the net block size and measured per block. For the mixed-use blocks, the residential square footage shall be added to the commercial development for a total block FAR.
- (e) *Minimum Building Frontage.* Minimum Building frontage shall be measured on each street adjacent to the developable block. The percent frontage shall include the linear feet of building within 20 feet of the edge of street ROW. In addition, 20% of the frontage area can be comprised of plazas or pedestrian accessible landscaped areas with depths no less than 30 feet. Frontage standards may be waived through the planned development process.
- (f) *Building Height.* Height is generally limited by the number of stories, to provide variety to the skylines of Village Centers. Mezzanines, if less than 50% of the lower floor, shall not be considered as a story. First floors of commercial and residential buildings shall not exceed 25’ in height, floor to floor. Upper floors shall not exceed 15’ in floor to floor height. Civic buildings may exceed these maximums.
- (g) *Parking Ratio.* The parking requirement shall be a minimum unless an alternative parking plan is submitted by a certified planner or professional engineer. Additional parking may be provided at the developer's discretion providing the other standards are achieved. The required parking shall include all on-street parking on the adjacent side of each surrounding street.

**Figure 15-1
Mixed Use Center Standards**

	Village Center
Minimum Size of Property	10 acres (smaller individual parcels may be included if incorporated into a larger Village Center of 10 acre minimum size)
Mixed Use Blocks	15% to 75% of Center

Mix of Uses	Grocery, Retail and Services, Restaurants, Professional Offices, Residential, Civic, Park/Plaza, Institutional/ Schools. Other proposed uses may be permitted through the planned development process.
Prohibited Uses	Auto-oriented Uses: Gas Station, Auto Repair, Car Washes, and Drive-Thrus
Maximum Block Size	7 acres
FAR Range	0.3 – 2.0
Minimum Building Frontage	65% of block
Parking Ratio	3 spaces: 1,000 sf
Building Height	See Sec. 15.312
Residential Blocks	25% to 75% of Center
Allowable Uses	Apartments, Condos, Townhomes, Duplexes, Small Lot Single Family
Prohibited Uses	Auto-oriented Uses: Gas Station, Auto Repair, Car Washes, and Drive-Thrus
Maximum Block Size	3 acres
Density Range	7 to 25 du/acre
Minimum Frontage	60% of each street
Parking Ratio	1.2 spaces/unit
Building Height	See Sec. 15.312
Civic Blocks	10% to 100%

Allowable Uses	Parks, Recreation, Civic
Prohibited Uses	Auto-oriented Uses: Gas Station, Auto Repair, Car Washes, and Drive-Thrus
Maximum Block Size	20 acres

Sec. 15.202. - Village Center Guidelines and Standards.

The following guidelines and standards apply to Village Centers:

- (a) *Primary Activity Center.* Village Centers shall be developed as important destinations for multiple Residential Neighborhoods, providing a variety of shops, services, restaurants, and civic facilities that serve the needs of the surrounding neighborhoods.
- (b) *Housing.* Medium intensity housing, located within the Village Center, shall surround the core commercial area and be integrated with its design. Appropriate housing types include: apartments/condominiums, residential over commercial, townhouses, duplexes, bungalows, small-lot single family and standard lot single family. Owner-occupied homes are specifically encouraged.
- (c) *Urban Design Character.* Buildings shall be placed to form active street fronts and other connecting pedestrian spaces, with rear or courtyard style parking. The dominance of parking shall be reduced by breaking large lots into small blocks of parking, locating employee parking in less-used areas, and maximizing on-street parking.
- (d) *Mid-Block Connections.* Pedestrian and/or auto connections shall be provided at mid-block locations for mixed use and commercial blocks to increase the permeability of the site and encourage walking for some daily trips. Mid-block connections shall be provided every 200 to 400 feet.
- (e) *Zone Transitions.* Zoning District boundaries and density changes in Village Centers shall occur at mid-block locations whenever possible, rather than along streets so that buildings facing each other are compatible and transitions between uses are gradual.
- (f) *Relationship of Building to Public Spaces.* Buildings shall reinforce and revitalize streets and public spaces, by providing an ordered variety of entries, windows, bays, and balconies along public ways. Buildings shall have human scale in details and massing. Free-standing or "monument" buildings shall be reserved for public uses.
- (g) *Central Feature or Gathering Place.* A Village Center shall include a comfortable, centrally located park or plaza with public amenities such as civic buildings, benches, monuments, kiosks, and public art.
- (h) *Direct Pedestrian Connections.* Direct local street access from surrounding neighborhoods shall be provided so visitors do not need to use arterial streets to access the Village Center. When existing developed areas are redeveloped or retrofitted, ensure that pedestrian and/or auto access from surrounding neighborhoods is provided. Providing direct connections from the public pedestrian network to the front door of businesses and residences is essential.
- (i) *Arterial Streets as Edges.* Arterial streets shall be considered edges of Village Centers, unless they are designed as a one-way couplet or substantial pedestrian improvements are made and

traffic through the Village Center is slowed. The Conservation Network may also be used as an edge for Village Centers.

- (j) *Integration with Transportation Technology.* Village Centers shall consider facilities for automated vehicle technology, including but not limited to ride-share, electric vehicle, drop-off and pick up. These facilities shall be integrated into the design of the center, centrally located, and easily accessible for pedestrians walking to and from the surrounding neighborhoods.

Sec. 15.204. - Residential Neighborhood Guidelines and Standards.

The following guidelines shall apply to Residential Neighborhoods:

- (a) *Residential Neighborhood Structure.* All neighborhoods shall be primarily residential in use. Residential uses shall include a variety of housing types. Retail, commercial, and business uses shall not be located in the Residential Neighborhood. Neighborhoods shall be pedestrian and bicycle friendly.
 1. Neighborhoods shall be scaled to the pedestrian, with park space within a ¼ to 1/3-mile walking distance of most homes.
 2. Zoning boundaries and density changes in neighborhoods shall occur at mid-block locations whenever possible, rather than along streets so that buildings facing each other are compatible and transitions between uses are gradual.
- (b) *Location and Density.* Residential Neighborhoods shall:
 1. Be located in the areas generally depicted on the Master Planned Community Area Maps as Residential.
 2. Have a maximum density of 6 dwelling units per gross acre.
 3. Contain the following residential housing types: large-lot, standard lot, small-lot single family homes; townhomes and other types of attached single family houses; and accessory dwelling units. Owner-occupied housing is encouraged.
 4. Focus on a centrally located Park, Open or Village Center which will include public, semi-public, and private services and uses.
- (c) *Housing Diversity.* Each neighborhood shall include a variety of housing types and styles to allow people with a range of different ages and incomes to live in the neighborhood of their choice as an integrated and diverse community. In order to maintain the desired density of residential neighborhoods, a variety of housing types, lot sizes, and patterns shall be required. Each neighborhood, however, while having a mix of housing types, shall not be required to have every type of housing product (see Part 3: Building Guidelines and Standards).
- (d) *Housing Design and Orientation.* New residential neighborhoods shall be designed to orient buildings to streets and public parks. Houses shall address the local street system and public spaces with entries, balconies, porches, architectural features, and activities to create safe and pleasant walking environments.
 1. The design of attached and multi-family dwellings shall include features typically associated with detached single-family houses, including private outdoor spaces and individual identity. Garages for lower intensity single family housing and parking lots for higher intensity multi-family type housing shall not be allowed to dominate the frontage of local neighborhood streets (see Part 3: Building Guidelines and Standards).

2. New housing shall be "human scale", defined as follows: Massing, setbacks, and character of new residential developments shall encourage structures that do not overly dominate streets, foster diversity in design, and maintain the character of the community. Alternative housing forms, such as small-lot single family, bungalow single family, townhomes, and accessory dwelling units ("senior adult flats") that provide diversity of housing opportunities shall be encouraged.
- (e) *Parks*. Small parks are encouraged to be located at key intersections within a neighborhood. Pedestrian and bicycle connections shall be enhanced to allow surrounding residents to easily and safely access public recreational facilities. Larger neighborhood parks with multiple play fields shall be centrally located and shall be connected to citywide parks and open space network whenever possible. All parks shall:
 1. encourage easy access via streets and trails;
 2. foster safety by making it easy to view into parks from streets and surrounding homes; and
 3. include program elements that make the construction and on-going maintenance of small parks affordable.
 - (f) *Schools*. Where appropriate schools shall be located so students from surrounding neighborhoods can safely walk or bike to school along safe, low traffic streets.
 1. The City shall encourage the use of neighborhood elementary schools as community gathering places. Infrastructure improvements shall be identified which are needed to make school sites available for evening and weekend use (e.g., better lighting and improved security).
 2. Where appropriate, elementary schools shall be located within or adjacent to Parks and Open Spaces and explore opportunities for incorporating civic programs, such as places for cultural events, adult education recreation facilities, branch libraries, and childcare.
 - (g) *Street Configuration*. Local streets shall form an interconnected network, including automobile, bicycle, and pedestrian routes that provide direct connections to local destinations. Local streets shall provide for both intra- and inter-neighborhood connections and thus knit neighborhoods together, not form barriers between them. Private landowners are encouraged to dedicate right-of-way or provide interconnectivity for the construction of thoroughfares in accordance with Map 15-2. Development rights associated with the land dedicated to roadways may be transferred onto developable property. Proposals for gated entryways into new developments or neighborhoods shall be reviewed for conformance with the City's Land Development Code but are specifically discouraged.
 - (h) *Street Design*. Local streets shall be designed to be public ways and considered neighborhood amenities. They shall have continuous detached sidewalks or shared use trails, street trees spaced at regular intervals, and other amenities, such as benches, that favor the pedestrian. Individual residential homes shall provide entries, gates, porches, and other inviting features that face local streets to create a sense of community and improve safety.
 - (i) *Edges*. Arterial streets, changes in street fabric, greenways, and natural features (such as wetlands, lakes, and major creeks) shall define the edge of a neighborhood. Landscaped setbacks and trails shall be used to create an attractive environment at a neighborhood's edge.
 - (j) *Natural Features*. Valuable natural features including topography, creeks, significant trees, and wetlands shall be protected and accentuated through sensitive site planning, building placement, and other measures.

- (k) *Phasing.* Neighborhoods shall be livable at all stages of their development. The City shall require the provision of important public facilities concurrently with new development, including streets, utilities, local neighborhood parks, schools, and civic buildings.

Sec. 15.205. - Estate Residential Zoning Guidelines and Standards.

In certain areas within the Lakes District Master Planned Community Area established herein, a more rural development pattern which recognizes unique environmental conditions may be appropriate. Designations of such areas shall be determined through review of individual projects. General guidelines for Estate Residential areas are discussed below, while more specific building guidelines and standards are provided in Part 3: Building Guidelines and Standards. Allowable uses include:

- residential development with a gross density of 1 dwelling unit per 1 acre;
- parks, recreation, and open space; and
- public or private golf courses.
- agriculture

The most environmentally sensitive areas (i.e., wetlands, tree stands, clusters of high-quality shrubs and undergrowth) shall be preserved with residential clusters, roadways, trails, and developed open space elements knitted around these areas.

- (a) *Conservation Development.* The pattern of conservation development shall allow for sensitive development of some natural areas within the Lakes District Master Planned Community Area established herein. The maximum number of units that can be developed within Estate Residential areas is 1 unit per gross acre. Buildings shall be sited within a one-quarter ($\frac{1}{4}$) acre buildable envelope. Areas outside of the building envelope shall be kept in a more natural state but can include roads and trails. Only areas within the buildable envelope may be built upon. Several methods of ownership and protection of the areas outside of the buildable envelope are possible, including:
1. Private ownership with protective covenants and public trail easements.
 2. Joint ownership with protective covenants and public trail easements.
 3. Ownership by a private conservation trust; or
 4. Public ownership.
 5. Transfer of Development Rights (TDRs)
- (b) *Street Design.* Streets within the Estate Residential areas shall be more rural in character. Only more heavily traveled streets shall have sidewalks and planter strips. Landscaping shall have a less formal structure and native plantings shall be used for street trees and ground cover. Swales may be used within the Estate Residential areas, only after approval by the Administrative Official and City Engineer.
- (c) *Wildlife Corridors.* Site planning of the Estate Residential areas shall take into consideration the provision of wildlife corridor connections. To the greatest extent possible, street crossings of the corridors shall be minimized. The corridors shall also link the highest quality habitats within the Estate Residential area.

Sec. 15.206. – Parks and Open Space Standards.

- (a) *Park Distribution.* Public parks in the Lakes District Master Planned Community Area established herein are divided into three categories: Community Parks, Neighborhood Parks, and Village Greens and Plazas. Community Parks provide facilities that serve the needs of greater Auburndale, such as organized playing fields, swimming pools, amphitheaters, tennis and basketball complexes, and larger picnic areas. Neighborhood parks, by contrast, provide local centers of activity and recreation immediately accessible to residents, and include modest amenities such as tot-lots, small hard-surfaced courts, multi-purpose lawn areas, and informal natural settings. Village Greens and Plazas provide a place to focus civic activity in Village Centers or within Residential Neighborhoods. Park acreage shall be provided at a rate of 1 acre per 50 dwelling units and shall be distributed to provide adequate facilities throughout the community while emphasizing neighborhood recreation within walking distance of most residents.

Stormwater and natural areas may count towards up to 25% of the required park acreage considered park acreage if one of the following criteria are met:

1. Man-made lakes are permitted in the Open Space area when public access is allowed that is at least equivalent to the access provided to private landowners around the lake.
2. Stormwater management systems that utilize low impact development stormwater management principles, including but not limited to bio/vegetated swales, buffers and landscape strips; bioretention and biofiltration; rainwater harvesting systems and rain gardens.
3. Adds to the visual character and uniqueness of each development and allows for active recreational and aesthetic enjoyment by the residents.

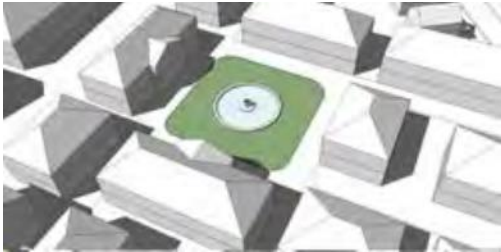
- (b) *Location of Parks.*

1. *Greens and Plazas.* At least one Green and/or Plaza Shall be provided within all Village Centers.
2. *Neighborhood Parks.* Neighborhood Parks shall be included within the Residential Neighborhood Design and be distributed throughout Residential Neighborhoods, to allow a minimum of 75% of dwelling units to be within 1/3 to ¼ mile of a local park. To count toward the 75%, dwelling units shall not be located across arterial streets from the park. Where possible, Neighborhood Parks shall be shared with elementary schools and shall connect with the trail and greenway network.
3. *Community Parks.* Sites for community parks shall be distributed equitably within the Lakes District Master Planned Community Area established herein to be within bicycling or driving distance or an active recreation area. Where possible, link these sites and their facilities with the trail and greenway network.

- (c) *Recommended Park Program.* In general, park areas shall include sufficient trees to provide shaded areas. Existing vegetation shall be saved where appropriate.

1. *Greens and Plazas.* Greens and Plazas are ¼ to 1 acre in size and shall provide opportunities for public gathering, such as:
 - a. multi-purpose lawn areas,
 - b. tot lots,

- c. informal picnic areas,
- d. amphitheaters,
- e. raised stages and gazebos,
- f. larger hardscaped areas, and
- g. seating.



2. *Neighborhood Parks.* Neighborhood Parks are 1 to 10 acres in size and shall provide modest and flexible recreation opportunities that meet basic neighborhood needs and accommodate multiple purposes. Recommended features include:

- a. multi-purpose lawn areas,
- b. tot lots,
- c. small court game areas,
- d. community gardens,
- e. informal picnic areas, and
- f. seating.



3. *Community Parks.* Community Parks are typically greater than 10 acres in size and shall contain features that serve the larger community. Recommended features include:

- a. multiple playing fields (suitable for organized play),
- b. multiple tennis and basketball courts,
- c. swimming centers, amphitheaters,
- d. group picnic areas,
- e. tot lots,
- f. play equipment storage, and
- g. off-street parking.



4. *Linear Parks*. Linear parks have no minimum acreage but shall be a minimum of 20 feet in width and 300 feet in length and shall contain features that blend recreation and transportation. Recommended features include:
 - a. walking, running, cycling, equestrian or mountain biking trails,
 - b. enhanced landscape and hardscape.



(d) *Park Design*.

1. *Perimeter Frontage*. Parks shall be surrounded by streets and/or building fronts, except where they are bound by woodlands, creeks, agricultural uses, or other significant open space features. In any event, at least 50% of a park's perimeter shall front onto a street.
2. *Paths*. Park paths shall support direct connections from neighborhoods and surrounding commercial areas into parks. A fence shall not prohibit access from neighborhoods into a park.
3. *Climatic Design*. Parks shall provide comfortable areas for sitting and recreation year-round. Parks shall include adequately shaded areas for comfortable summer use and sun-exposed areas for comfortable winter use.
4. *Natural Features*. Parks shall be designed to conserve valuable natural features including creeks, significant habitats, woodlands, and existing large trees.
5. *Views*. Vistas from surrounding streets that end in a park shall be encouraged. Loading and storage areas shall not occupy these vistas.
6. *Crime Prevention*. All greens, plazas, parks, and trails shall incorporate Crime Prevention Through Environmental Design (CPTED) concepts.
7. *Linear Parks*. Linear parks may be counted toward acreage and distance requirement but shall be built in accordance with the specifications listed above.

Sec. 15.207. - Conservation Network and Ecological Systems Standards.

In certain areas within the Lakes District Master Planned Community Area established herein, protecting the ecological integrity of the natural resources is of highest importance. These standards are not meant to restrict landowners' developmental potential, but to guide and direct development in an ecologically sensitive direction. The Conservation Network (CN), as envisioned, would protect wetland communities and habitat for numerous common and protected wildlife species while allowing passive recreation uses such as pedestrian and bike trails. The following standards are broken down by those required under normal regulatory review processes (primarily applicable to wetland/habitat areas outside the defined CN), and those applicable to the entire planning area.

(a) Definitions and Terms.

1. The wetland limits shown on the Lakes District Master Planned Community Area Maps are approximate and not binding. The wetland boundaries are based on the National Wetlands Inventory Geographic Information Systems, 2019, with limited field verification and digital information provided by others.
2. The landward extent of potential jurisdictional wetlands shall be field verified by the appropriate regulatory agencies or private landowners.
3. All impacts proposed to jurisdictional wetlands shall require permitting by regulatory agencies. Appropriate management plans for threatened or endangered species and species of special concern may require approval from the Florida Game and Fresh Water Fish Commission and/or the U.S. Fish and Wildlife Service.

(b) Regulatory Agency Requirements.

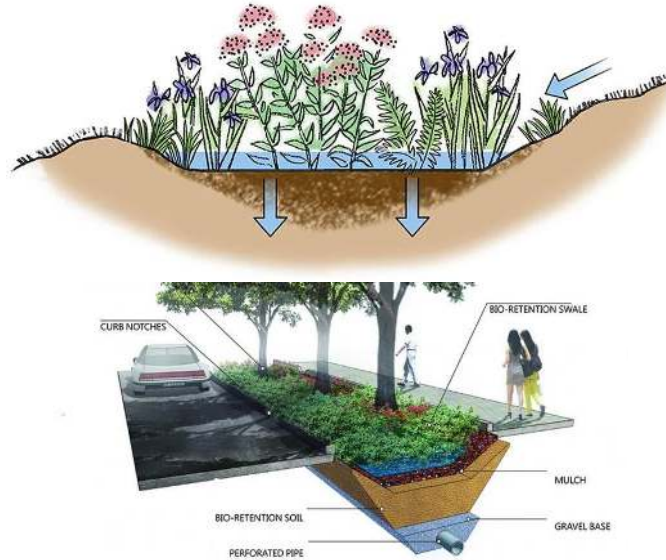
1. A minimum 50-foot upland buffer is required for those wetlands designated as protected by the City. Most of the wetlands designated as protected have been incorporated into the CN and meet the minimum buffer requirements.
2. An upland buffer area averaging 25 feet (15 feet minimum) shall be provided around wetlands remaining within the study area but outside of the CN.
3. Roads or infrastructure crossings through wetland systems shall be limited to the narrowest point of the wetland.

(c) Storm Drainage.

1. *Storm Drainage Requirements.* All future development in the Lakes District Master Planned Community Area established herein shall be required to discharge stormwater at rates not to exceed historic runoff rates and volumes. Stormwater detention and water quality facilities will be required for all development within the Lakes District Planned Community Area established herein, as determined during the review process for each development.
2. *Integration with Existing Storm Drainage Systems.* Existing drainageways and wetlands shall be maintained or enhanced in a natural state to the greatest extent feasible. In lower-density areas, drainage systems shall recharge on-site groundwater by using swales and

surface systems, rather than concrete-lined or underground storm drains. All urban runoff shall be treated on-site with biological retention and filtration areas.

3. *Joint Use Stormwater/Open Space Opportunities.* The location, function, and design of all stormwater facilities shall be coordinated with open space and park areas, in order to provide for joint use opportunities, wherever possible.



4. *Interconnected System.* Where possible, greenways with trails shall line riparian corridors and storm drainageways connecting to destinations such as schools, parks, and open spaces. Coordinate an open lands system among property owners to use land efficiently and retain wildlife movement corridors.



(d) *Additional Development Guidelines.*

1. Roads crossing wetland systems shall be fitted with oversized culverts where feasible to facilitate and maintain wildlife corridors.
2. Upland buffers, preservation areas, and wetland systems shall be maintained so as to prevent invasion by nuisance and/or exotic species listed.
3. Recreation opportunities within or adjacent to the CN shall be limited to passive uses such as biking or hiking trails or other educational opportunities. Golf courses can provide valuable linkages in the overall CN but shall not be considered CN.

4. Every attempt shall be made to mitigate for impacts to wetlands and listed wildlife species such as gopher tortoise within the study area through preservations and/or enhancement of habitat.
5. Retaining existing native vegetation and the use of native drought-resistant plants in both residential, commercial, and common use areas is encouraged.
6. Minimize additional roads crossing and encroachments across/into the CN.
7. Encourage the placement of stormwater management ponds, utility facilities, and other non-residential land uses adjacent to the defined CN.
8. While not a requirement, the City and developers shall attempt to maintain a 500-foot minimum width for environmentally sensitive lands to allow wildlife movement.
9. Design surface water management systems to discharge pre-treated stormwaters to preserved wetlands in such a way as to maintain and/or enhance their current hydrology.
10. Reduce and/or eliminate fencing as a means to delineate property ownerships wherever practicable.

PART 3. - BUILDING GUIDELINES AND STANDARDS

This Part provides requirements and guidelines for specific residential and non-residential building types within the Lakes District Master Planned Community Area established herein.

RESIDENTIAL BUILDING STANDARDS

Sec. 15.300. - Where Residential Building Standards Apply.

Residential uses are permitted in all zoning categories as identified on Map 15-2, the Lakes District-Master Planned Community Area Map. The following building standards apply to all zoning designations that permit residential uses.

Sec. 15.301. - Mix of Housing Types.

- (a) *Housing Mix in All Types of Neighborhoods.* Within each residential area, a mix of housing types is required. Housing types may vary by lot size and form. These criteria are intended to ensure that homes integrate well with each other and share designs which make neighborhood streets safe and enjoyable to walk along. Lot sizes and patterns within a neighborhood shall be varied to avoid monotonous streetscapes and provide a diverse range of housing types, however lots of 6,000 square feet or smaller shall not constitute 50% or more of the total number of lots in a neighborhood, unless within a Village Center. Each development of more than fifteen (15) acres shall provide at least three (3) housing types. Larger building types on larger lots are encouraged on corners. Smaller lots are encouraged surrounding common open spaces. Housing types are defined as follows:

Duplex. Any group of two housing units occupying a single lot or building site, whether composed of one or more than one principal building.

Four-Plex (Quadruplex). Four attached dwellings in one building in which each unit has two open space exposures and shares one or two walls with adjoining unit or units.

Garden Apartments. A building containing three or more dwelling units, including units that are located over the other. More specifically, one or more two- or three-story multifamily structures, generally built at a gross density of 15—25 dwelling units per net acre, with each structure containing eight to twenty dwelling units and including related off-street parking, open space and recreation.

Single Family (Detached Dwelling). A one-family dwelling that is not attached to any other dwelling by any other means. In the Lakes District Master Planned Community Area established herein this definition is broken down further into Estate Residential, Large-Lot, Standard-Lot, Small-Lot, and Bungalow single family housing types shown in Figure 15-3, which are all considered individual housing types.

Townhome/Rowhouse. A one-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more vertical common fire-resistant walls.

Tuck-Under Apartments. A building containing three or more dwelling units, including units that are located over the other. More specifically, one or more two or three story multifamily structures, generally built at a gross density of 20—30 dwelling units per net acre, with each structure containing eight to twenty dwelling units, with parking accessed from a rear parking drive and located under or as part of the principle structure (usually in-line), and including open space and recreation.

Accessory Dwelling Unit. A dwelling unit, for use as a complete independent living facility, located on the same zoning lot as a single-family dwelling. The second unit is created auxiliary to the single-family dwelling.

(b) *Lot Sizes and Densities.* Figure 15-3 identifies approximate lot sizes and densities for a variety of housing types. Densities apply to gross developable acreage.

Figure 15-3

Housing Type	Minimum Dwelling Unit Floor Area	Lot Size Range	Typical Density Range	Distinguishing Feature
Estate Residential	2200 SF	minimum 1 acre	maximum 1 du/gross acre	detached, clustered, rural setting
Single Family Large Lot	1800 SF	8,400-43,560 sq. ft.	3-4 du/gross acre	detached
Single Family Standard Lot	1600 SF	6,000-8,400 sq. ft.	5-6 du/gross acre	detached
Single Family Small Lot	1400 SF	4,000-6,000 sq. ft.	6-8 du/gross acre	detached
Single Family Bungalow	1200 SF	2,000-4,000 sq. ft.	8-15 du/gross acre	detached
Duplex (per unit)	1200 SF	2,000-3,000 sq. ft.	10-15 du/gross acre	two attached units
Townhouse/Rowhouse (per unit)	1200 SF	1,500-3,000 sq. ft.	15-20 du/gross acre	multiple attached units
Four-Plex	1200 SF	N/A	15-20 du/gross acre	four units per building
Garden Apartments	N/A	N/A	15-25 du/net acre	attached w/courtyard parking
Tuck-Under Apartments		N/A	20-30 du/net acre	attached w/tuck-under parking

Residential over Commercial		N/A	15-30 du/net acre	attached w/ground floor retail
Accessory Dwelling Unit	600 SF	N/A	N/A	smaller than principal structure; 900 sq. ft. maximum.

Sec. 15.302. - Housing Model Variety.

Variation in individual housing "types" results in different "models". Each model may have the same lot size and basic floor plan but is differentiated by varied exterior treatments and materials. Variations in building mass, entry and porch design, window pattern, roof form, and/or other architectural features are strongly encouraged. Each development of 100 or more homes shall have at least four (4) models with two elevations and material treatments each. For developments of less than 100 units, at least two (2) models with two (2) variations each are required. No street block shall have more than two (2) consecutive single-family homes with the same house model.

Sec. 15.303. - Relation of Buildings to Streets and Parking.

- (a) *Orientation.* Primary facades shall contain the primary entry and shall be street-facing. The principle orientation of the front facade of all buildings shall be parallel to the streets they face. Where public parks are located across a street, the front facade shall face the public park. Rear yards shall not occur along local or connector streets.
- (b) *Primary Entry and Porches.* With the exception of four-plexes, apartments, and accessory dwelling units, every home shall have its primary entry (front door) facing a public street and not more than 6 feet recessed back from the face of the primary facade. Four-plexes and apartments may have their primary entry facing a central, landscaped courtyard. Porches for all residential types shall be accessed directly from a public street or pedestrian easement and must be visible from the street. Porches may extend 6 feet into the setback. Front porches shall have a minimum depth of six feet and comprise a minimum of 30% of the width of a building's primary front facade (not including the garage) or 10 feet whichever is larger. Porches for duplexes, condos, and apartments may be shared. Tunnel-like entrances shall be specifically discouraged.
- (c) *Garages.* Residential streetscapes shall not be dominated by garages. Garage frontage shall also be limited for single family houses, duplexes, and townhomes. Garages shall not comprise more than 50% of a building's street facing frontage unless it is recessed from the primary façade a minimum of 8 feet and at least 25 feet from the right of way. Garages may be either: attached or detached, placed at the rear property line, and accessed by an alley or side yard driveway. On any lot smaller than 8,400 SF, the garage shall be accessed by an alley or side yard driveway.



Sec. 15.304. - Front Setbacks.

Front setbacks are measured from the right-of-way line of the adjacent street. Side yard and rear yard setbacks are measured from the property line. Front setbacks shall comply with the standards identified in Figure 15-4.

Figure 15-4

Front Setback	Village Center	Residential Neighborhood	Estate Residential
Minimum Front Setbacks ^{1, 2, 3, 4}	10 feet	25 feet	35 feet
Maximum Front Setbacks	15 feet	30 feet	N/A

¹ Encroachments into Minimum Front Setbacks. Porches, awnings, and second story balconies may project into setback up to six feet. Bay windows may project into setback up to 4 feet.
² All residential buildings shall be set back at least 35 feet from arterial and collectors streets.
³ Residential buildings with ground floor retail must follow the setback standards identified in the Mixed Use Block Standards.
⁴ Residential buildings with alley access have a minimum front setback of 10 feet and minimum side setback of 6 feet.

Sec. 15.305. - Other Setbacks.

- (a) Minimum separation between primary buildings shall be 15 feet. The minimum separation between residential buildings may be reduced subject to all of the following:
 - 1. Both buildings are served by a central potable water system;
 - 2. The buildings are within five miles of a Fire Rescue Station via the shortest road route and via any required emergency access point;
 - 3. Improvements in the side yards are prohibited, except for HVAC, mechanical, pool, and other equipment that is either to the rear of the building or staggered so that equipment on adjacent lots is 10 feet apart. These limitations shall be included in the applicable declaration of restrictions;
 - 4. The opposing exterior walls shall be constructed of CMU block or concrete building material with equivalent fire resistance, or both buildings shall incorporate a fire suppression system that achieves equivalent fire resistance; and
 - 5. The reduction is otherwise consistent with applicable fire and building codes.
- (b) Side driveways extending along the property line to a recessed garage are permitted and encouraged within the side yard setback.
- (c) Rear yard setbacks in residential areas shall be a minimum of 15 feet from the rear property line, except for garages, and accessory dwelling units where the minimum setback shall be 7 feet.
- (d) When an alley is present, the minimum rear setback shall be a minimum of 7 feet, measured from the rear property line.

Sec. 15.306. - Pedestrian Access Ways and Bicycle Circulation.

All residential developments shall be designed to promote pedestrian and bicycle circulation within the development and to promote access to surrounding areas, including schools, parks, village centers, and regional trail systems. Entry posts, columns, and/or landscaping shall be installed where an internal sidewalk intersects with a public sidewalk.

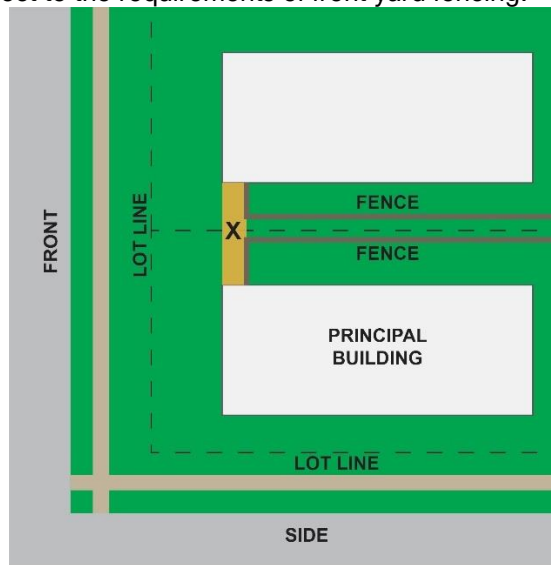
Sec. 15.307. – Residential Landscaping.

- (a) *Starter Landscaping.* To improve the appearance from the street, new residential development shall include a minimum starter package for landscaping. At a minimum, these starter packages shall include: turf grass, shrubbery, at least one street tree, a front yard tree, and an efficient irrigation system necessary to sustain the vegetation. Required tree plantings shall be shade trees.
- (b) *Fencing Standards.* Two types of fences are allowed within residential areas: "picket" fences and "privacy" fences.
 - 1. *Front Yard.*
 - a. Picket fences shall be not more than 4 feet in height. Picket fences shall not be solid and shall not be more than 50% opaque above 30 inches in height.

- b. A possible alternative to a picket fence is a hedge which shall be maintained at a maximum height of not more than 4 feet. A trellis, gate, or arbor shall be exempt from the maximum height when located where the walk (from the public sidewalk to the porch) passes through the fence or hedge.
- c. Picket fences or hedges may be located at the back of sidewalks along the front or street side yard of a lot. They may also be located along the alley to give privacy to an accessory unit yard, with a minimum setback of 10 feet from the rear property line.

2. Rear and Side Yard.

- a. Privacy fences shall be not more than 6 feet in height and may be located along interior lot lines to within 5 feet behind the front facade of the principal building. Fences in the street side yard shall be subject to the requirements of front yard fencing.



X = 5 FT SETBACK FROM FRONT FACADE

- 3. All fencing shall be built out of attractive, long-lasting materials, such as wood (or treated wood), masonry, stone, wrought iron, aluminum, vinyl, or vinyl-coated wire.
- 4. Fences visible from public streets shall be constructed of durable material and be detailed to include a distinctive cap/coping: columns of pilasters can also be used to provide details. Chainlink, whether vinyl coated or galvanized, is prohibited for fences or walls that are visible from public streets.
- 5. With masonry fences, the use of exposed or unfinished/unpainted concrete block is prohibited. For wood fences, the unfinished side shall not be visible from public streets.
- 6. Screening of loading areas, refuse areas, transformers, heating units and other ground-mounted equipment shall be consistent with the Land Development Code.
- 7. Crime Prevention Through Environmental Design (CPTED) shall be considered. Landscaping shall not create blind spots or hiding spots, particularly between the driveway or street sidewalk and the primary entrance of a residential structure. Properly maintained landscaping shall provide maximum viewing to and from the house. The street address shall be clearly

visible from the street with numbers a minimum of 5 inches high that are made of non-reflective material that provides significant contrast to the affixed background.

VILLAGE CENTER BUILDING GUIDELINES AND STANDARDS

Sec. 15.308. - Where Mixed Use and Commercial Building Guidelines and Standards Apply.

Standards for mixed use commercial and employment development encompass land within the Village Centers.

Sec. 15.309. - Relationship of Buildings to Streets and Parking.

- (a) *Principal Orientation.* The primary facades of all buildings in village centers shall contain a primary entry and face a public street, except in limited circumstances where parking lots may be placed at street edge. In these cases, the primary facade shall front onto a publicly accessible walkway that leads directly from the street to the establishment's front door without crossing a vehicular travelway.
- (b) *Primary Entries and Facades.* The primary entry(s) of both business establishments and residential uses in village centers shall be visible and accessible directly from a public street. Primary facades that front onto a street shall be built parallel to the public right-of-way.
- (c) *Street-Facing Facades.* Street facing facades shall be lined with windows. Blank walls and/or garage doors shall not occupy over 50% of a principle frontage, and a section of blank wall shall not exceed 30 linear feet without being interrupted by a window, entry, pilaster, lattice, change in plane, landscape feature, artwork, or similar element.
- (d) *Walkway-Facing Facades.* The main entrance of all buildings without street edge facades shall open directly onto a publicly accessible walkway. Anchor stores can have "departments" such as deli's and pharmacies oriented to the street. This walkway shall directly connect to an adjacent street's sidewalk without crossing a vehicular travel way. Specific conditions include:
 - 1. Village Center anchor stores (e.g., supermarkets, major drug stores), where parking may be necessary directly in front of the building. In this case, the primary pedestrian entry and windows shall be visible from a public street and front onto a publicly accessible walkway;
 - 2. Mixed use portions Village Center, where the primary pedestrian entry and windows shall be visible from a public street and front onto a publicly accessible walkway; and Sec. 15.310. - Front Setbacks. Street facing setbacks are measured from the edge of the adjacent right-of-way.

Figure 15-5

Zoning	Minimum Street-Facing Setback	Maximum Street-Facing Setback
Village Center	10 feet	20 feet

Sec. 15.311. - Projections and Recesses.

- (a) *Projections.* Special architectural features, trellises, canopies and fabric awnings may project into front setbacks and sidewalks, provided they are not less than 8 feet above the sidewalk.

Such projections shall not obstruct the sidewalk, meaning a 5-foot wide unobstructed sidewalk shall be maintained.

- (b) *Recesses.* A building's first floor may be recessed from the front setback for the purpose of an arcade. An arcade shall conform to the following dimensions:
 1. Minimum height inside the arcade space: 10 feet.
 2. Minimum width inside the arcade space: 8 feet.

Sec. 15.312. - Building Heights.

Height is limited by the number of stories, not the overall height to provide variety to the skyline in Village Centers. Commercial and residential buildings shall have no more than 25-foot floor to floor heights.

Figure 15-6

Zoning	Stories	Height ¹
Village Center	1 to 4 ²	60'

¹ Special architectural features such as clock towers, cupolas and ornamental portions of parapet walls may exceed the height limit by 20 feet.

² The first 50 feet of a corner building, measured from the intersection in both directions, may contain an additional story. Buildings above 3 stories shall have a minimum 12-foot recess along each street front commencing above the 2nd or 3rd story. Encroachments into the required recess shall be allowed if the encroachment is less than 25% of the recess, and less than 36 inches in projection.

Sec. 15.313. - Facades and Roof Form.

- (a) *Articulation.* All exterior walls of a building shall be articulated with a consistent style and materials. Buildings shall use consistent materials and details on all sides that front public streets and trails.
- (b) *Base and Top Treatments.* All facades shall have:
 1. A recognizable "base" consisting of (but not limited to): (a) thicker walls, (b) richly textured materials (e.g. tile or masonry treatments), (c) special materials such as ceramic tile, granite and marble, (d) contrasting colored materials, mullion, and/or panels.
 2. A recognizable "top" consisting of (but not limited to): (a) cornice treatments, (b) roof overhangs with brackets, (c) stepped parapets, (d) richly textured materials (e.g. tile or masonry treatments), and/or (e) differently colored materials; colored "stripes" are not acceptable as the only treatment.
- (c) *Storefronts.* Display windows shall encompass a minimum of 40% and a maximum of 80% of a storefront's linear frontage.
- (d) *Entries.* Primary pedestrian entries shall be clearly expressed and be recessed or framed by a sheltering element such as an awning, arcade, porch or portico.
- (e) *Awnings.* Awnings shall be no wider than a single storefront.
- (f) *Roof Form.* Mechanical equipment shall be integrated into the overall mass of a building by screening it behind parapets or by recessing equipment into hips, gables, parapets, or similar features.

Sec. 15.314. - Visual Character.

- (a) *Climatic Response.* Building exteriors shall provide shelter from the summer sun. Porticos, awnings, arcades, and overhanging eaves are particularly appropriate at pedestrian pathways. Garden structures such as trellises and arbors (with or without vines) shall be used to provide dappled shade for pedestrian seating areas.
- (b) *CPTED.* Mixed use and commercial developers/builders shall utilize the design features presented in Crime Prevention Through Environmental Design.

Sec. 15.315. - Parking.

The following standards affect non-residential structures:

- (a) *Shared Parking.* Where a mix of uses creates staggered peak periods of parking demand, shared parking calculations may reflect a reduction in the total amount of required parking. Retail, office, and entertainment uses shall share parking areas and quantities, particularly within Village Centers.
- (b) *On-Street Parking.* Adjacent on-street parking shall be counted towards a zoning's parking requirement. The amount of on-street parking shall be maximized.
- (c) *Reduce Scale of Lots.* Large surface lots shall be visually and functionally segmented into several smaller lots where possible. CPTED standards shall be utilized in the design of parking areas. Designs that reduce visibility, especially between parking areas and business entrances, shall be discouraged. Land devoted to surface parking lots shall be reduced, over time, through redevelopment and/or construction of structured parking facilities.
- (d) *Surface Parking.* For all commercial or employment uses other than industrial and warehousing, surface parking areas shall be planted with shade trees at an approximate ratio of one tree for every five spaces.
- (e) *Permeable Paving.* The use of permeable paving to reduce surface run-off is encouraged, particularly in over-flow and seasonal parking areas.

Sec. 15.316. - Connecting Walkways.

Connecting walkways shall link street sidewalks with building entries through parking lots. They shall meet the following minimum requirements:

- (a) *Grading and Width.* Connecting walkways shall be a paved surface a minimum of 6 feet in width.
- (b) *Landscaping.* Connecting walkways shall be landscaped with either shade trees or climbing vines on trellises, in keeping with CPTED safety considerations.
- (c) *Lighting.* Connecting walkways shall be equipped with lighting. Standards spaced a maximum of 30 feet apart, and a maximum of 15 feet tall are recommended. The type of lighting (high pressure sodium/metal halide, etc.) and intensity (foot-candles) shall be addressed on a project by project basis but shall meet at least the minimum standards outlined in the LDC Section XX.
- (d) *Screening.* Any service areas (loading/storage areas) adjacent to connecting walkway shall be fully screened from view.

Sec. 15.317. - Storm Drainage.

- (a) *Storm Drainage Requirements.* Stormwater management systems shall respect existing standards set forth in Chapter 8, Article 2 of this Code, except as expressly supplemented or modified under the regulations established for the Lakes District Master Planned Community Area established herein.
 - 1. Stormwater ponds and open drainage ways shall, in addition to serving necessary stormwater runoff, be designed to function as a visual amenity.
 - 2. Water tolerant trees and non-invasive aquatic vegetation are highly encouraged to be planted within stormwater pond(s).
 - 3. Features such as fountains are encouraged within the Lakes District Master Planned Community Area established herein to create additional aesthetic value within retention ponds
- (b) *Integration with Existing Storm Drainage Systems.* Existing drainageways and wetlands shall be maintained or enhanced in a natural state to the greatest extent feasible. In lower-density areas, drainage systems shall recharge on site groundwater by using best management practices (BMPs) i.e. swales and surface systems, rather than concrete-lined or underground storm drains.
- (c) *Joint Use Stormwater/Open Space Opportunities.* The location, function, and design of all stormwater facilities shall be coordinated with open space and park areas, in order to provide for joint use opportunities, wherever possible, however stormwater facilities shall not be considered primary open space unless consistent with Sec.15.206.(a).
- (d) *Interconnected System.* Where possible, greenways with trails shall line riparian corridors and storm drainageways connecting to destinations such as schools, parks, and open spaces. Coordinate an open lands system among property owners to use lands efficiently and retain wildlife movement corridors.

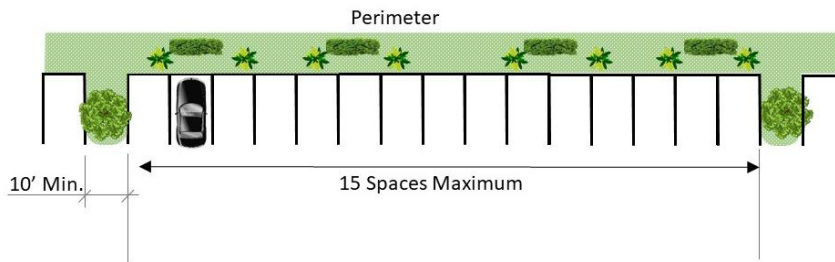
Sec. 15.318. - Landscaping and Street Furnishings.

- (a) *Parking Lot Frontage.* Where parking lots occur along streets, a landscaped area in accordance with LDR Section 10.6.2. Standards shall be provided to minimize views of parked cars from the street and shall be permanently maintained.
- (b) *Shade Trees.* Broadleaf trees shall predominate in parking areas and public plazas to provide shade in the summer and allow sun in the winter.
- (c) *Screening Devices.* Evergreen shrubs and trees shall be used to screen mechanical equipment, loading areas, etc.
- (d) *Pedestrian Seating Areas, Trash Receptacles and Transit Shelters.* These items shall be made of durable, high quality materials which visually reinforce nearby buildings.
- (e) *Markers.* Entry posts, columns, and/or landscaping shall be installed where an internal sidewalk intersects with a public sidewalk.
- (f) *Screening Loading Docks and Ground-Mounted Equipment.* Loading areas, transformers, heating units and other ground-mounted equipment shall be visually screened with opaque walls or fences.

(g) *Landscaping the interior of off-street parking areas.* Off-street parking areas in excess of 1,500 square feet or five spaces shall provide interior landscaped areas in accordance with the following requirements.

1. Landscaped islands shall be located to divide and break up the expanse of paving and at strategic points to guide traffic flow and direction.
2. All rows of parking areas shall contain no more than 15 parking spaces uninterrupted by a required landscape island.
3. All rows of parking spaces shall terminate in a curbed landscaped island.
4. Each island shall have a minimum area of 170 square feet with a minimum width of ten feet inside the curb and include one large tree.
5. The remaining area shall be surfaced with shrubs, ground cover, grass, or other landscape material (excluding rock or shell). However, rock and shell may be used along the front slope for energy dissipation (e.g., erosion control stabilization) when surface runoff from parking areas is being directed to landscaped medians and islands.

Figure 15-7



Sec. 15.319 – Specific Building Type and Use Standards.

The following standards and guidelines apply to specific non-residential building types. All non-residential designs within the Lakes District Master Planned Community Area established herein shall comply with the complete guidelines and standards as defined in this Chapter.

Figure 15-8

Use	Additional Applicable Standards
Small box discount stores	<ul style="list-style-type: none"> • A small box discount store shall be located a minimum one-mile radius from any other small box discount store/dollar store as measured by the shortest airline distance between the nearest points on the plots where a small box discount store is located or proposed to be located.
Mini-warehouse	<ul style="list-style-type: none"> • A mini-warehouse shall be located a minimum one-mile radius from any other mini-warehouse as measured by the shortest airline distance between the nearest points on the plots where a mini-warehouse is located or proposed to be located.

	<ul style="list-style-type: none">• The street-facing portion of mini-storage buildings shall have administrative areas, offices, breakrooms, and other uses that require windows and entries in order to maximize articulation and human activity at the front of these buildings.• Mini-storage centers shall not have a section of blank wall exceeding 100 linear feet without being interrupted by a window, entry, pilaster, lattice, change in plane, landscape feature, artwork, or similar element.
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PART 4. – GENERAL GUIDELINES AND STANDARDS

Sec 15.400 - Sign Standards

It is the intent of this Section to promote the well-being of the citizenry by restricting the proliferation of signs and limiting the characteristics of signs which may be erected while at the same time protecting the free speech rights of the citizenry under the First Amendment to the Federal Constitution and Article I, Section 4 of the Florida Constitution. It is also the intent of this division to allow for the communication of information necessary to the conduct of commerce, government and individual expression and to further the public interest in the identification of residences and places of business and in the safe construction, installation and maintenance of signs. A graphic representation of sign types can be viewed in Figure 15-9.

- (a) All permanent free-standing signs shall be monument signs.
- (b) All monument signs shall be a maximum of 15 feet in height, have materials similar to the structure(s) they serve and shall not utilize plastic cabinet panels. Monument signs along arterial roadways shall be allowed 50-square-foot of aggregate display area for each linear foot of public street frontage along the street the sign faces or 50 square feet of aggregate display area, whichever is less. No single sign face shall exceed 25 square feet of aggregate sign area. If a single or multiple-occupancy parcel is entitled to more than one monument sign, then all allowable monument signs may be combined into a single monument sign with a maximum of 100 square feet of aggregate sign area, but no single face shall exceed 50 square feet of aggregate sign area. Monument signs shall not be permitted between buildings and road rights-of-way.
- (c) The following forms of sign illumination shall be permitted:
 - 1) exposed bulbs, lamps or luminous tubes on the surface of the sign;
 - 2) exterior lights directed at the sign; and
 - 3) backlighting of completely opaque sign elements which silhouettes the elements against an illuminated surface. Internally illuminated signs which emit light through translucent or transparent material shall be prohibited.
- (d) Awning signs shall not exceed 2 square feet in size on any awning.
- (e) Mansard and neon signs shall be prohibited.
- (f) Wall signs shall be allowed 75-square-foot of aggregate display area for each linear foot of building frontage facing a public street, parking lot, up to a maximum of 120 square feet of aggregate sign area. Each establishment shall be entitled to a minimum sign area of 15 square feet. Wall signs shall not utilize plastic cabinet panels.
- (g) Wall signs and projecting signs shall not obscure building cornices.
- (h) Projecting signs shall be perpendicular to the wall surface and shall have a maximum width of 1 foot.
- (i) Signs shall not be permitted on awnings, canopies, balconies or other building elements that may be allowed to project over public rights-of-way.
- (j) Window signs shall not be permitted above the first story.
- (k) The following activities and signs shall be considered exempt from permitting or the requirements listed above:

1. Changing the advertising copy, announcement or message on a marquee, electronic message board, or changeable copy sign board.
2. Cleaning or painting, or comparable general maintenance or repair of a sign that does not alter any regulated feature of such sign.
3. Names of buildings, dates of erection, monument citation, commemorative tablets and the like when carved into stone, concrete, or similar material or made of bronze, aluminum or other permanent type construction and made an integral part of the structure and which do not exceed four square feet in area.
4. Legal notices. Identification, informational or directional signs erected or required by governmental bodies.
5. Public signs. Signs of a non-commercial nature and in the public interest, erected by or on the order of a public officer or public agency, such as directional signs, traffic signs, regulatory signs, warning signs, hospital signs and informational signs.
6. Stadium signs. Non-electrical signs placed within a stadium which face inward toward the playing field.
7. Window signs. Window signs may be placed on the interior of any window.
8. Property identification signs. Signs not exceeding two square feet in area and bearing only property numbers, postbox numbers, names of occupants of premises, or other identification of premises.
9. Directional or warning signs. Non-advertising directional or warning signs or symbols such as "entrance," "exit," "bad dog," "caution," "slow," "no trespassing," etc., located on and pertaining to a private zoning lot, and not exceeding two square feet in area.
10. Temporary construction signs. One non-illuminated, temporary construction project ground sign not exceeding 32 square feet in area. Such sign may not be erected more than 60 days prior to the commencement of actual construction and must be removed within 15 days after the issuance of a certificate of occupancy. If construction is not continually and actively prosecuted to completion, such sign shall be removed within 15 days of expiration of the building permit.
11. Real estate signs. One non-illuminated "for sale" or "for rent" sign per zoning lot when such sign has an area per face of not more than four square feet.
12. Professional nameplates. Professional nameplates not exceeding two square feet in area
13. Nonilluminated bulletin board or identification signs. one nonilluminated bulletin board or identification sign for each street frontage for public, charitable, or eleemosynary institutions, to be located on the premises of such institutions and to be no more than 12 feet in total area. One double-faced nonilluminated bulletin board or identification sign for each street frontage for houses of worship, to be located on the premises and to be no more than 20 square feet per face or 40 square feet in total area. Illuminated bulletin boards and identification signs for these uses require a permit.
14. Entrance signs. Identification signs at the entrance drives of residences, estates, and ranches, which do not exceed two square feet in area.
15. Hard hat signs. One hard hat sign at each entrance to a construction area, of no more than two square feet.
16. Political campaign signs. Political campaign signs announcing candidates seeking public political office and other data pertinent thereto shall be permitted up to a total area of 16

square feet for each premises in a residential zone and 32 square feet in a commercial zone. These signs shall be confined within private property. These signs may be displayed 90 days prior to and 21 days after the election for which intended. In cases where a final election follows within 75 days of a primary election, those candidates who won in the primary election may continue to display their signs during the interim period and up to 21 days after the final election.

- 17. Banners on city light poles.
- 18. Setback of exempt signs. The signs enumerated above which do not require a permit may be located in required front setbacks no closer than five feet from the property line and meet sight triangle restrictions.

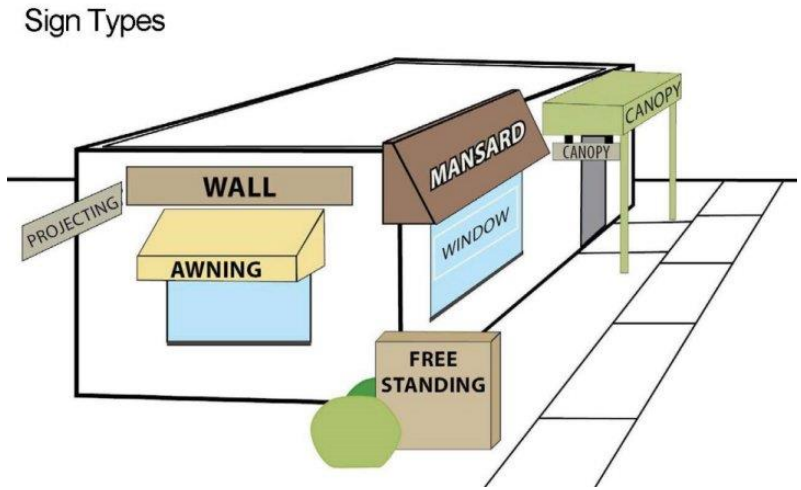


Figure 15-9 – Sign Types

Sec. 15.401 – Transfer of Development Rights

- (a) *Transfer of development rights (TDR).* In order to encourage the implementation of higher density Village Centers, as well as preserve other important uplands, agriculture areas, water reuse areas, aquifer recharge, wetland connections and wildlife corridors, the City of Auburndale may allow the transfer of development rights from these sending areas to these receiving areas in the Lakes District Master Planned Community Area established herein. Development rights, and the transfer of those development rights, are limited to residential dwelling units and their associated densities.

Sending Zone Districts	Receiving Zone Districts
Estate Residential	Village Center
Parks/ Open Space	Residential Neighborhood
Conservation Network	
Residential Neighborhood	

- (b) It is understood that only newly proposed as of (October 7, 2021) Site Plans are eligible to send TDRs. Each approved Site Plan shall designate all internal Sending Zones from which Development Rights are being transferred to the designated Receiving Zone(s).
- (c) It is understood that only newly proposed (as of October 7, 2021) Site Plans are eligible to receive TDRs. The approved Site Plan shall also identify any Transfer of Development Rights from off-site to the Receiving Zone. Any TDRs off-site Sending Zone shall be recorded and detailed in a covenant or deed submitted and approved by the City.
- (d) Development rights at the sending site, which exceed the existing residential development density and/or nonresidential floor area at the date of transfer, shall be severed in perpetuity unless otherwise specified in the recording document. As a condition of approval, an agreement shall be filed in the official records of Auburndale between the landowners for the sending and receiving properties and the City of Auburndale stating the development rights which are transferred, and any stipulations associated with such transfer. The city manager, or designee, shall be authorized to sign the agreement on behalf of the City.

Sec. 15.402. – Street Network Standards.

Within the Lakes District Master Planned Community Area established herein, a highly interconnected street and pedestrian network is central to creating walkable and bikeable environment and to minimizing automobile trip lengths. The standards in this section apply to all vehicular facilities whether in rights-of-way, tracts, or easements within the Lakes District Master Planned Community Area established herein. New thoroughfares shall meet the standards in this section.

(a) *Thoroughfares.*

1. *General Requirements.* All proposed thoroughfares, landscaping elements, and sidewalks shall be located in dedicated Rights-of-Way or as a tract of land or easement.
 - (a) *Thoroughfare Assemblies.* All new vehicular facilities whether rights-of-way, tracts or easements shall match one of the thoroughfare assemblies, described in this section, whether publicly dedicated or privately held.
 - (b) *Public Use.* All block delineating streets shall be available for public use at all times. Gated thoroughfares or those posted as private do not count toward block configuration requirements
 - (c) *Network.* The network of thoroughfares shall form an interconnected pattern with multiple intersections.
 - (d) *Existing Streets.* The arrangement of thoroughfares shall provide for the continuation of existing thoroughfares from adjoining areas into new developments
 - (e) *Maintenance.* Aside from state and City-owned roadway facilities, The City reserves the right to require that thoroughfares and streetscape elements required by this section be maintained by the property owner, POA, HOA or similar privately administered entity, on City -maintained facilities. This disclaimer shall be included on all development plans, subdivision plans, and plats submitted to the City for review.
 - (f) *New Thoroughfares.* Each new thoroughfare shall be designed using the principles and characteristics defined by each Thoroughfare Type
 - (g) *Size.* The number and width of vehicular travel lanes are determined by the Thoroughfare Type.

- (h) Speed. Each Thoroughfare Type provides a posted/design speed or speed range. The Public Works Director, or designee, has discretion over speeds, but in general, streets shall be posted at their designed speed.
 - (i) Secondary Streets. In some cases, Thoroughfare Types may be designated as secondary at the Conceptual Plan stage and reviewed by Community Development Department to determine the appropriateness of the designation. By way of example, but not limitation, some secondary streets will provide access for off-street parking, loading areas, solid waste collection, and other necessary functions, but would not meet the pedestrian-oriented intent for Primary Streets, and would more appropriately be designated as Secondary Streets.
2. Vehicular On-street Parking, as permitted on designated Thoroughfare Types, shall meet the following requirements.
- (a) Vehicular Parking Space Dimensions. The appropriate dimensions for on-street parking spaces shall be a minimum of 8' wide by 22' long. The width of a parking space shall be measured from centerline of stripe to the face of curb.
 - (b) Parking Travel Lanes. The appropriate dimensions for travel lanes are outlined in Figure 15-8.
 - (c) On-street Parking Exclusions. On street parking shall be limited to one side of the street for all existing and proposed thoroughfares with pavement widths of less than 36' as measured from face of curb to face of curb. On street parking is prohibited on streets with pavement 21' or less.
 - (d) Accessible Parking. Accessible parking spaces, with corresponding aisles and required signage, shall be provided for all on-street parking, consistent with City standards and the Americans with Disabilities Act (ADA).
3. Bicycle Facilities. All required bicycle accommodations shall be provided as described below or in accordance with the standards of FDOT or the National Association of City Transportation Officials.
- (a) Cycle Tracks. A cycle track is a bicycle facility, physically separated from motor vehicular traffic by a landscape buffer, parking, or other barrier. This facility occurs on one side of the street as a two-way (bidirectional) facility or on both sides of the street as bidirectional pairs. Minimum width for a one-way cycle track is 7' with a 3' minimum buffer. Minimum width for a two-way cycle track is 10', with a 3' minimum buffer.
 - (b) Shared Lane. A shared lane is a lane that is shared between motor vehicles and bicycles on roads posted 25 MPH or less, preferably with less than 3,000 Average Daily Trips (ADT). It includes a thermoplastic bicycle marker combined with a double arrow (known as a "sharrow") immediately after an intersection and spaced at intervals not greater than 250 feet thereafter. Sharrow installation, location and design require Public Works Director, or designee, approval and must meet all requirements of the most current edition of the Florida Greenbook. This improvement occurs in both directions. In addition, Bicycles May Use Full Lane" signs (MUTCD R4-11) shall be posted at appropriate intervals.
4. Fire Access Street configurations have been calculated to provided fire truck access. Where the total width of all travel lanes totaled is narrower than 20 feet, the following shall apply.
- (a) Room to Pass. At 120 foot increments, an opening in the on-street parking or a dedicated pull-off space at least 20 feet long must be provided to allow vehicles to pull

over for a fire truck to pass. A driveway or an area for a fire hydrant may be utilized to fulfill the requirement if approved by the Fire Department.

5. Disconnected Streets: Disconnected streets may take the following form:
 - (a) Street Stubs. Where adjoining areas are not subdivided, streets in new subdivisions shall be extended to the boundary line of the tract to make provision for the future connections.
 - (b) Where abutting property is not subdivided, street stubs shall be provided at intervals no greater than the maximum block length specified for the community type.
 - (c) Existing street stubs adjacent to an approved development shall be connected to the new development.
6. Intersections
 - (a) Curb Radii. The following curb radii shall be utilized unless otherwise authorized by the Public Works Director or designee: Intersections shall be designed for the actual turning radius of the typical design vehicle as opposed to the maximum design vehicle. Small curb radii at intersections shorten pedestrian crossing distances and reduce vehicle turning speeds, thereby balancing the ease of travel of the vehicles and pedestrians. For curb radii, refer to Figure 15-10.
 - (b) Crosswalks. Crosswalks shall be required at all stop-controlled and signalized intersections with an ADT of 3,000 or greater. Any proposed crosswalks at uncontrolled locations require a study submitted to Public Works.
 - i. Dimensions. Crosswalks shall be a minimum 6 feet in width, measured from stripe to stripe.
 - ii. Markings. Crosswalks shall be appropriately indicated on the finished street surface with thermoplastic markings, or textured/colored pavement such as brick.
 - iii. Crossing Distances. To encourage pedestrian activity, typical crosswalks shall not extend over 38 feet without a landscape median and/or other pedestrian refuge island to mitigate the effects of vehicular traffic on crossing and to increase pedestrian safety and comfort. Bulb-outs may be used to reduce pedestrian crossing distances. Pedestrian pathways in a refuge islands shall be angled to face in the direction of oncoming vehicular traffic.
 - iv. Accessible ramps and warning panels, in accordance with the Americans with Disabilities Act, are required where all sidewalks or shared use paths terminate at a crosswalk or curb.
 - v. Bulb-outs. To shorten pedestrian crossing distances, bulb-outs shall be utilized at intersections when on-street parking is provided and may include rain gardens.
 1. The depth of the bulb-out shall match the utilized on-street parking, either the width of the parallel space or the depth of the diagonal space.
 2. The radius of the bulb-out shall match the requirements for the intersection.
 - vi. Roundabouts. A modern roundabout alternative shall be evaluated when
 1. a new signalization is proposed.
 2. major reconstruction of an existing signalized intersection is proposed.
 3. a change in an unsignalized intersection is required.
 4. an existing intersection experiences a high frequency of severe crashes; or

5. a road widening is proposed that could be avoided with one or more roundabouts
- vii. Traffic Calming. Raised crosswalks, raised intersections and chicanes shall be incorporated to lower vehicle speed in appropriate locations as determined by the Public Works Director.

Figure 15-10

Type	Description	Standards
BOULEVARD	A long-distance, vehicular corridor that traverses an urbanized area. It is usually lined by parallel parking, wide sidewalks, and medians planted with trees. This can run parallel to two Lanes creating a multiway boulevard.	ROW Width: 88'-104' Curb Radius: 10' - 20' Lanes: 4 (10'-12' wide) Median: Required (12') Lighting: required Bike Facilities: Cycle Track Sidewalk: Required, 10' wide. Both sides. Street Trees: Required every 40' with 6' planter. Pavement Types: Pavers, Asphalt Design Speed: 35 - 40 MPH
AVENUE	A short-distance connector that traverses an urban area. Unlike a boulevard, its axis is terminated by a civic building, greenspace or monument.	ROW Width: 56'-72' Curb Radius: 10' - 20' Lanes: 2 (10'-12' wide) Median: Required (12') Sidewalk: Required, 6' wide. Both sides. Lighting: Required Bike Facilities: Cycle Track Street Trees: Required every 40' with 6' planter. Pavement Types: Pavers, Asphalt Design Speed: 25 -35 MPH
STREET	A small-scale connector. A street is urban in character, with raised curbs, closed drainage, wide sidewalks, parallel parking, trees in individual planting areas, and buildings aligned on short setbacks.	ROW Width: 66'-82' Curb Radius: 5' - 15' Lanes: 2 (10'-12' wide) Median: Optional Sidewalk: Required, 10' wide. Both sides. Lighting: Required Bike Facilities: Shared Lane Street Trees: Required every 40' with 6' planter. Pavement Types: Pavers, Asphalt Design Speed: 15 -25 MPH
ROAD	Roads provide frontage for low-density buildings such as houses, with open curbs, optional parking, continuous planting, narrow sidewalks, and buildings well set back. A rural road may have no curbs and is lined with pathways, irregular tree planting and uncoordinated building setbacks.	ROW Width: 40'-60' Curb Radius: 5' - 15' Lanes: 2 (11'-12') Median: Optional Sidewalk: Required, 5' Lighting: Required Street Trees: Required every 40' with 6' planter. Pavement Types: Brick/Pavers, Gravel, Asphalt Design Speed: 15 -25 MPH
LANE	Lanes are a narrow one-way thoroughfare. While lanes may not be necessary with front loading garages, they are still useful for accommodating utility runs, enhancing the privacy of rear yards and serving as frontage roads along major corridors.	ROW Width: 32'-50' Curb Radius: 5' - 15' Lanes: 1 (10'-15') Median: None Sidewalk: Required, 5', One Side. Design Speed: 15 -20 MPH Lighting: Required Street Trees: Required every 40' with 6' planter. Pavement Types: Pavers, Gravel, Asphalt
ALLEY	A narrow access route servicing the rear of buildings on a street. Alleys have no sidewalks, landscaping, or building setbacks. Alleys are	ROW Width: 20' Curb Radius: 5' - 15' Lanes: 1 (10'- 15') Median: None Sidewalk: Not required. Lighting: Required at intersections Street Trees:

	used by garbage trucks and must accommodate dumpsters. Alleys are usually paved to their edges, with center drainage via an inverted crown.	Not required. Pavement Types: Pavers, Gravel, Asphalt Design Speed: 10-15 MPH
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Type	Typical Section With Parking	Typical Section Without Parking
BOULEVARD		
AVENUE		
STREET		
ROAD		

LANE		
ALLEY		

Sec. 15.403. – Architecture.

RESERVED

Sec. 15.404. – Auburndale Green Swamp Area of Critical State Concern.

The Auburndale Green Swamp Protection Area (AGSPA) shall be generally defined as that area both within the City Limits and within the Green Swamp Areas of Critical State Concern. The following policies are created to protect environmentally sensitive lands and encourage their preservation.

- (a) No Village Center shall be located in the AGSPA.
- (b) Properties within the AGSPA shall not be receiving zones for Transfers of Development Rights.
- (c) Maximum Residential Density within the AGSPA shall be 3 units per acre.
- (d) New development shall connect to a regional public sewer system. New development shall not be allowed to use septic tanks for disposal of wastewater.

- (e) *Residential Neighborhoods* within the boundaries of the Auburndale Green Swamp Protection Area shall allow single family residential development at a maximum density of up to 3 units per acre, including any fraction thereof, with central water and paved road access.
 - 1. Single family lots shall not exceed an impervious surface ratio of 50%. If the lots are within a master planned residential community, the overall Impervious Surface Ratio shall be 50%.
 - 2. All residential development shall provide a minimum open space set-aside of no less than 30% of total land area. Open space is defined as passive recreation, agriculture or conservation easement. Retention/Detention areas and golf courses do not count as open space.
- (f) *Estate Residential* districts within the AGSPA shall follow the development standards found in Article 4. The Lakes District Master Planned Community Area established herein.
 - 1. Maximum density shall not exceed 1 unit per acre.
 - 2. Estate Residential may be a TDR sending zone to sites outside the AGSPA.
- (g) *Parks and Open Space* districts within the AGSPA shall follow the development standards found in Article 4. The Lakes District Master Planned Community Area established herein.
 - 1. Parks and Open Space may be a TDR sending zone to sites outside the AGSPA.
- (h) *Conservation Network* districts within the AGSPA shall follow the development standards found in Article 4. The Lakes District Master Planned Community Area established herein.
 - 1. Lands in the Conservation Network may be a TDR sending zone to sites outside the AGSPA.

PART 5. – MASTER PLAN APPLICATION AND REQUIREMENTS

Sec 15.500 – “Master Plan” Process and Requirements

Within the Lakes District Master Planned Community Area established herein, a “Master Plan” development review will occur as described below.

(a) *Pre-Application Meeting.*

1. The pre-application meeting with the Community Development Department will give the applicant the opportunity to present the proposal before incurring the costs in time and expense associated with a formal application and will acquaint the applicant with subdivision procedures and requirements and any concerns of the city regarding the property in question.
2. All applicants for Master Plan approval shall attend a pre-application meeting. The city will not accept an application for Master Plan review until this requirement is met. The applicant may schedule a pre-application meeting by contacting the Community Development Department. A pre-application meeting will be scheduled within seven business days of the applicant's request. The meeting will include representatives from relevant city departments.

(b) *Master Plan Review.*

1. Development applications within the Lakes District Master Planned Community Area established herein are required to submit a site plan and impact statement in accordance with the regulations prescribed within Chapters 5 and 6 of the Auburndale Administration and Procedures Manual. In addition to these requirements, developments within the Lakes District Master Planned Community Area established herein are required to submit building elevations and architectural renderings.