

Article 4 – Site Design

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4.1 Architectural Guidelines

4.1.1 Residential Architectural Standards

It is the purpose of this section to provide general guidelines relating to the architectural design of new residential development and residential redevelopment in the city where the redevelopment activity exceeds Fifty (50) percent of the true market value of existing structures where special conditions or circumstances arise where it is desirable to deviate from standard code requirements and where the proposed project is not otherwise governed by the historic preservation provisions of section 3.16 of the Land Development Code.

4.1.2. Applicability.

These architectural guidelines shall apply to development where the applicant finds it difficult to meet, or desirous to deviate from standard code requirements. In these cases, waivers may be granted to the applicable development provided that the structure(s) conform to the general guidelines contained herein.

4.1.3. Enforceability.

The Historic Preservation Board shall act as the Design Review Committee for review of applications which apply to the architectural guidelines.

4.1.4. Submittals.

The applicant shall submit, with the appropriate applications, elevation drawings with enough detail to ensure that the intent of this section is met.

4.1.5 Architectural standards.

- A. Buildings or structures which are part of a present or future group or complex shall have a unity of character and design. The relationship of forms and the use, texture and color of materials shall be such as to create a harmonious whole. When the area involved forms an integral part of, is immediately adjacent to, or otherwise clearly affects the future of any established section of the city, the design, scale and location on-site shall enhance rather than detract from the character, value and attractiveness of the surroundings.
- B. Buildings or structures located along strips of land or on single sites and not a part of a unified multi-building complex shall strive to achieve visual harmony with the surroundings. If the buildings are in undeveloped areas, three (3) primary requirements must be met: proper design concepts, honest design construction and appropriateness to surroundings.
- C. All facades visible to public or adjacent property shall be designed to create a harmonious whole. Materials shall express their function clearly and not appear as a material foreign to the rest of the

building.

- D. It is not to be inferred that buildings must look alike to be of the same style or to be harmonious. Harmony can be achieved through the proper consideration of scale, proportions, site planning, materials, and color.
- E. Look-alike buildings are not allowed unless, in the opinion of the board, there is sufficient separation to preserve the aesthetic character of the present or evolving neighborhood. This is not to be construed to prohibit duplication of floor plans and exterior treatment in a planned development or developments which depend upon or are enhanced by the lookalike buildings and their relationship to each other.
- F. Buildings which are of symbolic design for reasons of advertising and buildings which are not compatible with the surroundings will not be approved. Symbols attached to buildings will not be allowed unless they are secondary in appearance to the building and landscape and are an aesthetic asset to the building project and neighborhood.
- G. Exterior lighting may be used to illuminate a building and its grounds for safety purposes but in an aesthetic manner. Lighting is not to be used as a form of advertising in a manner that is not compatible to the neighborhood or in a manner that draws considerably more attention to the building or grounds at night than in the day. Lighting following the form of the building or part of the building will not be allowed if the overall effect will be garish or detrimental to the environment. All fixtures used in exterior lighting are to be selected for functional and aesthetic value.
- H. All exterior forms, attached or not attached to buildings, shall be in conformity to and secondary to the building. They shall be an asset both to the aesthetics of the site and the neighborhood.
- I. Guidelines: The following guidelines are intended to be general in nature to provide flexibility to the applicant in providing structure(s) which are in keeping with the architectural styles of the neighborhoods in which they are located:
 - 1. The following architectural factors shall be considered of primary importance when reviewing for consistency:
 - a. Open air front or wrap around porches.
 - b. Gable type, hipped, or mansard type roofs.
 - c. Second story balconies.
 - d. Decorative roof treatments, including but not limited to, pediments, dormers, ridge cresting, entablature, decorative bridgeboard, decorative shingles, etc.
 - e. Decorative window treatments, including but not limited to louvered shutters, double-hung windows, arched windows, transoms, stained glass, etc.
 - 2. To provide further guidance, the following examples of architectural design are provided. These styles should not be considered as mandatory designs, rather as general indications of the types of styles considered by the city to be consistent with historical development trends. Specific architectural attributes or characteristics may be mixed between the period structures shown to produce an aesthetically pleasing design.

4.1.6 Non-Residential and Multi-Use Architectural and Site Design Guidelines

- A. *Purpose:* The purpose of the Crescent City site design and architectural guidelines are to preserve the distinctive character of Crescent City, communicate the community's vision for development within Crescent City, mitigate the negative visual impacts from the scale mass and bulk inherent to large commercial buildings and centers, and foster development which compliments and furthers the City's unique sense of place.
- B. *Applicability:* The requirements of this Section apply to all new commercial, multi family, institutional and office development. These requirements also apply to all redevelopment of commercial, multi-family, institutional and office development where the redevelopment activity exceeds fifty (50)

percent of the value or square footage of existing structures. All owners/ developers are required to submit site plans and architectural elevations for review prior to issuance of any building permit in accordance with Article 6 of the City's Land Development Code to demonstrate compliance with this section. The owner or developer of the project may request a waiver or modification to the requirements for this section. The request must be in writing to the City Manager. The request must include the basis for the request and extenuating circumstances that support the request. It shall be reviewed and decided by the Planning & Zoning Commission.

4.1.7 Architectural and Site Design Guidelines for the Central Community Redevelopment Area

The establishment of the Crescent City Community Redevelopment Agency and the designation of the Central Community Redevelopment Area (CRA) demonstrates Crescent City's special interest and concern for development within the City's core area. Development within this area has the greatest impact on the City's character and sense of place. Special consideration must be given to the type and quality of architecture within this district. Special guidance or additional requirements for development in the Central CRA are set forth below.

A. Architectural Design

The architectural character of development within the Central CRA shall portray a high-quality image and shall be clearly identified with a single theme of historic architecture within Crescent City which includes the following:

1. Colonial. This classic American style of architecture has been an architectural mainstay since the 1600s. Over the years, it has evolved into many variations, each inspired by the settlers who built it and the region it was built in. However, the common characteristics include a rectangular shape and symmetrical construction, two to three stories tall, double-hung windows with shutters, and a pitched roof. Commonly constructed with a red brick veneer.
2. Craftsman. These cozy bungalows came out of the Arts and Crafts movement of the early 20th century. Rustic and streamlined, they emphasize simple forms and natural material. They have open floor plans, wide covered porches, exposed beams and gabled roofs, natural colors, simple unadorned forms, and clapboard or lap siding.
3. Victorian. The Victorian style broadly refers to anything that was built during the reign of Queen Victoria of England from 1837 to 1901. The elaborate homes of the period include the popular Queen Anne style as well as what we refer to as "Victorian." It is typically a complicated shape that extends up two or three levels, with a steep pitch roof, multiple paint colors, elaborate details (i.e. dentil molding, cornices, and wooden brackets), and clapboard siding.
4. Italianate. The Italianate style is typically two (2) or three (3) stories, rarely one (1) story; with a low-pitched roof, widely overhanging eaves; large, decorative brackets under an ornamental cornice; tall, two over two double-hung windows (most often narrower on commercial buildings), commonly arched or curved above; an occasionally a square cupola or tower (campanile). Residential may include an elaborate wrap-around porch (or smaller entry porch) with decorative Italianate double columns.
5. Frame or Masonry Vernacular circa 1900. Vernacular architecture circa 1900 to 1950 refers to the style of construction the related to the environmental contexts and available resources available to the early settlers of Crescent City. They were customarily owner-built, utilizing traditional technologies. The term 'vernacular' refers to a structure that is not of a pure design style but is loosely based on the features of other architectural styles.
6. In order to promote the late 19th and early 20th century historic character of the Central Avenue, blank wall areas shall not exceed then (10) feet in height or twenty (20) feet in width and windows

shall compromise a minimum of forty (40) percent of the front ground level facade.

7. Setbacks. Provided it meets the historic architecture styles described above, new construction inside the Central CRA may vary from the typical front, rear and side yard requirements. Existing structures that do not conform to the standard yard requirements of the zoning district shall be allowed to maintain their historic footprint or may be granted a variance to the setbacks if there is a need to rebuild or substantially repair the structure, provided they meet historic architecture styles described above. Complete rebuilds or substantial repairs that exceed fifty (50) percent of the true market value of total structure shall be reviewed by the Historic Preservation Board as new construction.

8. Building Materials for Exterior Walls and Finishes.

B. Approved exterior building materials shall include the following:

1. Natural brick (unpainted or stained).
2. Wooden, or composite material having the appearance of wood.
3. Other materials as approved by the Planning and Zoning Commission are deemed to meet the intent of these standards.

C. The following are prohibited as predominant exterior building materials:

1. Corrugated or reflective metal panels.
2. Smooth or rib faced concrete block.
3. Plastic, metal, or vinyl siding, unless it can be demonstrated that these materials will have the appearance of wood after installation.
4. Smooth unfinished concrete tilt up panels.
5. Tile.

D. Roof Design and Mechanical Screening

1. Sloped roofs shall provide articulation and variations to divide the massiveness of the roof. Sloped roofs shall include eaves, which are a minimum of eighteen (18) inches in width.
2. Flat roofs shall be screened with parapets on all sides of the building. If no rooftop equipment exists or is proposed the parapet shall be a minimum of two (2) feet in height.
3. All parapets shall feature cornice treatments. Parapets shall include a cap element to define the upper edge of the building.
4. Roof mounted mechanical units shall be located or screened so as not be visible from adjacent public and private streets or properties. Roof mounted mechanicals screening shall be accomplished by:
5. Raising the parapet on all sides of the building to screen the highest mechanical unit or vent on the roof; or
6. A secondary roof screening system designed to be high as the highest mechanical unit or vent. Secondary roof screening systems shall be of complimentary materials and shall appear as an integrated component of the building.

E. Awnings, Canopies and Veranda

1. Awnings or canopies must be functional by placement over windows or doorways. Veranda must be functional for use as a second story, occupied space.
2. Awnings or canopies may project up to five (5) feet from the building when located over pedestrian areas. Veranda construction that is in keeping the architectural styles described in this Section may extend up to or over right-of-way. If they extend over the right-of-way, they must extend over the pedestrian areas while leaving a minimum five (5) foot aisle width for pedestrians underneath the veranda but shall not interfere with on street parking.
3. Awnings, canopies, and veranda shall maintain a minimum clearance of eight (8) feet above any sidewalk or pedestrian route.
4. All awnings shall be made of complimentary architectural material or woven cloth. Backlighting of awnings is not permitted.
5. A building permit shall be required prior to the installation of any awnings, canopies, and veranda, regardless of size and regardless of whether it is being attached to a new or existing structure. It may be submitted under a unified permit for the entire project or as an individual permit for the awnings, canopies, or veranda.

F. Other Site Layout and Dimensional Requirements

1. The residential use of any mixed-use development shall be located either above the commercial component of a street side building or behind the commercial component of the development, provided pedestrian connections are furnished as part of a unified development theme.
2. The residential component of any mixed-use development shall not exceed fifty (50) percent of the total floor area of all buildings within the development.
3. Site density for the residential component of a mixed-use development shall not exceed ten (10) dwelling units per acre.
4. Lot coverage shall be the minimum required to meet the yard requirements according to the zoning district.
5. Building height shall not exceed forty (40) feet.

G. Off Street Parking Areas

To the maximum extent practical, garage entries, carports, residential parking, and parking structures shall be internalized in building groupings and oriented away from street frontage. No more than twenty-five (25) percent of the off-street parking inside the Central CRA may be located forward of the building.

1. Curb cuts for off street parking on Central Avenue inside the Central CRA shall be limited to one (1) per lot and shall be limited in size to a fifteen (15) foot aisle width with a three (3) foot radius on the flare so as to limit the impact to the on-street parking and streetscaping.
2. Large expanses of paved parking areas without landscape breaks or islands shall be prohibited.
3. A minimum of ten (10) feet by twenty (20) feet landscape island shall be provided every tenth (10th) stall within a parking row.
4. Credit shall be given toward required number of off-street parking spaces, if in the determination of the City there is sufficient parking as a result of each on-street space which fronts or is within five hundred (500) feet of the building.

H. Landscape

1. In Mixed Use or Commercial land use designations where there is open space or off-street parking that necessitates landscaping, the standard irrigation and maintenance standards of this Code shall apply. The use of planters and decorative pots where open space is limited is encouraged to break up building mass and soften the façade.
2. The use of raised planters to differentiate pedestrian areas from vehicular areas is encouraged and, in all situations, landscapes shall be properly maintained and located to prevent interference with the use of the pedestrian or vehicular rights-of-way.
3. In residential land use designations, a unified theme is not required, but yards shall be maintained to the minimum standards in the city's code of ordinances.
4. All property owners in the Central CRA, regardless of land use designation are responsible for maintaining all landscaping, including but not limited to mowing, edging, pruning, and weeding all plant materials up to the back of the sidewalk, or where no sidewalk exists, up to the edge of pavement for the roadway.

I. Service and Accessory Facility Screening

1. Refuse/trash receptacles, loading docks, truck parking areas and other service areas that tend to be unsightly shall be screened from view using a combination of walls, fences and landscaping. Existing receptacles that fail to meet this standard are not "grandfathered" and, upon written notice from the City in accordance with standard code enforcement practices, business owners shall have a maximum of six (6) months to come into compliance with these standards.
2. Enclosure material shall be composed of six (6) foot high solid masonry, decorative pre-cast concrete walls or a solid durable fencing material with opaque gates capable of being securely latched. Chain link fence material with slats is prohibited.
3. Specialty service buildings may utilize prefabricated metal buildings provided:
 - a. Metal buildings are located behind a primary structure complying with these standards.
 - b. Architectural treatments in compliance with these standards are applied to any portion of the metal building visible from a public right-of-way or adjacent residential property.

J. Fencing standards

Chain link fencing is prohibited forward of the primary facade. Fencing forward of the primary facade is otherwise allowed provided the fence does not exceed four (4) feet in height, provides an open view, and the fence style complements the building architecture.

K. Site Lighting

1. Site and building lighting shall be aimed downward and designed to prevent direct glare or light spillage to adjacent public rights of way or properties. Illumination onto abutting rights of way and properties shall not exceed zero-point five (0.5) foot candles.
2. Light fixtures shall be a maximum of twenty (20) feet in height in vehicular areas and ten (10) feet in height in pedestrian areas.
3. Fixtures shall be aimed downward and shielded and serve as a complementary design element of the building and site in a way that embraces the historic character of the City as demonstrated in the Crescent City CRA Plan.

4.1.8 Architectural and Site Design Guidelines for Commercial, Institutional and Office Development – Generally

A. Architectural Design

1. The architectural character of any new construction shall portray a high-quality image and shall be clearly identified with a single theme of historic architecture within Crescent City which includes but not limited to Colonial, Craftsman, Italianate, Victorian, and Frame or Masonry Vernacular circa 1900. The Planning & Zoning Commission may consider a mix of these architectural styles or other proposed architectural styles, provided the proposal is consistent with the intent stated in this paragraph and the other design provisions of this Section.
2. Building facades shall be articulated to enhance visual interest and break building mass into smaller scale components. No building wall shall exceed sixty (60) feet in horizontal length without articulation. Building articulation shall be accomplished through combinations of the following techniques:
3. Façade modulation-stepping portions of the building wall to create shadow lines and changes in volumetric space.
4. Use of engaged columns or other structural system expressions
5. Horizontal and vertical divisions by use of textures and materials combined with façade modulation
6. Providing projections such as balconies, covered entrances, porte-cocheres, trellis, pergolas arcades and awnings provided such awnings project a minimum of four (4) feet from the building when located over pedestrian areas and no less than thirty-six (36) inches otherwise.
7. Variation in rooflines by use of dormer windows, overhangs, arches, and stepped roofs.
8. All building facades, which can be viewed from public rights of way or residential dwelling areas, shall receive equal architectural design consideration.
9. Blank wall areas shall not exceed ten (10) feet in height or twenty (20) feet in width. Blank walls shall be divided by the use of fenestration, reveal and relief, architectural details and / or changes in texture.
10. Windows shall compromise a minimum of thirty (30) percent of the front ground level facade.
11. All commercial buildings shall have a minimum of four (4) of the following building design treatments:
 - a. Canopies or porticos integrated with the building massing and style
 - b. Overhangs, minimum of three feet
 - c. Arcades, minimum of eight (8) feet clear space for buildings of 50,000 gross building area or more, and six (6) feet clear width for all other buildings.
 - d. Sculptured artwork.
 - e. Raised cornice or building banding.
 - f. Peaked roof forms.

B. Arches

1. Ornamental and structural architectural details integrated into the overall design
2. Clock bell towers or cupolas
3. Balconies
4. Emphasized building base, minimum three (3) feet in height and minimum projection of two (2)

- inches.
5. Standing seam metal or tiled roof as the dominant roof material
 6. Any other treatment, approved by the Planning and Zoning Commission which is deemed to meet the intent of these requirements.

C. Building Materials for Exterior Walls and Finishes

1. Approved exterior building materials shall include the following:
 - a. Smooth finish stucco of an earth tone
 - b. Natural brick (unpainted or stained)
 - c. Textured Concrete Masonry Units of an earth tone (split face block)
 - d. Wooden or composite siding having the appearance of wood.
 - e. Architectural concrete with recessed panels and reveal lines
 - f. Other materials as approved by the Planning and Zoning Commission which are deemed to meet the intent of these standards
2. The following are prohibited as predominant exterior building materials:
 - g. Corrugated or reflective metal panels.
 - h. Smooth or rib faced concrete block
 - i. Plastic, metal, or vinyl siding; unless it is determined by the Planning & Zoning Commission these materials have an appearance consistent with approved exterior materials found above.
 - j. Smooth unfinished concrete tilt up panels.
 - k. Tile.
 - l. Roof Design and Mechanical Screening for Roof Mounted Equipment
 - m. Sloped roofs shall provide articulation and variations to divide the massiveness of the roof. Sloped roofs shall include eaves, which are a minimum of eighteen (18) inches in width.
 - n. Flat roofs shall be screened with parapets on all sides of the building. If no rooftop equipment exists or is proposed the parapet shall be a minimum of two (2) feet in height.
 - o. All parapets shall feature cornice treatments. Parapets shall include a cap element to define the upper edge of the building.
 - p. Roof mounted mechanical units or equipment shall be located or screened so as not be visible from adjacent public and private streets or properties. Roof mounted mechanicals screening shall be accomplished by:
 - q. Raising the parapet on all sides of the building to screen the highest mechanical unit or vent on the roof.
 - r. A secondary roof screening system designed to be high as the highest mechanical unit or vent. Secondary roof screening systems shall be of complementary materials and shall appear as an integrated component of the building.

D. Awnings and Canopies

1. Awnings or canopies must be functional by placement over windows or doorways only.
2. Awnings or canopies shall project a minimum of four (4) feet from the building when located over pedestrian areas and no less than thirty-six (36) inches otherwise.
3. Awnings or canopies shall maintain a minimum clearance of eight (8) feet above any sidewalk or pedestrian route.
4. All awnings shall be made of woven cloth or complimentary architectural material and shall adhere

- to the signage and advertising standards of this Code. Backlighting of awnings is not permitted.
5. Gas island canopies shall be built of the same quality materials and architecture as the store associated with the gas island. Gas island canopy structural columns shall be faced with the same architectural materials as the associated building.

E. Site Layout and Setbacks

1. Buildings are to be oriented toward the street and are to be set back so as to match the existing building line of adjacent structures.
2. Not more than sixty (60) percent of the building's off-street parking area may be located forward of the building.

F. Parking Areas

1. The parking and loading design requirements in Chapter six (6) of this Code shall apply.
2. Parking spaces provided in excess of those required by Chapter six (6) of this Code are discouraged and, if approved, shall not be made from impervious materials.
3. Large expanses of paved parking areas without landscape breaks or islands shall be prohibited.

G. Landscape

1. In addition to the landscape requirements of the Land Development Code, the use of foundation plantings, with sufficient separation from the structure to allow proper growth and irrigation, is required to break up building mass and soften the façade.
2. All landscaping material shall feature an automatic irrigation system with a functioning rain gauge, unless an approved xeriscape plan that otherwise meets all of the landscaping requirements of this Code is specifically approved by the Planning & Zoning Commission.

H. Pedestrian Amenities

1. Sidewalks shall be a minimum of an unimpeded five feet (5') in width
2. Where a pedestrian circulation path crosses vehicular routes, a change in paving materials or markings shall be provided to distinctly differentiate the conflict point and add aesthetic appeal.
3. One (1) pedestrian access route to the building front shall be provided for each vehicular access route to the site with a minimum of one (1) route meeting the requirements of the Americans with Disabilities Act.
4. Pedestrian walkways shall include intermittent shaded areas when the walkway exceeds one hundred (100) feet in length. Shaded areas may be provided by the use of canopy trees or structures meeting these standards.

I. Service and Accessory Facility Screening

1. Refuse/trash receptacles, loading docks, truck parking areas and other service areas that tend to be unsightly shall be screened from view using a combination of walls, fences and landscaping.
2. Enclosure material shall be composed of six (6) foot high solid masonry, decorative pre-cast concrete walls, or solid fencing with opaque gates capable of being securely latched. Chain link fence material with slats is prohibited.

3. Specialty service buildings may utilize prefabricated metal buildings provided:
4. Metal buildings are located behind a primary structure complying with these standards.
5. Architectural treatments in compliance with these standards are applied to any portion of the metal building visible from a public right of way or adjacent residential property.

J. Fencing standards

1. Chain link fencing is prohibited forward of the primary facade.
2. Fencing forward of the primary facade is allowed provided the fence does not exceed four (4) feet in height, provides an open view, and the fence style compliments the building architecture.

K. Site Lighting

1. Site and building lighting shall be designed to prevent direct glare or light spillage to adjacent public rights of way or properties. Illumination onto abutting rights of way and properties shall not exceed zero-point five (0.5) foot candles.
2. Light fixtures shall be a maximum of thirty (30) feet in height in vehicular areas and fifteen (15) feet in height in pedestrian areas.
3. Fixtures shall be aimed downward and shielded and serve as a complementary design element of the building and site.

4.1.9 Architectural and Site Design Guidelines for Multi-Family Development

A. Architectural Design

1. The architectural character of new construction of multi-family buildings shall portray a high-quality image and shall be clearly identified with a single theme of historic architecture within Crescent City which includes but is not limited to Colonial, Craftsman, Italianate, Victorian, Frame and Masonry Vernacular circa 1900. The Planning & Zoning Commission may consider a mix of these architectural styles or other proposed architectural styles, provided the proposal is consistent with the intent stated in this paragraph and the other design provisions of this Section.
2. Building facades shall be articulated to enhance visual interest and break building mass into smaller scale components. No building wall shall exceed fifty (50) feet in horizontal length without articulation. Building articulation shall be accomplished through combinations of the following techniques:
3. Facade modulation-stepping portions of the building wall to create shadow lines and changes in volumetric space.
4. Use of engaged columns or other structural system expressions
5. Horizontal and vertical divisions by use of textures and materials combined with facade modulation
6. Providing projections such as balconies, covered entrances, porte-cocheres, trellis, pergolas, arcades, and awnings provided such awnings project a minimum of four (4) feet from the building when located over pedestrian areas and no less than thirty-six (36) inches otherwise.
7. Variation in rooflines by use of dormer windows, overhangs, arches, and stepped roofs.
8. All building facades shall receive equal architectural design consideration.
9. Blank wall areas shall not exceed ten (10) feet in height or twenty (20) feet in width. Blank walls shall be divided by the use of fenestration, reveal and relief, architectural details and / or changes in texture.

B. Building Materials for Exterior Walls and Finishes

1. Approved exterior building materials shall include the following:
 - a. Smooth finish stucco of an earth tone
 - b. Natural brick (unpainted or stained)
 - c. Textured Concrete Masonry Units of an earth tone (split face block)
 - d. Wooden or composite siding having the appearance of wood.
 - e. Architectural concrete with recessed panels and reveal lines
 - f. Other materials as approved by the Planning and Zoning Commission which are deemed to meet the intent of these standards
2. The following are prohibited as predominant exterior building materials:
 - a. Corrugated or reflective metal panels.
 - b. Smooth or rib faced concrete block.
 - c. Plastic, metal or vinyl siding unless it is determined by the Planning & Zoning Commission these materials have an appearance consistent with approved exterior materials found above.
 - d. Smooth unfinished concrete tilt up panels

C. Roof Design and Mechanical Screening

1. Sloped roofs shall provide articulation and variations to divide the massiveness of the roof.
2. Sloped roofs shall include eaves, which are a minimum of eighteen (18) inches in width.
3. Flat roofs shall be screened with parapets on all sides of the building. If no rooftop equipment exists or is proposed the parapet shall be a minimum of two (2) feet in height.
4. All parapets shall feature cornice treatments. Parapets shall include a cap element to define the upper edge of the building.
5. Roof mounted mechanical units or equipment shall be located or screened so as not to be visible from adjacent public and private streets or properties. Roof mounted mechanicals screening shall be accomplished by:
 - a. Raising the parapet on all sides of the building to screen the highest mechanical unit or vent on the roof.
 - b. A secondary roof screening system designed to be high as the highest mechanical unit or vent. Secondary roof screening systems shall be of complementary materials and shall appear as an integrated component of the building.

D. Site Layout

1. All multi-family developments shall provide a minimum of thirty (30) percent open space exclusive of parking areas with at least fifteen (15) percent of the open space provided in meaningful common open spaces of sufficient size to allow passive and active recreation of the development's residents.
2. These common open spaces shall be identified on the development and site plan.
3. All common open spaces shall be maintained in a clean, neat, and operable fashion. The organization or entity responsible for maintenance of each area shall be identified on the site plan.
4. Common open spaces, to the maximum extent practical shall be organized into integrated systems of open space that connect with the following types of lands located within or adjacent to the

development:

- a. Public parks or conservation areas.
 - b. School sites.
 - c. Other common open spaces inside and outside the development.
 - d. Neighboring shopping and mixed-use areas.
 - e. Adjacent employment centers
5. Common open spaces may not include private yards, balconies or patios, parking areas, land areas between buildings less than forty (40) feet in width or length, and storm water management facilities, except that such stormwater management facility is accessible and usable year-round as determined by the City, as a community amenity by the residents of the development.

E. Parking Areas

1. Buildings within a multi-family development shall utilize the following orientation guidelines:
 - a. The parking and loading design requirements of the Land Development Code shall apply.
 - b. Parking spaces provided in excess of those required by this Land Development Code are discouraged and, if approved, shall not be made from impervious materials.
 - c. Large expanses of paved parking areas without landscape breaks or islands shall be prohibited.

F. Landscape

In addition to the landscape requirements of the Land Development Code, the use of foundation plantings, with sufficient separation from the structure to allow proper growth and irrigation, is required to break up building mass and soften the façade.; and all landscaping material shall feature an automatic irrigation system with a functioning rain gauge, unless an approved xeriscape plan that otherwise meets all of the landscaping requirements of this Code is specifically approved by the Planning & Zoning Commission.

G. Pedestrian Amenities

1. Sidewalks shall be a minimum of an unimpeded five feet (5') in width.
2. Where a pedestrian circulation path crosses vehicular routes, a change in paving materials or markings shall be provide to distinctly differentiate the conflict point and add aesthetic appeal.
3. One (1) pedestrian access route to the building front shall be provided for each vehicular access route to the site with a minimum of one (1) route meeting the requirements of the Americans with Disabilities Act.
4. Pedestrian walkways shall include intermittent shaded areas when the walkway exceeds one hundred (100) feet in length. Shaded areas may be provided by the use of canopy trees or structures meeting these standards.

H. Service and Accessory Facility Screening

1. Refuse/trash receptacles, loading docks, truck parking areas and other service areas that tend to be unsightly shall be screened from view using a combination of walls, fences and landscaping.
2. Enclosure material shall be composed of six (6) foot high solid masonry, decorative pre-cast concrete walls, or solid fencing with opaque gates. Gates shall be self- latching. Chain link fence material with slats is prohibited.
3. Specialty service buildings may utilize prefabricated metal buildings provided:

- a. Metal buildings are located behind a primary structure complying with these standards.
- b. Architectural treatments in compliance with these standards are applied to any portion of the metal building visible from a public right of way or adjacent residential property.

I. Site Lighting

- 1. Site and building lighting shall be designed to prevent direct glare or light spillage to adjacent public rights of way or properties. Illumination onto abutting rights of way and properties shall not exceed zero-point five (0.5) foot candles.
- 2. Light fixtures shall be a maximum of twenty (20) feet in height in vehicular areas and ten (10) feet in height in pedestrian areas.
- 3. Fixtures shall be aimed downward and shielded and serve as a complementary design element of the building and site.

4.1.10 Architectural and Site Design Guidelines for Mixed Use Development

Mixed-use projects are intended to combine residential uses with one or more of the following uses: office, retail, entertainment, restaurant, or community facilities.

The provisions of this section shall apply to Mixed-Use projects located outside of the Central CRA. Mixed Uses inside the CRA shall be subject to the design requirements of section 4.1.7.

A. Architectural Design

- 1. The architectural character of any new construction of Mixed-Use buildings shall portray a high-quality image and shall be clearly identified with a single theme of historic architecture within Crescent City which includes but is not limited to Colonial, Craftsman, Italianate, Victorian, Frame and Masonry Vernacular circa 1900. The Planning & Zoning Commission may consider a mix of these architectural styles or other proposed architectural styles, provided the proposal is consistent with the intent stated in this paragraph and the other design provisions of this Section.
- 2. Building facades shall be articulated to enhance visual interest and break building mass into smaller scale components. No building wall shall exceed fifty feet (50') in horizontal length without articulation. Building articulation shall be accomplished through combinations of the following techniques:
 - a. Façade modulation-stepping portions of the building wall to create shadow lines and changes in volumetric space.
 - b. Use of engaged columns or other structural system expressions.
 - c. Horizontal and vertical divisions by use of textures and materials combined with façade modulation.
 - d. Providing projections such as balconies, covered entrances, porte- cocheres, trellis, pergolas arcades and awnings provided such awnings project a minimum of four (4) feet from the building when located over pedestrian areas and no less than thirty-six (36) inches otherwise.
 - e. Variation in rooflines by use of dormer windows, overhangs, arches, and stepped roofs.
 - f. All building facades shall receive equal architectural design consideration.
 - g. Blank wall areas shall not exceed ten (10) feet in height or twenty (20) feet in width. Blank walls shall be divided by the use of fenestration, reveal and relief, architectural details and/or

changes in texture.

- h. Windows shall compromise a minimum of forty (40) percent of the front ground level facade.

B. Building Materials for Exterior Walls and Finishes

1. Approved exterior building materials shall include the following:
 - a. Smooth finish stucco of an earth tone.
 - b. Natural brick (unpainted or stained).
 - c. Textured Concrete Masonry Units of an earth tone (split face block).
 - d. Wooden or composite siding having the appearance of wood.
 - e. Architectural concrete with recessed panels and reveal lines.
 - f. Other materials as approved by the Planning and Zoning Commission deemed to meet the intent of these standards.
2. The following are prohibited as predominant exterior building materials:
 - a. Corrugated or reflective metal panels.
 - b. Smooth or rib faced concrete block.
 - c. Plastic, metal, or vinyl siding, unless it is determined by the Planning & Zoning Commission these materials have an appearance consistent with approved exterior materials found above.
 - d. Smooth unfinished concrete tilt up panels.
 - e. Tile

C. Roof Design and Mechanical Screening

1. Sloped roofs shall provide articulation and variations to divide the massiveness of the roof. Sloped roofs shall include eaves, which are a minimum of eighteen (18) inches in width.
2. Flat roofs shall be screened with parapets on all sides of the building. If no rooftop equipment exists or is proposed the parapet shall be a minimum of two (2) feet in height.
3. All parapets shall feature cornice treatments. Parapets shall include a cap element to define the upper edge of the building.
4. Roof mounted mechanical units or equipment shall be located or screened so as not to be visible from adjacent public and private streets or properties. Roof mounted mechanicals screening shall be accomplished by:
 - a. Raising the parapet on all sides of the building to screen the highest mechanical unit or vent on the roof.
 - i. A secondary roof screening system designed to be high as the highest mechanical unit or vent.
 - ii. Secondary roof screening systems shall be of complementary materials and shall appear as an integrated component of the building.

D. Awnings and Canopies

1. Awnings or canopies must be functional by placement over windows or doorways only.

2. Awnings or canopies shall project a minimum of four (4) feet from the building when located over pedestrian areas and no less than thirty-six (36) inches otherwise.
3. Awnings or canopies shall maintain a minimum clearance of eight (8) feet above any sidewalk or pedestrian route.
4. All awnings shall be made of woven cloth or complimentary architectural material and shall adhere to the signage and advertising standards of this Code. Backlighting of awnings is not permitted.
5. Gas island canopies shall be built of the same quality materials and architecture as the store associated with the gas island. Gas island canopy structural columns shall be faced with the same architectural materials as the associated building.

E. Site Layout and Setbacks

1. The residential use of any mixed-use development shall be located either above the commercial component of a street side building or behind the commercial component of the development, provided pedestrian connections are furnished as part of a unified development theme.
2. A minimum of twenty (20) percent of the total land area for the Mixed-Use development shall be used for recreational and leisure open space. Up to sixty (60) percent of the required open space may be provided in private areas such as patios and balconies provided such space shall contain a minimum of sixty (60) square feet of area. The requirement for recreational and leisure space may not be provided through:
 - a. Parking areas.
 - b. Driveways.
 - c. Service Areas.
3. The commercial element of mixed use shall be oriented toward the street and match the setback of any existing buildings provided, not more than twenty-five (25) percent of the required parking area is forward of the primary street façade.
4. The residential component of any mixed-use development shall not exceed sixty-five (65) percent of the total floor area of all buildings within the development.
5. Lot coverage shall not exceed fifty-five (55) percent.
6. Building height shall not exceed forty (40) feet.

F. Parking Areas.

1. The parking and loading design requirements in Section 4.6 of this Code shall apply, except as modified below.
2. To the maximum extent practical, garage entries, carports, residential parking areas and parking structures shall be internalized in building groupings and oriented away from street frontage.
3. Large expanses of paved parking areas without landscape breaks or islands shall be prohibited.
4. A minimum of ten (10) feet by twenty (20) feet landscape island shall be provided every tenth (10th) stall within a parking row.

G. Landscape

In addition to the landscape requirements of the Land Development Code, the use of foundation plantings, with sufficient separation from the structure to allow proper growth and irrigation, is required to break up building mass and soften the façade.; and all landscaping material shall feature an

automatic irrigation system with a functioning rain gauge, unless an approved xeriscape plan that otherwise meets all of the landscaping requirements of this Code is specifically approved by the Planning & Zoning Commission .

H. Pedestrian Amenities

1. Sidewalks shall be a minimum of an unimpeded five feet (5') in width.
2. Where a pedestrian circulation path crosses vehicular routes, a change in paving materials or markings shall be provided to distinctly differentiate the conflict point and add aesthetic appeal.
3. One (1) pedestrian access route to the building front shall be provided for each vehicular access route to the site with a minimum of one (1) route meeting the requirements of the Americans with Disabilities Act.
4. Pedestrian walkways shall include intermittent shaded areas when the walkway exceeds one hundred (100) feet in length. Shaded areas may be provided by the use of canopy trees or structures meeting these standards.

I. Service and Accessory Facility Screening

1. Refuse/trash receptacles, loading docks, truck parking areas and other service areas that tend to be unsightly shall be screened from view using a combination of walls, fences and landscaping.
2. Enclosure material shall be composed of six (6) foot high solid masonry, decorative pre-cast concrete walls, or solid fencing with opaque gates. Gates shall be self-latching. Chain link fence material with slats is prohibited.
3. Specialty service buildings may utilize prefabricated metal buildings provided:
4. Metal buildings are located behind a primary structure complying with these standards.
5. Architectural treatments in compliance with these standards are applied to any portion of the metal building visible from a public right of way or adjacent residential property.

J. Site Lighting

1. Site and building lighting shall be designed to prevent direct glare or light spillage to adjacent public rights of way or properties. Illumination onto abutting rights of way and properties shall not exceed zero-point five (0.5) foot candles.
2. Light fixtures shall be a maximum of twenty (20) feet in height in vehicular areas and ten (10) feet in height in pedestrian areas.
3. Fixtures shall be aimed downward and shielded and serve as a complementary design element of the building and site.

4.2 Landscaping – General Information

The intent of this section is to ensure all new development in the City of Crescent City, where off-street parking, open lot sales, vehicular use areas, and service areas are provided, a portion of the property shall be devoted to landscape beautification and natural plant growth.

- A. Landscaping, landscaped areas, buffers and tree protection shall be provided for all premises as set forth in this section. The minimum provision of required landscaping, landscaped areas, buffers and trees may be exceeded. Unless otherwise prescribed, the most stringent provision of this schedule shall prevail.

- B. Landscaping, landscaped areas, buffer and tree protection requirements serve many purposes for the City of Crescent City. The requirements promote the City's Tree City USA designation, assist with flood control, soil erosion, dust, heat, air quality and noise pollution; improves the appearance of the environment, character and value of the total urban area; and protects nearby properties.
- C. In general, landscaping and buffers shall be designed to:
1. Separate vehicular and non-vehicular use areas.
 2. Provide visual and physical separation of potentially incompatible land uses.
 3. Incorporate water conservation features such as drought tolerant and native vegetation consistent with Florida-Friendly Landscaping™ (FFL) developed by the University of Florida, IFAS Extension Services and the Florida Department of Environmental Protection.

D. Exemptions.

These exemptions shall apply to vehicular use areas but not to buffering between land uses, pursuant to Section 4.3. This section does not apply to the following:

1. Single- or two-family residences. This shall not be interpreted to exempt residential developments that require approval of a development plan or plat under this chapter.
2. Existing building on which five (5) or fewer parking spaces are provided.

E. Redevelopment.

All redevelopment projects that require a site plan shall be required to fully meet the landscaping requirements of Section 4.2 and 4.3. Due to site limitations, the Planning & Zoning Commission or City Commission, depending on the type of site plan, may allow modifications that still meet the intent of the regulations.

F. Buffer alteration.

Alteration of an existing buffer requires submittal of a site plan in accordance with Section 2.10 Site Plan Review and, at a minimum, approval of the Planning & Zoning Commission.

G. Definitions.

Buffer, perimeter landscape: A continuous area of land that is required to be set aside along the perimeter of a lot in which landscaping is used to provide a transition and/or to reduce the environmental and other impacts of one type of land use upon another.

Drip line: The vertical line running through the outermost portion of the tree crown extending to the ground.

Tree, mature: Any living, self-supporting, perennial plant which has a trunk diameter of at least six (6) inches measured four point five (4.5) feet above grade (at the base of the tree) and normally grows a minimum overall height of fifteen (15) feet.

Shrubs: A woody plant of relatively low height distinguished from a tree by having several stems rather than a single trunk; a bush.

Yard area: A vegetated or stabilized open space on the same lot as a building, said space being unoccupied and unobstructed from the ground upward, except for trees and other natural vegetation.

4.3 Required Landscaping and Buffers

The requirements of this section apply to all development, unless exempted:

A. Vehicular use areas, interior.

1. Landscaped areas shall be provided to break up excessively long continuous runs of parking space. Generally, a parking bay shall not contain more than ten (10) continuous parking spaces or extend more than one hundred (100) feet, whichever is more restrictive, without being broken up by a landscaped area.
2. Each row of interior parking spaces shall be terminated at each end by a landscaped area.
3. These landscaped areas required in shall have a minimum width of ten (10) feet, and a minimum size of one hundred and fifty (150) square feet.
4. If required to meet the City's tree protection requirements, the City Manager or designee, may require the developer to relocate or modify the location or size of specific interior landscape areas. However, in no instance shall such areas be smaller than one hundred and fifty (150) square feet as required.
5. At a minimum, interior landscaping shall meet or exceed the square footage requirements below as well as shrub installation meeting the overall property shrub count.
6. In no instance shall there be less than one (1) canopy tree for each seventy (75) square feet, or fraction thereof, of required interior landscaped area. Flexibility will be allowed in the location of the interior trees required, and the City Manager or designee will have the final approval. The remaining area shall be landscaped with shrubs (less than four (4) feet high), grass, or a ground cover, and all plants other than grass shall be mulched.
7. In a vehicular use area where the strict application of the foregoing requirements seriously limits the function of the area, or is injurious to trees proposed to be retained, the location and shape of required interior landscaping may be altered so long as the full square footage of landscaped area is provided. If landscaped areas are relocated near the perimeter of the paved area, these landscaped areas shall be in addition to the buffer requirements below.
Required landscaping for vehicular use areas shall be ten (10) percent of impervious parking area, drives, parking stalls, load zones.
8. Plantings shall provide a two (2) foot clearance from the face of curb.

B. Buffer Zones.

In order to reduce the impacts of a new or expanded use of land on adjacent existing uses, certain buffering and screening shall be required.

1. A Buffer Zone is a landscaped strip along parcel boundaries that serves as a buffer between incompatible uses, as an attractive boundary of the parcel or use, or as both a buffer and an attractive boundary.
2. A buffer consists of a horizontal distance from a property line, which shall only be occupied by permitted screening, drainage, stormwater, utilities (excluding solid waste storage facilities), property access, and landscaping materials.

C. Compliance with Buffer/Screen is required in all cases of new construction, change of use, or expansion of use or structure, subject to the following exceptions:

1. Parcels located within the Central Business District are not subject to these landscaping buffer requirements or the overall property shrub count requirement.

2. Developments with an approved Planned Development designation must meet the above requirements unless specifically addressed in the development agreement. The width and degree of vegetation required depends upon the nature of the adjoining thoroughfares and land uses.
- D. The standards of Buffer Zones are in Table 1 below specifying the width and number of plants required per one hundred (100) linear feet.
1. Quantities of canopy trees, understory trees, bushes and shrubs shall be rounded to the closest whole number, except the requirement shall never be less than one (1) canopy, understory tree, bush or shrub. The minimum sizes of the canopy trees are provided in Table 1 per 4.3(D).
 2. The canopy trees shall be spread a minimum twenty-five (25) feet apart along the length of the buffer. Flexibility will be allowed in the location of the plant material required, and the City Manager or designee has final approval.

Table 1: Buffer Plant Standards per 100 linear feet

Buffer A		
Width of Buffer	10 feet	15 feet
	<i>Required Plant Material</i>	
Canopy tree	1.8 (3" Caliper)	2.0 (2" Caliper)
Understory tree	.6	.4
Shrub	15	10
Buffer B		
Width of Buffer	15 feet	20 feet
	<i>Required Plant Material</i>	
Canopy tree	3.6 (3" Caliper)	3.6 (2" Caliper)
Understory tree	1.2	1.2
Shrub	20	12
Buffer C		
Width of Buffer	20 feet	30 feet
	<i>Required Plant Material</i>	
Canopy tree	5.6 (3" Caliper)	4.0 (2" Caliper)
Understory tree	2.4	1.2
Shrub	20	14
Buffer D		
Width of Buffer	25 feet	35 Feet
	<i>Required Plant Material</i>	
Canopy tree	6.3 (3" Caliper)	5.2 (2" Caliper)
Understory tree	3	2.2
Shrub	18	18

The foregoing standards shall be applied between abutting parcels as follows:

Table 2: Buffer Types by Land Use

Existing Use	Proposed Single Family	Proposed Multifamily	Proposed Office	Proposed Commercial	Proposed Public Facilities	Proposed Industrial
Single family	N/A	C	B	C	(Minor) B (Major) D	D
Multifamily	C	N/A	B	B	(Minor) B (Major) D	D
Office	B	C	N/A	A	(Minor) B (Major) C	C
Commercial	C	B	A	N/A	A	B
Public Facilities	(Minor) B (Major) D	(Minor) B (Major) D	(Minor) B (Major) C	A	N/A	B
Industrial	D	D	C	B	B	N/A

1. Vacant property will use their zoning district as the existing use, for the purposes of this table, when determining buffer type.

2. Planned Development is determined by predominant use.

3. Active Recreation is deemed a commercial use.

4. Churches deemed institutional use.

5. The minimum buffer between subdivision and another use is a "C" buffer.

6. Major/Minor determination for Public Facilities is to be determined by the City Manager, or their designee.

The minimum ROW Buffer Type is "A".

- E. In addition to the requirements for Buffer Standards "A," "B," "C," "D" contained in Table 2, the buffer must also include a one hundred (100) percent opaque screen (fence or wall) along the rear and side lot lines of non-residential uses adjacent to any residential uses. If a fifty (50) foot native vegetation and/or landscaped buffer provides screening of the non-residential use from the adjacent residential use, a fence or wall is not required.
- F. The use of existing native vegetation in Buffer Zones is preferred. If a developer proposes to landscape a Buffer Zone with existing native vegetation, a buffer with fewer plants than required by this section may be approved if:
1. Such as necessary to prevent harm to the existing native vegetation; and,
 2. The buffering and/or aesthetic purposes of the Buffer Zone are substantially fulfilled despite the lesser amount of vegetation.
- G. Overall Property Shrub Count. The overall number of shrubs required on a parcel shall be determined by the linear length of the parcel's perimeter divided by three. For example, a

rectangle-shaped parcel measuring One hundred (100) feet x one hundred and fifty (150) feet would have a perimeter of five hundred (500) feet total; five hundred (500) divided by three (3) results in one hundred and sixty-seven (167) shrubs required (rounded to the nearest whole number). The number of shrubs in buffer areas can be used by the property owner to meet this requirement as well as landscape islands in parking areas and foundation plantings.

- H. Foundation plantings are intended to soften buildings and improve their aesthetics.
 - 1. For all other buildings the minimum depth shall be five (5) feet from roof overhang. The depth of the building perimeter landscape areas shall be measured clear of any building or roof overhangs.
 - 2. Bed lines, where practicable, shall be curvilinear and wrap the corners of the structure with shrub plantings no closer than three (3) feet from the building.
- I. Screening that is at least four (4) feet wide around loading areas, dumpsters, and mechanical equipment running parallel to the adjacent building elevation may be counted towards these requirements.
- J. The following may be used in order to provide alternatives to foundation plantings:
 - 1. Architectural design. Alternative foundation planting requirements for multifamily and or designated non-residential buildings may be reduced by the City Manager or designee, when it is determined that building façade massing techniques, beyond the minimum architectural standards provide a benefit similar to foundation plantings.
 - 2. Landscape design. Alternative foundation plantings may be permitted (e.g., architectural planter, pots, etc.) or allowed to be relocated within twenty (20) feet of the building with approval from the City Manager or designee and applied as a credit towards meeting the foundation planting requirement, if demonstrated and determined that the methodology is of equal benefit to the general public and appropriate automatic irrigation facilities are provided.
 - 3. Subdivision entryways. Entryways into a subdivision shall screen the sides of any proposed single-family dwellings by one of the following methods or combination of methods:
 - a. Perimeter roadway buffers shall be extended along any roadway entrance into the subdivision, a minimum distance of one hundred (100) feet complying with Buffer Standard "B";
 - b. Stormwater facilities with perimeter landscaping and fountain; and
 - c. Amenity center.
- K. Single-family Landscape Requirements. For single-family uses, the developer shall plant, within each front yard setback area, no closer than five (5) feet or further than fifteen (15) feet from the right-of-way, one (1) shade tree for every 1,500 SF of the front setback area. Except where property on one side of the right-of-way is not owned by the developer, the trees shall be planted alternately on either side of the street. Existing, native tree species may count towards this requirement.
- L. Use of required areas. No accessory structures, garbage or trash collection points or receptacles, parking, or any other functional use contrary to the intent and purpose of this section shall be permitted in a required landscape area. This does not prohibit the combining of compatible functions such as landscaping, tree protection, and drainage facilities.

4.3.1 Landscape Design and Materials

- A. Design principles. All landscaped areas required by this section should conform to the following general design principles, however, no development plan shall be denied solely based on these

design principles:

1. Landscaping should integrate the proposed development into existing site features through consideration of existing topography, hydrology, soils and vegetation. In order to assure landscaping shall remain viable and shall enhance rather than detract from the overall site appearance and utility, including maintaining visibility for site signs and similar identifying features essential to site identification and safety, proposed landscaping shall be signed and sealed by a Florida licensed landscape architect.
2. The functional elements of the development plan, particularly the drainage systems and internal circulation systems for vehicles and pedestrians, should be integrated into the landscaping plan.
3. Landscaping should be used to minimize potential erosion using ground covers or any other type of landscape material that aids in soil stabilization.
4. Existing native vegetation should be preserved and used to meet landscaping requirements.
5. Landscaping should enhance the visual environment using materials that achieve variety with respect to seasonal changes, species of living material selected, textures, colors and size at maturity.
6. Landscaping design should consider the aesthetic and functional aspects of vegetation, both when initially installed and when the vegetation has reached maturity. Newly installed plants should be placed at intervals appropriate to the size of the plant at maturity. The design should use short-term and long-term elements to satisfy the general design principles of this section over time. Landscaping materials shall be clustered using species variety, compatibility and aesthetics where planted material may interfere with visibility, site lighting or safety when mature or where preservation of existing trees warrants.
7. Landscaping should enhance public health, safety and welfare while minimizing nuisances.
8. Landscaping should maximize the shading of streets and vehicle use areas.

B. Plant and installation standards.

1. Plant materials specified by this section shall conform to Florida No. 1 standards or better as given in the current "Grades and Standards for Nursery Plants," State of Florida, Department of Agriculture, Tallahassee, or equal thereto.
2. All plants shall be healthy and free of diseases and pests.
3. Palms shall be considered trees. If palms are used, they shall consist of no more than twenty-five (25) percent of the total tree requirement and shall have a minimum height of eight (8) feet clear trunk.
4. Trees planted within twelve (12) feet of a public street right-of-way or other public work shall be selected from a list of trees prepared and periodically updated by the public works department.
5. Shrubs shall have a minimum thirty (30) inches height when measured immediately after planting. Hedges, where required, shall be planted and maintained to form a continuous, unbroken, visual screen within one year after planting.
6. Grass areas may be sodded, plugged, sprigged or seeded, except that sod shall be used in swales or other areas subject to erosion. In areas where plant materials other than sod or grass seed are used, nurse- grass seed shall be sown for immediate effect and protection until coverage is otherwise achieved. Sod shall be clean and reasonably free of weeds and

noxious pests or diseases.

7. Other ground covers must present a finished appearance and have reasonably complete coverage at time of planting.
8. Landscaping shall be protected from vehicular and pedestrian encroachment by means of raised planting surfaces, depressed walks, curbs, edges, and the like.
9. Whether at or before maturity, the landscaping shall not interfere with power, cable television, or telephone lines, sewer or water lines, or any other existing or proposed overhead or underground utility service.
10. The developer shall provide sufficient soil and water to sustain healthy growth of all plants.
11. Where no landscaping exists on sites undergoing redevelopment or where existing landscaping is being altered, the landscaping proposed shall be designed by a Florida licensed landscape architect. Where landscaping exists on sites proposed for redevelopment, the applicant may request Development Review Committee (DRC) review of alteration and improvement of the existing landscaping to meet compliance with this section as proposed by the site engineer where the site engineer demonstrates professional expertise in this area and where the site engineer signs and seals the landscaping plan. Should the DRC determine the proposed landscaping does not adequately meet the standards or intent of this Code, the DRC may require submittal of a landscaping plan executed and sealed by a Florida licensed landscape architect.

C. Approved trees/plants.

1. Trees planted pursuant to the Land Development Code shall be selected from the approved list of canopy and understory trees contained in Table 3 Approved List of Understory and Canopy. Canopy trees shall have a minimum overall height of eight (8) feet at time of planting. Understory trees shall have a minimum overall height of six (6) feet at time of planting. Existing trees and native tree species needing less water and maintenance are preferred.

Table 3: Approved List of Understory, Canopy, and Native Trees

Common Name	Scientific Name
Basswood, Florida (c)	<i>Tilia americana</i> var. <i>caroliniana</i>
Bottlebrush, upright (u)	<i>Callistemon rigidus</i>
Cedar, Eastern Red (u/c)	<i>Juniperus virginiana</i> D, N
Cedar, Southern Red (u/c)	<i>Juniperus silicicola</i> D, N
Chaste tree (u)	<i>Vitex trifolia</i>
Cherry, black (u/c)	<i>Prunus serotina</i>
Cherry laurel (u)	<i>Prunus caroliniana</i>
Chickasaw plum (u)	<i>Prunus angustifolia</i> D, N
Citrus (u)	<i>Citrus</i> spp.
Crape myrtle (u)	<i>Lagerstroemia indica</i> D
Devilwood (u/c)	<i>Osmanthus americanus</i>
Dogwood (u/c)	<i>Cornus florida</i> N

Elm, weeping (u)	Ulmus parvifolia
Elm, winged (u)	Ulmus alata D, N
Fringe tree (u)	Chionanthus virginicus N
Gum tree (c)	Eucalyptus spp.
Hawthorn	Crataegus spp.
Holly, American (c)	Ilex opaca N
Holly, deciduous (u)	Ilex decidua
Holly, yaupon (u)	Ilex vomitoria D, N
Jerusalem thorn (u)	Parkinsonia aculeate
Ligustrum (u)	Ligustrum lucidum
Loquat (u)	Eriobotrya japonica
Magnolia, saucer (u)	Magnolia soulangeana
Magnolia, southern (c)	Magnolia grandiflora
Maple, Florida red (u/c)	Acer rubrum
Mulberry, red (c)	Morus rubra
Oak, live (c)	Quercus virginiana D, N
Oak, sand live (u/c)	Quercus virginiana var. geminata N
Oak, Shumard (c)	Quercus shumardii D, N
Oak, turkey (u/c)	Quercus laevis N
Palm, cabbage (c)	Sabal palmetto D, N
Palm, Washington (c)	Washingtonia robusta D
Palm, windmill (u)	Trachycarpus fortunei D
Pecan (c)	Carya illinoensis
Persimmon (c)	Diospyros virginiana
Persimmon, oriental (u)	Diospyros kaki
Pine, loblolly (c)	Pinus taeda N
Pine, longleaf (c)	Pinus palustris D, N
Pine, sand (c)	Pinus clausa D, N
Pine, slash (c)	Pinus elliotii D, N
Podocarpus (u)	Podocarpus macrophyllus
Podocarpus, nagi (u)	Podocarpus nagi
Redbud (u) (c)	Cercis Canadensis
Willow, weeping (u)	Salix babylonica

u= understory tree; c= canopy tree; u/c= can be either understory or canopy; D= drought tolerant; N= native

- Ninety (90) percent of shrubs shall be selected from those listed in Table 4 List of Permitted Shrubs for Landscaping to satisfy the landscaping requirements of the City.

Table 4: List of Permitted Shrubs for Landscaping

Common Name	Scientific Name
Arborvitae	Platycladus orientalis
Azalea	Rhododendron spp.
Azalea, dwarf	Rhododendron spp.
Azalea, semi dwarf	Rhododendron spp.
Bamboo, clumping	Bambusa spp.
Bamboo palm	Chamaedorea microspadix
Banana shrub	Michelia figo
Beautyberry	Callicarpa americana D, N
Boxthorn	Severinia buxifolia D
Bush daisy	Gamolepis chrysanthemoides
Camellia, Japanese	Camellia japonica
Camellia, sasanqua	Camellia sasanqua
Century plant	Agave americana
Chinese holly-grape	Mahonia fortunei
Cleyera	Ternstroemia gymnanthera
Coralbean	Erythrina herbacea
Downy jasmine	Jasminum multiflorum
Edible fig	Ficus carica
European fan palm	Chamaerops humilis
Fatsia	Fatsia japonica
Florida anise	Illicium floridanum N
Gallberry	Ilex glabra D, N
Gardenia	Gardenia augusta
Glossy abelia	Abelia x grandiflora
Holly, chinese	Ilex cornuta D
Holly, dwarf Japanese	Ilex crenata "Compacta"
Holly, Schillings	Ilex vomitoria "Schillings" D, N
Indian hawthorn	Raphiolepis indica D
Japanese aucuba	Aucuba japonica
Japanese boxwood	Buxus microphylla var. japonica D
Jasmine, shining`	Jasminum nitidum
Juniper, Chinese	Juniperus chinensis
Leatherleaf mahonia	Mahonia bealei
Ligustrum	Ligustrum japonicum
Ligustrum, variegated	Ligustrum sinense "Variegata"
Nandina/heavenly bamboo	Nandina domestica
Oak, Chapman	Quercus chapmanii
Oak, myrtle	Quercus myrtifolia
Oleander	Nerium oleander D
Palmetto, dwarf	Sabal minor
Palmetto, saw	Serenoa repens D, N
Pampas grass	Cortaderia selloana D
Philodendron	Philodendron bipinnatifidum
Photinia/redtop	Photinea x fraseri D
Pittosporum	Pittosporum tobira
Plumbago	Plumbago auriculata D

Primrose jasmine	Jasminum mesnyi D
Pyracantha	Pyracantha coccinea
Rhapis/lady palm	Rhapis excels
Rose-of-Sharon	Hibiscus syriacus
Serissa	Serissa foetida
Silverbell	Halesia diptera
Spanish bayonet	Yucca aloifolia
Star magnolia	Magnolia stellate
Strawberry guava/cattley guava	Psidium littorale
Sweetshrub	Calycanthus floridus N
Tarflower	Befaria racemose
Texas sage	Leucophyllum frutescens
Thryallis	Galphimia glauca
Viburnum, sandanqua	Viburnum suspensum
Viburnum, sweet	Viburnum odoratissimum
Viburnum, Walter's	Viburnum obovatum N

*Table note: "D" is Deciduous, and "N" is Native.

3. The City Manager or designee may authorize the use of an appropriate species not shown on the lists in accordance with generally accepted horticultural practices and should take steps to have the substitute species added to the list. Seventy-five (75) percent of the total number of individual plants selected from each of the categories on the list and used to satisfy the requirements of this section shall be selected from the list of native species in the category.

M. Required Irrigation

1. Irrigation required includes underground automatic irrigation systems conforming to the technical construction standards maintained by the city engineer, to the standards of SJRWMD, and/or Florida-friendly landscaping are required for all development. Consideration of relief from this requirement may be given for:
 - a. New construction which does not require any supplemental landscaping, or which contains cultivated landscape areas may be exempt from this provision.
 - b. Landscaped areas containing primarily species native to the immediate region. Once xeric landscaping has been established, the City Manager, or designee, may waive the requirement for installation of an irrigation system.
 - c. To qualify as xeric landscaping, the plant material must be identified as drought tolerant.
2. Irrigation system design per landscape demand:
 - a. Irrigation of existing and undisturbed vegetation shall not be required.
 - b. Irrigation of reestablished native vegetative communities shall be required for a minimum of one year after initial installation. Once the landscape materials have been firmly established, the irrigation system may be abandoned.
 - c. Cultivated landscape areas shall be watered with an underground irrigation system designed to provide one hundred (100) percent coverage on a day when winds are no more than five (5) miles per hour. Cultivated landscape areas shall include all applicable areas.

3. Required system features.

- a. All landscape irrigation systems shall be low-volume irrigation systems. A low-volume irrigation system is designed to provide no more than the minimum amount of water required by any specific landscape material to ensure survival of that material. Such a system utilizes a combination of sprinkler mechanisms and zones to accommodate the individual irrigation requirements of each type of landscape material, including trees, shrubs, ornamentals and turf areas.
- b. All underground irrigation systems shall be regulated by an automatic timer or controller.
- c. The design of the system shall include sprinkler heads and devices appropriate for the landscape material to be irrigated.
- d. Low-trajectory heads or low-volume water distributing devices shall be used to irrigate confined areas in order to prevent overspray onto impervious areas.
- e. Irrigation systems shall be designed to place high water demand areas, such as lawns, on separate zones from those areas with reduced water requirements.
- f. Automatically controlled irrigation systems shall be operated by an irrigation controller capable of irrigating high requirement areas and a different schedule from low water requirement areas, provided separate zones exist as described above.
- g. Irrigation systems shall be designed so that impervious areas are not watered.
- h. Moisture sensing devices (i.e., rain check valve) shall be installed to regulate the controller's operation during wet weather.
- i. Precipitation rates for each zone shall be calculated and noted on the irrigation plans.
- j. The watering schedule recommended by the urban forester shall be noted on the irrigation plans.
- k. All irrigation systems using a well shall be outfitted with backflow protection.

N. Nonliving materials.

1. Mulch shall be installed according to the current version of the University of Florida, Institute of Food and Agricultural Sciences, Florida Yards and Neighborhoods Handbook. All mulch must be installed at least six (6) inches away from the trunks of all newly planted and existing trees.
2. Non-Vegetative Materials.
 - a. Stone, gravel, artificial turf and rock beds may be used as an accent but shall not be considered permanent landscaping.
 - b. Stone, gravel, artificial turf and rock beds may be used as an accent but shall not require a permit unless they exceed five hundred (500) square feet.
 - c. Stone, gravel, artificial turf and rock beds that exceed five hundred (500) square feet are permitted subject to obtaining approval by the City Manager or designee and compliance with the provisions of this Section.
 - d. The installation of artificial turf is permitted on all zoning districts and limited to play areas of public/private parks and institutions subject to the requirements of this Section.
 - e. All artificial turf shall, at a minimum, be installed according to the manufacturer's specifications and shall be subject to City stormwater requirements.
 - f. Installation of artificial turf within public and private rights-of-way is prohibited.
 - g. Artificial turf shall not be visible from rights-of-way on residentially zoned properties.
 - h. Artificial turf may not be installed within fifty (50) feet of any artificial or natural water

body with the exception of swimming pools.

- i. Artificial turf is prohibited within drainage features (e.g. retention ponds, swales, and etc.).
- j. Artificial turf must be installed out-side of the drip line of any tree.
- k. Impervious Surface Ratio (ISR). Artificial turf shall be considered one hundred percent (100%) impervious surface unless an acceptable impervious surface ratio is submitted to and approved by the City Engineer. The quantity of artificial turf to be incorporated into the landscaping of a property shall be limited by the maximum ISR for the subject property within the applicable zoning district and location requirements above.
- l. Artificial turf shall consist of materials that appear natural in appearance and color. The use of indoor/outdoor plastic or nylon carpeting as an installation of artificial turf is prohibited.

O. Maintenance and replacement of plants.

- 1. The owner or his agent shall be jointly and severally responsible for the maintenance of all landscaping. All required plant materials shall be maintained to the standards for Florida No. 1 or better, as given in the most current "Grades and Standards for Nursery Plants," State of Florida, Department of Agriculture, Tallahassee, or equal thereto.
- 2. The owner or agent as part of routine maintenance shall replace any dead or severely damaged plant materials.
- 3. It is the responsibility of the property owner, renter, lessee, or agent, adjacent to the right-of-way to maintain all areas within the right-of-way which do not contain the road, curb, median, or sidewalk, to maintain the sod or other materials approved by the city engineer.

It is the responsibility of the property owner, renter, lessee, or agent, adjacent to the right-of-way to sod all areas within the right-of-way which do not contain the road, curb, or sidewalk prior to the city issuing a certificate of occupancy for a home or other building.

4.4 Trees

The purpose of this article is to prohibit the destruction of protected trees as defined in this article until a development plan, preliminary subdivision plat, or other specific plan for development has been approved, and to provide specific criteria for allowable tree removal. The City Commission finds and determines it is in the best interest of the public health, safety and welfare to protect, preserve and enhance tree cover in the City of Crescent City. The values of trees are many and varied and include, but are not limited to, the following:

- A. Trees are valuable producers of oxygen, a necessary element to humankind, and serve to reduce the environmentally dangerous carbon dioxide concentrations in the air.
- B. The leaves of trees trap and filter out ash, dust and pollen in the air.
- C. Trees may reduce wind velocity and noise levels.
- D. Trees may prevent erosion by stabilizing the soil through their root system and by breaking the force of raindrops pounding upon soil surfaces.
- E. Trees reduce the quantity of surface runoff and reduce the percentages of impervious surfaces.

- F. Trees help purify water by removing the nutrients from water passing through the ground from the surface to the groundwater table.
- G. Trees provide shade and transpire water, which helps to moderate temperature, and clean the air.
- H. Trees provide shade, shelter and essential habitat for wildlife.
- I. Trees provide valuable visual aesthetics and psychological contrast to the manmade urban environment.
- J. Trees are an asset and increase the economic and aesthetic value of developed and undeveloped properties.

4.4.1 Applicability of Terms and Provisions

Except as provided in Section 4.4.5 of this article, the terms and provisions of this article shall apply to all unimproved real property, all publicly owned lands, all public or private rights-of-way and all improved real property, when and if any new development is proposed for such property, lands or rights-of-way or any other time removal of a protected tree is proposed.

4.4.2 Issuance of Certificate of Occupancy

Compliance with this article, including any conditions attached to the Tree Removal Permit, shall be a condition of the issuance of a certificate of occupancy. Other than for subdivision infrastructure improvements required by an approved preliminary plat or as exempted Section 4.5 of this article, no Tree Removal Permit will be issued for property until such time as the City issues a building permit for the same property, or as otherwise may be permitted by the City.

4.4.3 Tree Removal and Change of Grade Permit Requirement

- A. Permit requirement. Except as provided in Section 4.5 of this section, it is hereby unlawful for any person to cut down, move, remove or destroy through damaging or to authorize or cause the same, of any protected trees or replacement trees or to change or modify the grade of any land in accordance with the provisions of this section, without obtaining one or more of the following:
 1. Unsubdivided land. A Tree Removal Permit, or an approved site plan, with an associated approved building permit or an approved preliminary plat, as applicable is required.
 2. Subdivided land. An approved site plan with an associated approved building permit is required. The phasing of a proposed development must be shown on the appropriate landscaping plan. No clearing of areas outside of the first phase shall be permitted without a replanting plan of the required plants in the landscape plan and timetable to commence construction. Seeding or sod is required to be installed for all lots at the time of completion of infrastructure installation. If construction has not commenced within two years, replanting of the required plants in the landscape plan of the entire cleared area will be required. If a phase is added after the site plan or plat has been approved, a revised site plan or the construction plans for the plat shall be required to be submitted for compliance determination. The removal of non-protected trees does not require a Tree Removal Permit.
- B. Permit applications. Any person who is required to obtain a Tree Removal Permit shall apply on a form to be supplied by the City. A tree survey and a written statement indicating the reasons for removal, relocation or replacement of trees shall accompany every application. The applicant must demonstrate to the satisfaction of the City Manager or designee that a reasonable effort has been made to situate the improvements to save as many of the existing trees as possible and to

work with the existing grade to the greatest extent possible. Tree protection barricades must be in place prior to the issuance of the permit.

C. Tree Removal Permit application requirements.

1. Application forms. A complete permit application for removing or relocating trees shall be submitted by a property owner or authorized agent of the owner, on City-approved application form(s).
2. Fees. Each permit application must be accompanied by the appropriate fee(s) as established by the City Commission. The permit application fees are non-refundable and non-transferable.
3. Required application data. The City-approved permit application must be accompanied by surveys, and other documents as required by the City Manager or designee, describing the proposed activities and phasing of the development in sufficient detail to meet the standards of this article and to clearly identify all potential impacts to the environment and public health. A property boundary survey shall be submitted with the application. Property boundaries must be locatable in the field by the inspectors. As a minimum, property corners must be located and so designated to be clearly identifiable and visible on-site.

D. Tree Removal Permit issuance.

1. If the application meets the requirements of this article, the City Manager or designee shall approve the application subject to appropriate permit conditions. If the application does not comply with the requirements set forth in this article, said application shall be denied, with reasons stated.
2. Posting of permit. A copy of the approved Tree Removal Permit shall be clearly posted on the job site during all phases of clearing and construction activities.

E. Termination of permit.

1. All Tree Removal Permits shall expire one (1) year from the date of issue unless time extensions are granted by the City Manager or designee.
2. Application for extensions of time shall be made in writing to the building department at least thirty (30) days prior to the expiration of the permit.

4.4.4 Protected Trees Removal and Replacement

A. Conditions for permit to remove protected trees.

1. Application contents. Any person who is required to obtain a Tree Removal Permit shall apply in accordance Section 4.4.(3) a-c.
2. Standards of review. The application shall be reviewed on the following criteria:
3. The extent to which the actual or intended use of the property requires cutting down or destruction of trees, or changes of grade.
4. The desirability of preserving any tree by reason of its size, age or some other outstanding quality such as uniqueness, rarity or status as a historic or specimen tree.
5. The extent to which the area would be subject to increased water runoff and other environmental degradation due to removal of trees or changes of grade.
6. The heightened desirability of preserving or enhancing tree cover in densely populated areas.
7. The need for visual screening in transitional areas or relief from glare, blight, commercial or industrial unsightliness or any other affront to the visual or aesthetic sense in the area.
8. The effect that changes in the natural existing grade will have on the trees to be protected and preserved.

9. The effect that changes in the natural or existing grade will have on drainage and its impact on adjoining properties.
10. The health of the existing trees on site.
11. The extent to which existing tree coverage provides connections to adjacent open space, wildlife habitat, or natural vegetative areas.

B. Replacement of removed trees.

1. Trees removed pursuant to subsection (a) above shall be replaced at the expense of the developer. Replacement trees shall be taken from the approved tree list contained in the document entitled "List of Permitted Shrubs and Trees for Landscaping and Tree Protection."
2. Replacement of protected trees shall be based upon one-third of the total DBH of the trunk(s) of the tree(s) removed that measure six (6) inches or greater DBH. DBH shall be measured at four and a half (4.5) feet above the ground. Single trees may be replaced with two (2) or more trees, provided the minimum replacement requirements are met. In no case shall replacement stock be less than eight (8) feet in height, have a DBH of less than two (2) inches, or a caliper of less than three (3) inches. If replacement trees are relocated to the landscape buffer the replacement stock must meet the DBH requirements of the specific buffer.
3. A replacement tree may be a tree moved from one location to another on the site or moved off the site pursuant to subsection 4 below.
4. Replacement trees must be planted on the development site if sufficient land is available. If sufficient land is not available on the development site, a fee may be paid as provided for in subsection 5 below, to the City for purposes of planting trees on public property.
5. When space is not available for planting replacement trees (either canopy or understory) on-site, a developer may, after demonstrating to the satisfaction of the City that it is not practical for the replacement trees to be planted on the development site, elect to make a monetary contribution to the "Tree Replacement Reserve Account" to be established by the City within the general operating fund. The contribution shall equal or exceed the amount required to purchase, plant and maintain for one year enough replacement trees to meet the developer's minimum tree coverage and specimen tree requirements set forth in Section 4.4.4 and 4.4.6 respectively of this article. The City Commission shall establish the required contribution amount through the periodically reviewed fee schedule by resolution. All contributions to the Tree Replacement Reserve Account shall be to purchase and maintain trees on City property or along public rights-of-way as the City Commission may determine, to protect, preserve and enhance tree cover in the City of Crescent City; to purchase lands for preservation as green-belt areas or passive recreational uses; to purchase nursery stock and supplies or to fund the Landscape Assistance Program. The Landscape Assistance Program is a local grant program to fund requests from existing development for assistance in landscaping.
6. Laurel Oaks (*Quercus laurifolia*) which are larger than twenty (20) inches DBH may be removed and replaced by one (1) two (2) inch DBH (three (3) inch caliper) minimum sized canopy tree from the "List of Permitted Shrubs and Trees for Landscaping and Tree Protection."

C. Specimen tree protection. The species of trees identified in Table 5 with the minimum specified DBH are determined to be specimen trees in the City of Crescent City, Florida:

Table 5: Specimen Tree Protection with minimum DBH

Common Name	Botanical Name	Minimum DBH
Bald cypress	<i>Taxodium distichum</i>	12 inches
Bay, loblolly	<i>Gordonia lasianthus</i>	12 inches
Bay, red	<i>Persea borbonia</i>	12 inches
Bay, swamp	<i>Persea borbonia</i>	12 inches
Bay, sweet	<i>Magnolia virginiana</i>	12 inches
Cedar, eastern red	<i>Juniperus virginiana</i>	12 inches
Cedar, southern red	<i>Juniperus silicicola</i>	12 inches
Elm	<i>Ulmus spp.</i>	18 inches
Hickory	<i>Carya spp.</i>	18 inches
Magnolia	<i>Magnolia grandiflora</i>	12 inches
Maple	<i>Acer spp.</i>	18 inches
Oak, live	<i>Quercus virginiana</i>	12 inches
Oak, sand live	<i>Quercus virginiana</i> var. <i>geminata</i>	12 inches
Oak, turkey	<i>Quercus laevis</i>	12 inches
Pine, Longleaf	<i>Liquidambar styraciflua</i>	18 inches
Sweet gum	<i>Liquidambar styraciflua</i>	18 inches
Sycamore	<i>Platanus occidentalis</i>	18 inches

1. All specimen trees not exempted by Section 4.4.5.(a) of this article shall be preserved and protected as noted in Table 6:

Table 6: Specimen trees not exempted.

Number of Specimen Trees	Minimum Specimen Tree Protection Requirement
Less than three (3) per acre or a portion thereof	100 percent of all specimen trees
Three (3) to five (5) per acre	Three (3) per acre
More than five (5) to eight (8) per acre	Four (4) per acre
More than eight (8) per acre	50 percent of all specimen trees per acre up to a maximum of eight (8) trees per acre

Tree counts are to be averaged over the total number of acres in the development project.

2. All specimen trees permitted to be removed shall be replaced by enough replacement trees so their DBH equals 50 percent of the total DBH of specimen trees to be removed from the property. Unhealthy specimen trees, as determined by the City Manager or designee, will be replaced at the same rate as non-specimen protected tree. Specimen trees shall be replaced using species designated as canopy trees on the "List of Permitted Shrubs and Trees for Landscaping and Tree Protection."
3. Unless otherwise authorized by this article, the minimum specimen tree protection

required according to Table 6 shall be met unless a determination has been met finding the tree(s) are a hazard (due to health or natural damage) or it is not economically or practically feasible to develop the parcel without removing the tree(s). The developer shall explain in detail why the tree(s) are a hazard or why it is not economically or practically feasible to develop the parcel without meeting the required minimum number of specimen trees. The City Manager or designee shall make a recommendation as to whether it should be approved or denied. The Trees and Garden Board shall make a recommendation to the City Commission on the application, and the City Commission shall make a decision. Any specimen tree(s) permitted to be removed not meeting the tree protection requirements of Table 6 shall be replaced by enough replacement trees so that their DBH equals one hundred (100) percent of the total DBH of the specimen tree(s) to be removed from the property. In no case shall replacement stock be less than ten (10) feet in height, have a DBH of less than four (4) inches, or a caliper of less than six (6) inches.

4. The developer shall provide legal mechanisms to ensure the protection of all specimen or other trees designated to remain after construction. Such mechanisms may include, but are not limited to, conservation easements, common open space, tree protection easements, deed restrictions and homeowner association documents. Such protected trees shall only be removed based on imminent danger caused by deterioration or damage.
5. New subdivisions must include the tree protection areas as common open space for the purpose of specimen tree protection and not included in individual lots.

D. Historic tree protection.

Unless otherwise authorized by this article, no historic tree shall be removed without a recommendation by the City Manager or designee, and a finding the tree is a hazard (due to health or natural damage) or that it is not economically or practically feasible to develop the parcel without removing the tree. The developer shall explain in detail why the tree is a hazard or why it is not economically or practically feasible to develop the parcel without removing the historic tree. The City Manager or designee shall make a recommendation as to whether it should be approved or denied. The Trees and Garden Board shall make a recommendation to the City Commission on the application, and the City Commission shall make a decision. Any historic tree permitted to be removed shall be replaced by enough replacement trees so that their DBH equals one hundred and twenty-five (125) percent of the total DBH of the historic tree to be removed from the property. In no case shall replacement stock be less than ten (10) feet in height, have a DBH of less than four (4) inches, or a caliper of less than six (6) inches. In lieu of physical replacement, City Council may impose a fee of \$37.00 per cross sectional square inch lost or combination thereof. A cross-sectional area is determined by squaring the radius and then multiplying by 3.14. For repeat offenders, the City has the right to double restoration requirements or fees (or both) for each subsequent infraction, and in the alternative or in addition to revoke or suspend a contractor's license to do business in the City when a contractor is responsible for the unpermitted historic tree removal.

Historically significant trees shall be as follows:

1. Bald cypress if 30-inch or larger DBH;
2. Live oak or sand live oak if 30-inch or larger DBH;
3. Red cedar if 30-inch or larger DBH.
4. Magnolia grandiflora if 30-inch or larger DBH.

4.4.5 Exemptions and Variances

A. Exemptions.

1. Single-family and duplex homes and properties. Occupied one- and two-family lots. The removal of any trees on occupied one- and two- family lots are subject to the tree protection requirements of this Code, only if one of the following applies:
 - a. The tree or trees proposed to be removed were utilized to meet the minimum tree protection requirements of this Code; or
 - b. The tree or trees proposed to be removed are historic trees as defined by this Code.
2. Existing single-family residential property as follows:
 - a. In accordance with FL State Statue 163.045, tree removal on a single-family residential property does not require City notification or permitting if the property owner possesses documentation from an arborist certified by the International Society of Arboriculture or a Florida licensed landscape architect that the tree poses an unacceptable risk to persons or property. A tree poses an unacceptable risk if removal is the only means of practically mitigating its risk below moderate, as determined by the tree risk assessment procedures outlined in Best Management Practices - Tree Risk Assessment, Second Edition (2017). The property owner using this exemption is not required to replant a tree that was pruned, trimmed, or removed.
 - b. If a homeowner has received a letter from their insurance carrier requiring them to remove or prune tree that poses a danger to an insured structure or face cancellation, the homeowner may remove or prune the tree as directed by their insurance carrier without City notification or permitting. The property owner using this exemption is not required to replant a tree that was pruned, trimmed, or removed.
3. New residential construction on one- and two-family lots. Trees may be removed from a lot to accommodate construction of one single- family residence or duplex structure as follows:
 - a. Removal of historic trees as defined by this Code will require a separate permit and removal must be approved by the City Commission.
 - b. Trees that are part of tree protection area or trees that were otherwise utilized to meet the minimum tree protection requirements of this Code will require a separate tree removal permit; and
4. A building permit application accompanied with a site plan depicting the area to be cleared for the residential structure and accessory development must be tendered and approved prior to commencement of clearing. The site plan should depict area to be cleared, trees to remain and new trees to be planted. The maximum amount of area per lot to be cleared of trees to accommodate a single-family residence or duplex is as follows:
 - a. Lots less than 7,500 square feet: one hundred (100) percent of lot may be cleared of non-historic trees.
 - b. Lots between 7,500 and 10,000 square feet: seventy-five (75) percent of the lot may be cleared of non-historic trees.
 - c. Lots between 10,001 square feet and one acre in size: 7,500 square feet of area plus thirty-three (33) percent of the lot area in excess of 10,000 square feet may be cleared, to a maximum of 20,000 square feet of non-historic trees.

B. Nuisance trees. The nuisance trees identified in Table 7 shall be exempt from the tree protection requirements of this Code:

Table 7: Nuisance Trees

Common Name	Botanical Name
Australian pine	<i>Casuarina spp.</i>
Brazilian pepper	<i>Terebinthefolius schinus</i>
Chinaberry	<i>Melia azedarach</i>
Camphor	<i>Cinnamomum camphora</i>
Ear tree	<i>Enterolobium cyclocarpum</i>
Eucalyptus	<i>Eucalyptus spp.</i>
Poison wood	<i>Metopium toxiferum</i>
Punk tree	<i>Melaleuc spp.</i>
Silk oak	<i>Grevillea robusta</i>
Strawberry guava	<i>Psidium cattleianum</i>
Woman's tongue	<i>Albizia lebbeck</i>
Golden rain tree	<i>Koelreuteria paniculata</i>
Chinese tallow	<i>Sapium sebiferum</i>

- C. Commercial growers. All commercial nurseries, botanical gardens, tree farms and grove operations shall be exempt from the provisions of this section, but only as to those trees which were planted for silvicultural or agricultural purposes or for the sale or intended sale in the ordinary course of business.
- D. Emergencies. During emergencies caused by a hurricane or other disaster, the City Manager may suspend these tree protection regulations. The removal of trees damaged by fire, windstorm, lightening or other acts of God, which pose imminent danger to life or property are hereby exempt from the permitting requirement of this article; provided, however, that any person who removes such trees on non-residential property only shall report the circumstances to the City Manager, or designee, and provide photographic evidence of the damage to the tree(s) on or before the first business day immediately following the removal.
- E. Redevelopment. All redevelopment projects that require a minor or major site plan shall be required to fully meet the tree preservation area requirements of Section 4.4. of this article. However, the Development Review Committee, Planning & Zoning Commission, or the City Commission, depending on the type of site plan, may allow modifications, including modification of the size, number, species, and placement of trees in a manner which meets the intent of the regulations for redevelopment projects.
- F. Variances. The preservation of any protected tree may be considered as a factor in rendering a decision upon an application for a variance from the literal application of other requirements of this Code.

4.4.6 Minimum Requirements

- A. Minimum tree coverage.
 - 1. Excluding those standards governing historic trees; each lot shall contain a minimum of one (1) tree for every 2,500 square feet of lot area (rounded to the nearest whole number). When determination of the number of trees required by this section results in a fractional tree, the fraction of less than one-half may be disregarded, and a fraction of one-half or greater shall be counted as one (1) tree. The minimum tree coverage requirement of this section shall be considered, with credit given for each tree retained, when determining compliance with the minimum landscaping requirements otherwise

required by this Code. No more than twenty-five (25) percent of the minimum tree coverage requirements may consist of palms on the approved tree list contained in this code and listed in Table 4.

2. Tree replacement requirement. If a lot or parcel contains an insufficient number of existing trees to meet the requirement of this section, a replacement tree shall be provided for every 2,500 square feet of lot or parcel area.
3. Any replacement trees required by a site plan, subdivision or building permit must be in place prior to a building receiving a Certificate of Occupancy or the recording of a final plat.

B. Tree protection zone (TPZ) requirements, excluding those standards governing historic trees:

1. Fifteen (15) percent of the parcel area of any new development shall be designated for the protection of trees.
2. No grading or filling may be conducted in tree protection zone where existing trees will be preserved. Fences and passive recreational facilities, such as benches and unpaved pathways may be allowed in a tree protection zone.
3. The zone required to protect specimen trees may be included to satisfy this requirement. If grading takes place within ten (10) feet of a tree protection zone, the trees within the first five (5) feet of the affected boundary will be counted as removed trees and must be included in the replacement calculations.
4. This required zone may be constituted as one or more sub areas within the development. Said zone areas may include required landscape buffer or other landscape areas and should remain as one or more common, contiguous open space(s). The tree protection zone within a development shall be a minimum of one (1) foot radius per one (1) inch diameter or drip line of a tree, whichever is greater.
The minimum size for any tree protection area is thirty (30) feet in width for protecting existing trees, twenty (20) feet may be used for planting replacement trees, and it may not be located inside a stormwater retention facility or within a utility easement.
Proposed tree protection zones are encouraged to be located adjacent to any approved tree protection zones and shall not be in the backyard or side yard area of platted building lots within a subdivision. Such designated areas shall contain sufficient land area to comply with minimum tree protection standards to adequately protect the trees contained within the area.
5. A minimum of fifty (50) percent of the required minimum number of trees as provided Section 4.4.6 (a) shall consist of existing trees within said area. This requirement may be waived or modified if the development contains an insufficient number of existing trees to meet this requirement or if the modification of this requirement is warranted by specific on-site conditions.
6. Tree protection zone must contain at least one (1) tree per 2,500 square feet. If there are not sufficient trees on the property to meet this requirement, they must be planted by the developer.
7. The City Manager or designee may consider special proposals for tree preservation where extraordinary circumstances, ecological need and/or resource conservation warrant. These include, but are not limited to:
 - a. The restoration, creation and/or preservation of wetlands trees and associated vegetation where enhancement is beneficial to the viability of the wetlands, water quality and the preservation of wildlife habitat.

- b. The preservation, restoration and/or recreation of culturally and/or historically significant landscapes, gardens, canopy roads and/or scenic views and byways.
- c. The creation of xeric landscapes substantially meeting the intent of the City's tree and landscape ordinances where a minimum of ninety (90) percent of all plant materials are drought-tolerant Florida native species specifically selected to meet the "right plant - right place" concept, and where a formal irrigation plan utilizing temporary irrigation measure is proposed. The irrigation plan must be approved and implemented specifically for the establishment of the planted material and subsequently removed. Irrigation may be above ground but must be screened by mulch or similar material contributing to the orderly and attractive look of the site. The landscape and irrigation plans must be submitted by a qualified landscape professional. All plant materials need to be provided by outlets recognized by the Association of Florida Native Nurseries or similarly established qualifying organization.
- d. The creation of scrub or other specific habitats where the installation of such provides a viable expansion of existing or planned habitat conducive to the preservation of Florida threatened and endangered, or similarly listed, species.
- e. All plant materials accepted under this provision are subject to the regulations appearing in Section 4.4.9 of this article.

4.4.7 Protection of Trees during Development Activities

A. Generally.

- 1. To assure the health and survival of protected trees that are not to be removed, the developer shall avoid the following kinds of tree injuries during all development activities:
 - a. Mechanical injuries to roots, trunk, and branches.
 - b. Injuries by chemical poisoning.
 - c. Injuries by grade changes.
 - d. Injuries by excavations; and
 - e. Injuries by paving.
- 2. Tree protection measures shall be planned and undertaken in consultation with the City Manager or designee.

B. Avoiding mechanical injuries.

- 1. Prior to issuance of any permit for land preparation or other development activities, a protective barrier easily visible to equipment operators shall be placed and maintained around all protected trees to encompass the entire tree protection zone. The barricades shall be constructed as specified by the City Manager or designee. If fill is deposited adjacent to the protection zone, a suitable temporary or permanent retaining structure shall be constructed to prevent siltation of the barricaded area.
- 2. No attachment, wires (other than supportive wires), signs or permits may be fastened to any protected tree.
- 3. No equipment, vehicles, fill, building materials, trash, construction materials or debris of any kind shall be placed within the protective barrier.
- 4. Landscaping activities within the bounds of the protective barrier (before and after it is removed) shall be accomplished with light machinery or manual labor. Grubbing and similar activities are prohibited.
- 5. In lieu of constructing the barriers required above, the developer may physically designate

large areas containing protected trees where no land preparation or other development activities of any kind will occur. The area shall be designated by placing stakes a maximum of twenty-five (25) feet apart and tying ribbon, plastic tape, rope, or some other durable material, from stake to stake along the outside perimeter of the area. This perimeter line shall be beyond the tree protection zone of any protected trees growing within the area.

6. Required protective barriers and perimeter lines shall remain in place until all construction activity, except landscaping within the protected area, is terminated.
 7. Barriers or barricades shall be completely removed from the site at the end of the construction, unless otherwise stipulated on the approved tree preservation plan.
- C. Avoiding injuries due to chemical poisoning.
1. No fuel, paint, solvent, oil, thinner, asphalt, cement, grout or any other construction chemical or other material or tools of any kind shall be stored, or allowed in any manner to enter, within a required protective barrier or perimeter line.
 2. No equipment shall be cleaned within a required protective barrier or perimeter line.
- D. Avoiding injuries due to grade changes. A change of grade shall not be made within the tree protection zone unless tree protection measures have been designed by a landscape architect or certified arborist and approved by the City Manager, or designee.
- E. Avoiding injuries due to excavations.
1. Swales, water, sewer, irrigation, stormwater, and other utility lines should be routed around the tree protection zones of protected trees.
 2. If a line cannot reasonably be routed around the tree protection zone, the line shall be tunneled beneath the area within the zone with the approval of the City Manager, or their designee.
- E. Avoiding injuries due to increasing impervious surface. Paving within the tree protection zone of any historic tree is prohibited. Paving more than fifty (50) percent of the tree protection zone of any other protected tree with any material is prohibited unless a system approved by the city for root protection is used.

4.4.8 Tree Survival

Any trees designated to remain after construction (including replacement trees) shall be replaced two (2) inches to one (1): of DBH in the event said trees die after the issuance of a Certificate of Occupancy for the developed site. If, however, the development otherwise meets the minimum requirements of Section 4.4.7 of this article, the City Manager, or designee may waive the replacement requirements. The developer shall provide legal mechanisms to ensure the protection of all specimens or other trees designated to remain after construction. Such mechanisms may include, but are not limited to, conservation easements, common open space, tree protection easements, deed restrictions and homeowner association documents. Such protected trees shall only be removed based on imminent danger caused by deterioration or damage.

4.4.9 Inspection, Violations, Enforcement and Appeals

- A. Inspections.
1. *Construction inspection.* During the process of site clearing, an authorized agent of the city may make periodic inspections to ensure that the proposed work is being done in compliance with the Tree Removal Permit and the requirements of this article.
 2. *Final inspection.* After all proposed clearing has been completed and all required tree and

soil preservation measures have been implemented, an authorized representative of the City shall make a final inspection to verify that all work has been completed in compliance with the Tree Removal Permit and the requirements of this section. No building permit or Certificate of Occupancy may be issued until the terms of this section have been met.

B. Violations.

The City shall issue a Stop Work Order to any person found in the act of cutting down, destroying, damaging or removing trees in violation of this article or revoke the building permit for the subject property. The Stop Work Order shall not be withdrawn, or the building permit reinstated until the owner or developer has posted a bond and submitted an acceptable restoration plan to the City. The amount of the bond shall be one hundred and twenty-five (125) percent of the estimated cost of replacement trees for the property, as determined by the City. The bond shall be retained by the City for a period of two (2) years after the planting of the replacement trees and may be used by the City to ensure survival or replacement of any replacement trees. The primary consideration of the restoration plan shall be to return the affected portion of the property to its natural state, or, if that is impossible, to counterbalance the negative effects of the violation over the entire property to the greatest extent possible. In evaluating a proposed restoration plan, the City shall consider the following:

1. The cross-sectional area of trunk(s) removed.
2. The specific aesthetic character of the material removed.
3. Any special function the material carried out as a screen or buffer.
4. The amount of other natural material preserved on the site, and the opportunities for planting additional materials.

C. Enforcement.

1. The City may also initiate enforcement proceedings against any violator of this article before the code enforcement board or Special Magistrate, which may order the replacement of trees unlawfully removed and the replacement of trees which do not survive for five (5) years after replacement in addition to any other sanctions which the code enforcement board may lawfully impose. If the replacement is not made within the time provided for in the order issued by the code enforcement board, the code enforcement board may impose the maximum fine per day for each tree unlawfully removed until the replacement is made. The code enforcement board may also impose a fee of \$25.00 per cross sectional square inch lost or combination thereof if the code enforcement board finds the tree(s) removed were removed knowingly or intentionally without a permit. A cross-sectional area is determined by squaring the radius and then multiplying by 3.14. This fee would be collected for the Tree Replacement Reserve Account for the future planting of trees within Crescent City. If no evidence exists on site to calculate the DBH of the tree(s) removed, then each tree shall be presumed to be a minimum of a twenty-four (24) inch protected specimen tree. It is the property owner's responsibility to prove otherwise.
2. For repeat offenders, the City has the right to double restoration requirements or fines (or both) for each subsequent infraction, and in the alternative or in addition to revoke or suspend a contractor's license to do business in the City when a contractor is responsible for the unpermitted tree removal.
3. No further permits for the subject property or development shall be issued except as specifically authorized by the City Manager or designee until such violations have been

corrected and a restoration plan has been accepted by the City.

D. Appeals.

The City Commission shall hear and decide appeals where it is alleged there is an error in any order, requirement, decision, or determination made by the City Manager or designee in the enforcement of this section.

4.4.10 Tree Abuse on Commercial and Multi-family Residential Properties

A. Tree abuse defined. "Tree abuse" means any one or more of the following:

1. Removal of more than twenty-five (25) percent of the canopy of a tree; or
2. Topping or hat racking a tree; or
3. Removal of main lateral branches leaving the trunk of the tree in a stub appearance; or
4. Cutting a tree which destroys its natural habit of growth; or
5. Pruning that leaves stubs or results in flush cuts or splintering of limb ends; or
6. Using climbing spikes, nails, or hooks, except for the purpose of total tree removal; or
7. Pruning of live palm fronds which initiate above the horizontal plane.

B. Exemptions. No person shall commit tree abuse without first having obtained a permit pursuant to the provisions of Chapter 18.5 of the Code of Ordinances and unless one of the following exemptions applies:

1. The abuse is necessary to alleviate a dangerous condition posing an imminent threat to the public or property; or
2. The abuse is necessary to prevent service interruptions for franchise utilities; or
3. The abuse is necessary for the transplantation of Cabbage Palms.

C. Violations and Penalties. The City shall issue a Stop Work Order to, or revoke the building permit for, the subject property of any person found in the act of tree abuse or found to have committed tree abuse in violation of this article. The Stop Work Order shall not be withdrawn, or the building permit reinstated until the owner or developer has contributed into the Tree Replacement Reserve Account. The penalty shall be determined by the City Manager or designee based [on] the diameter of the damaged tree. The minimum penalty shall be a fee of \$20.00 per cross sectional square inch of the abused tree. A cross-sectional area is determined by squaring the radius and then multiplying by 3.14. This fee would be collected for the Tree Replacement Reserve Account for the future planting of trees within Crescent City. The City Commission shall hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by the City Manager or designee in the enforcement of this section.

D. For repeat offenders, the City has the right to double restoration requirements or fines (or both) for each subsequent infraction, and in the alternative or in addition to revoke or suspend a contractor's license to do business in the City when a contractor is responsible for tree abuse.

E. Tree protection during sidewalk and curb repair. Where sidewalk or curb damage due to the growth of tree roots occurs, every effort shall be made to correct the problem without removing or damaging the tree. The City Manager or designee shall be responsible for developing or approving corrective measures in consultation with the City Engineer.

4.4.11 Natural Vegetation Retention Areas

A. Areas of property seeking development approvals may be designated as natural vegetation retention areas indicating that all non-invasive existing vegetation will remain on that area of the

site.

- B. Under this designation, trees which are listed in the "List of Permitted Shrubs and Trees for Landscaping and Tree Protection" meeting the minimum replacement size criteria, trees two (2) inches to five point nine (5.9) inches DBH may be retained as replacement stock for trees to be removed elsewhere on the site.
- C. DBH of these replacement trees must be calculated and may be applied toward replacement volume needed on the site as a whole. Trees designated as replacement stock pursuant to this method shall become protected trees.
- D. A conservation easement shall be executed in favor of the City and recorded in the public record which protects the natural conservation vegetation area.

4.4.12 Palm Replacement Requirements

Palms may be used as replacement stock for other palms up to the full DBH replacement requirement for the palms being removed from the site. Palms may be substituted as replacements for other species under the following conditions:

- A. If the DBH of palms being removed from the site is less than twenty-five (25) percent of the total DBH of trees being removed, palms may be substituted for replacement of non-palm species up to a maximum of twenty-five (25) percent of the total DBH replacement required.
- B. Because palms are generally moved as mature trees, it is necessary to equate the DBH of commonly moved palms to the DBH of commonly planted non- palm species when substituting palms for non-palm species pursuant to subsection (a) 1 of this section. For the purpose of substitution of palms for non-palm species, each three (3) inch DBH of palm equates to one (1) inch DBH non-palm species.

4.5 Infrastructure – Streets, Drainage, Sidewalks, and Utilities

4.5.1 Purpose and Intent

The purpose of this section is to provide minimum development standards for commercial, industrial, institutional, and multi-family dwelling developments in the City. These standards apply to various components of the site, including pedestrian and motor vehicle access, parking, loading, buildings, landscaping, utility fixtures and areas. Functional and attractive designs is intended to be achieved through application of these standards. This chapter will encourage compatibility between adjacent developments and consistency in site design throughout the City. These regulations will encourage safe and efficient motor vehicles travel, pedestrian movement, enhance the urban environment, and reduce or eliminate visual clutter.

This Section is adopted for the following purposes:

- A. To promote and protect public health, safety, and welfare.
- B. To promote cohesive, orderly, and efficient growth and development.
- C. To implement the goals and policies of the general plan.
- D. To provide standards and procedures for review and construction of subdivisions and other developments.
- E. To enhance aesthetics and quality of life in the City of Crescent City.
- F. To minimize traffic congestion, enhance mobility while reducing vehicle trips, and improving air quality.

- G. To encourage efficiency in public services and promote a sustainable community.
- H. To provide adequate light, air, and privacy to residents.
- I. To eliminate or minimize nuisances, clutter, and visual blight.

4.5.2 Orderly Development Required

All developments shall be developed in an orderly manner and required improvements will be continuous and available as necessary during construction activities within the project; and all of the improvements will be made available for the full, effective, and practical use and enjoyment thereof by the purchaser, grantee, assignee, transferee or lessee of any of the lands developed within the time herein provided or in phases specified. Developments shall be planned and developed to create connectivity through the continuation of roads, utilities, drainage, and other infrastructure to adjoining properties for the betterment of the development and connecting community.

4.5.3 Streets

The following requirements pertaining to streets shall be incorporated into subdivision, condominium, and site plan design and implemented by the developer:

- A. Standard Street Rights-Of-Way:
 - 1. Public Streets: Proposed public street rights-of-way and improvements shall comply with the City's Construction Standards and Specifications and shall be dedicated to the City. The City Engineer may allow or require other public right-of-way widths and waive or modify requirements for pavement, curb and gutter, sidewalks and park strips upon the applicant's showing of good cause (a reason rationally related to the development) and in the best interest of the City.
 - 2. Private Streets: Private street rights-of-way and improvements shall comply with the City's Construction Standards and Specifications. The City Engineer may allow or require other right-of-way widths and waive or modify requirements for pavement, curb and gutter, sidewalks and park strips upon the applicant's showing of good cause (a reason rationally related to the development) and in the best interest of the City. In all cases, however, pavement/subbase thickness/depth shall be designed and built as required for public streets, as described in the City's Construction Standards and Specifications. Streetlights within private streets in Planned Developments shall be private and designed with a meter setting per Florida Power and Light. Water lines and water services in private streets shall be public and the applicant shall record an easement over the private road the City Engineer deems is sufficient to maintain and replace the lines and services. Private streets shall be bonded the same as a public street including, but not limited to, road construction, curb and gutter, sidewalk, streetlights, storm drainage, and water system. At the acceptance of the improvements by the City, one hundred percent (100%) of the bond will be released with no retainage for warranty; except for those improvements publicly maintained and owned, if any.
- B. Street Dedication: The developer shall dedicate rights-of-way and install improvements for proposed streets which are planned to adjoin or traverse the project, or which are necessary for the development. The entire proposed right-of-way shall be dedicated according to the design width specified by the City transportation master plan and the City standard plans and specifications unless the proposed right-of-way is planned to traverse other properties not controlled by the developer. In such cases, the City Engineer may require a partial right-of-way width dedication or require adjustments to the alignment so only the developer's property is required to be dedicated. Street improvements may not be required on other properties which have been dedicated for future road development. In cases where only a partial street is

possible, said street shall have a right-of-way dedication of no less than forty feet (40') and shall have sufficient pavement to accommodate potential traffic as determined by the City Engineer.

- C. **Adjacent Properties:** In order to accommodate access to an adjacent parcel which is not a part of a proposed development and not sufficiently wide enough to accommodate its own access, streets or private access shall be planned and constructed adjacent to the project boundary in order to allow future completion of the street or access improvements when the adjacent property is developed. With approval of the City Commission, the developer may, by agreement with the City's procedures and conditions, record a minimum one foot (1') wide protection strip between the street and the project boundary or enter into a reimbursement agreement, except at the ends of "stub" streets, in order to obtain reimbursement for public road improvements from the future developer of the adjacent parcel. A protection strip may also be established along any partially constructed street with the approval of the City Commission.
- D. **Future Access and Landlocked Properties:** Subdivisions and other developments shall be designed so proposed streets/accesses will be connected to existing streets/accesses, except if the existing street is a cul-de-sac in a recorded plat. Development shall provide future access and utilities (stub streets) built to City standards to adjoining developable parcels, as needed, intending for all area properties to have the opportunity to be duly developed without being landlocked unnecessarily. A metal sign shall be required at the end of a public stub street to inform property owners of the eventual connection to future development. Recorded plats shall also be required to indicate future street connections.
- E. **Block Length:** To help promote accessibility and the spreading of traffic, subdivision street design shall include a stub street at least every one-thousand two hundred (1,200) feet, unless otherwise recommended by the City Engineer and approved by the City Commission.
- F. **Secondary Access:** For public safety reasons, secondary access for specific subdivisions and site plans should be secured. By recommendation of the City Engineer and Fire Code official, the City Commission may require secondary public access for subdivisions with a total of ten (10) or more lots and for sizable non-single-family residential developments.
- G. **Turnaround Access:** Where a stub street is provided which accesses more than two (2) lots on each side, a temporary turnaround and public use easement or right-of-way shall be recorded as determined by the City Engineer. The type and size of the turnaround shall be as determined by the City Engineer in consultation with the City Fire Code official and shall be required on the adjoining vacant land or on the subject development until the stub street is opened to adjoining development. The City Engineer may require improvements to be installed in temporary turnaround areas as deemed necessary.
- H. **Cul-De-Sac Streets:** Cul-de-sacs, where approved, shall not be longer than six hundred (600) feet in length as measured from the center of the intersection of a connecting through street to the center of the turnaround area. The City Commission may allow cul-de-sac street lengths greater than six hundred (600) feet upon the applicant's showing of good cause (a reason rationally related to the development) and in the best interest of the City, with the recommendation of the City Engineer and Fire Code official. Cul-de-sac streets shall terminate in turnaround areas as follows:
 - 1. Eighty (80) feet (edge of asphalt to edge of asphalt, not including gutter pan) for cul-de-sac lengths up to one hundred and fifty (150) feet. Right-of-way for dedicated turnarounds shall be a minimum of one hundred and seven (107) feet in diameter unless modified as

per subsection A of this section.

2. Ninety-six (96) feet (edge of asphalt to edge of asphalt, not including gutter pan) for cul-de-sac lengths from one hundred and fifty-one (151) feet to seven hundred and fifty (750) feet. Right-of-way for dedicated turnarounds shall be a minimum of one hundred and twenty-three (123) feet in diameter unless modified as per subsection A of this section.
 3. Cul-de-sacs over four hundred (400) feet in length shall require the water line to be tied to two (2) feed sources, or looped, as approved by the City Engineer and shall require fire hydrants to be spaced at a maximum of three hundred and fifty (350) feet apart. The City Engineer working with the Public Works Department and the Fire Code official may modify this requirement as deemed necessary.
 4. Cul-de-sacs under four hundred (400) feet in length shall require fire hydrants be spaced at a maximum distance of four hundred (400) feet apart.
 5. Cul-de-sacs shall be designed to allow stormwater to drain to the intersection unless adequate drainage facilities are provided in the turnaround area.
- I. Driveways And Subdivision Streets: Unless otherwise approved by the City Engineer based upon the applicant's showing of good cause (a reason rationally related to the development) and in the best interest of the City, driveways and subdivision streets shall be designed and built as follows:
1. Driveways and subdivision streets shall approach an arterial or collector street at an angle of eighty-five (85) degrees to ninety-five (95) degrees.
 2. Driveways to dwellings shall drain away from the dwellings. Driveway slopes shall be a minimum two (2) percent and a maximum ten (10) percent slope and built in conformance with the International Building Code.
 3. All subdivision street grades shall be a minimum of one-half (0.5) percent and a maximum of ten (10) percent, unless approved by the City Engineer. Collector and arterial street grades shall be a minimum of one-half (0.5) percent and a maximum of eight (8) percent unless otherwise approved by the City Engineer or designee.
- J. Infill Development: If the size and configuration of a proposed development results in infeasible or impractical public or private streets, a private driveway aisle may be approved, as determined by the City Engineer. Such accesses may be required to have aprons/approaches, concrete paving, or other design connoting a driveway rather than a street.

4.5.4. Stormwater Drainage

The developer shall incorporate into development design and implement the following requirements pertaining to stormwater drainage:

- A. The developer shall construct and install a stormwater drainage system within the development which shall be constructed of materials and according to City specifications and the requirements of the City's storm drainage plan.
- B. The developer shall dedicate a right-of-way of fifteen (15) feet in width, or greater as required by the City Engineer, for storm drainage conforming substantially with the lines of any natural watercourse or channel, stream, creek, irrigation ditch or floodplain entering or traversing the development as determined by the City Engineer. The developer shall also dedicate rights-of-way for any pipe, conduit, channel and retention or detention area as approved by the City Engineer.
- C. The stormwater drainage system for the development shall be connected to an approved off-site storm drain or facility acceptable to the City.

- D. The developer shall provide storm drain, cross gutters, and other appurtenant structures (within the limits of the project), as required, to adequately dispose of stormwater, the ten (10) year frequency storm flows developed within the limits of the development, and the existing flows entering the proposed development from adjacent properties.

4.5.5. Sidewalks

A system of sidewalks shall be provided by the developer to provide safe movement of pedestrians separately from motor vehicles.

- A. Sidewalks shall be required on both sides of the streets for all new development projects and on the same side of the street as the project for all redevelopment projects. The City Manager, or designee, may provide an exception to this requirement based upon extenuating circumstances specific to the development or future right-of-way or utility work.
- B. The sidewalk shall be constructed in the dedicated right-of-way.
- C. All sidewalks shall have a minimum width of five (5) feet and be separated by at least five (5) feet from the road edge and comply with the City's Engineering requirements.
- D. As an alternative in residential areas, sidewalks may be provided within rear lot easements or common open space areas as part of an approved development plan.
- E. Sidewalks shall connect to existing pedestrian circulation facilities for new developments and redevelopments under the following conditions:
 - 1. Multi-family developments, including apartments and mobile home/RV parks, and residential subdivisions with fifty (50) to ninety-nine (99) dwelling units within a distance of five hundred (500) feet.
 - 2. Multi-family developments, including apartments and mobile home/RV parks, and residential subdivisions with one hundred (100) or more dwelling units within a distance of one thousand (1,000) feet.
 - 3. All other developments, to include commercial and industrial, shall connect to the nearest sidewalk system if the sidewalk system is immediately adjacent to the development.

4.5.6 Utilities and Other Improvements

The following requirements pertaining to utilities and other improvements shall be incorporated into project design and implemented by the developer:

- A. Permanent monuments shall be furnished, accurately established, and set by the developer at such points as are necessary to definitely establish all lines of the project, except those defining individual lots.
- B. City approved streetlights shall be installed at all street intersections, pedestrian or school crossings, and on public streets at intervals of no more than three hundred (300) feet apart along each street. The City Engineer based upon the applicant's showing of good cause (a reason rationally related to the development) and in the best interest of the City, may allow deviation from this strict application of installation.
- C. The developer shall install all required street signs to City specifications.
- D. All utilities, including cable TV conduits, shall be provided in properly recorded easements or rights-of-way. All existing aboveground utility lines which are within the boundary of the project or are on adjoining collector streets which are to be widened within the development shall be buried within the appropriate easements. Utility lines in projects which the City Engineer determines should be buried with future road reconstruction or widening shall pay a cash escrow equal to the current cost of burying the lines. All underground utilities specified in this section

shall be installed prior to the installation of road base, surfacing and sidewalks. Underground utilities shall be installed only after streets have been rough graded to a line and grade approved by the City Engineer. All underground utilities shall be sleeved.

- E. A culinary water supply, which must be approved by the City Engineer, shall be available to each lot or parcel in the development and shall be provided in conformance with the standards, rules and regulations of the City and requirements of the City Engineer. Where an approved public water supply is available, the City shall cause to be installed, at the developer's expense, water mains, valves, pressure reducing valves and service laterals to each lot or parcel within the development.
- F. Fire hydrants shall be installed by the developer at locations approved by the City Engineer and the Fire Department. Hydrants located within two hundred (200) feet of any building site in the development shall be charged with water and must be operable before a building permit may be issued. Fire hydrant spacing shall not exceed five hundred (500) feet in residential developments and four hundred (400) feet in commercial developments.
- G. The developer shall install a functioning public sanitary sewer, provide sewer mains, and extend laterals from the sewer main to each lot or parcel in the development.
- H. Utility easements shall be provided within the development as required for public utility purposes. All lots and parcels shall have front yard easements of at least ten (10) feet and as required by the City Engineer, rear and side yard easements of at least seven (7) feet. Additional easements, or increased width of easements, may be required as necessary to provide for adequate utility service and/or drainage within the development and adjoining parcels. Construction of buildings may be allowed within utility easements, provided all required yard setbacks are met and approval is received from all public utilities, also including telephone, power, gas, cable television, sewer, and the City. Such approval shall be in writing and on utility company letterhead. The property owner shall be responsible to remove and/or replace any improvements located within a utility easement should removal of such be required for use of the easement.

4.5.7. Public Improvements and Fees Required

Developers of subdivisions, site plans, or any other development shall be required to design, construct, and dedicate public improvements which are necessary to serve the development and connect to existing and future infrastructure. Public improvements shall be designed and constructed according to the requirements of this title and all other City ordinances, specifications, and standards. Public improvements shall include, but not be limited to, street curbs and gutters, landscaped park strips, sidewalks, street paving, culinary water systems, storm drain systems, sanitary sewer systems, streetlights, street signs, fences, fire hydrants and utilities. Fees and dedications associated with the development are also required in addition to the construction and dedication of public improvements required with the development.

4.6 Off-Street Parking, Bicycle Parking, and Loading Standards

4.6.1 Purpose and Intent

The purpose of this section is to establish off-street parking and loading standards to ensure developments provide appropriate parking and loading for zoning districts and uses. The standards in this section are intended to provide for adequate off-street parking, bicycle parking, and loading while supporting walkability in appropriate locations. They are also intended to provide the flexibility needed to accommodate alternative parking solutions.

4.6.2 Applicability

- A. **New Development.** All new development shall provide off-street parking, bicycle parking, and loading areas in accordance with the standards of this section.
- B. **Existing Development**
 - 1. **Change in Use.** Except as identified in subsection 4 below, any change in use shall be accompanied by the additional off-street parking, bicycle parking, and loading spaces required for the new use.
 - 2. **Expansion.** Any expanded or enlarged (in terms of the number of dwelling units, floor area, number of employees, or seating capacity) structure or use shall provide additional off-street parking, bicycle parking, and loading spaces for the expanded or enlarged part of the structure or use only.
 - 3. **Repair from Damage.** A structure suffering damage in excess of fifty (50) percent of its appraised value shall update off-street parking, bicycle parking, and loading areas to comply with the requirements of this section.
 - 4. **Upgrading of Nonconforming Parking.** Nonconforming off-street parking facilities upon an enlarged, expanded, or altered structure or use shall be updated to comply with the requirements of this section in accordance with the standards of Article 1: Nonconformities.

4.6.3 Parking and Loading Plan Required

All development applications subject to review for compliance with the standards of this section shall include a parking and loading plan. The parking and loading plan shall identify the number and location of required parking spaces, access aisles, driveways, and bicycle parking facilities (if applicable); illustrate the relationship of the off-street parking facilities to the development they are designed to serve; show how the parking facilities coordinate with the pedestrian, bicycle, transit, and vehicular circulation systems for the development; and show how the off-street loading areas (if applicable) are designed.

4.6.4 Off-Street Parking Standards

A. General Standards for Off-Street Parking and Loading Areas.

- 1. **Use of Parking and Loading Areas.**
 - a. **General**
 - 1. Off-street parking areas required by this section shall be used solely for the parking of licensed motorized vehicles in operating condition, except as provided below. Required parking spaces and loading berths may not be used for the display of goods for sale (except that farmers' markets may be permitted to operate within parking areas), or for the sale, lease, storage, dismantling, or service of any vehicles, boats, motor homes, campers, mobile homes, building materials, equipment, or supplies.
 - 2. The City Manager or their designee, may approve the installation of charitable drop-off collection stations, automatic teller machines (ATMs), or similar facilities within a designated off-street parking area upon determining that these facilities:
 - (a) Do not reduce off-street parking required by this section; and
 - (b) Do not create a traffic or pedestrian hazard.
 - 3. Residential property owners are not prohibited from the occasional servicing of their own noncommercial vehicle or conducting normal residential accessory uses.
 - b. **Identified as to Purpose and Location.** Off-street parking areas and off-street loading areas shall include painted lines, wheel stops, or other methods of identifying individual parking spaces and

loading berths and distinguishing such spaces or berths from aisles. Specific dimensional and marking standards are defined in Sec. 4.6.4 A.4, Markings.

2. **Surfacing.** All off-street parking areas, as well as off-street loading areas, shall be surfaced with asphalt, concrete, brick, stone, pavers, or an equivalent hard, dustless, and bonded surface material. Use of surfacing that includes recycled materials (e.g., glass, rubber, used asphalt, brick, block, and concrete) is encouraged. These surfaces shall be maintained in a smooth, well-graded, clean, orderly, and dust-free condition.
3. **Exceptions to Surfacing Requirements.**
 - a. **Gravel or Asphalt Millings.** Notwithstanding the general requirement for parking lots to be permanently hard dust-free surfaces, parking lots containing no more than ten (10) parking spaces may utilize gravel or asphalt millings provided that the gravel or asphalt is properly maintained to minimize dust and ensure a stable parking area. All gravel or asphalt milling surfaces must be set back at least fifteen (15) feet from any public right-of-way to prevent dust or gravel from affecting public streets. The area within the setback must be paved with a permanently hard dust-free surface or landscaped appropriately. Failure to comply with the maintenance and requirements may result in the revocation of the exception, requiring the parking lot to be resurfaced with a permanently hard dust-free surface.
 - b. **Grass Parking.** Grass Parking is permitted for use in any size parking lot under the condition that the grass parking spaces are used only for an intermittent basis to ensure the grass surface remains viable and does not deteriorate due to overuse. The grass parking area must be adequately maintained to prevent erosion and ensure a safe and stable surface for vehicle parking. Failure to comply with the maintenance and requirements may result in the revocation of the exception, requiring the parking lot to be resurfaced with a permanently hard dust-free surface.
4. **Location and Arrangement.**
 - a. **Safe and Convenient Access.**
 1. **Access Points.**
 - (a) Each parking area shall have distinct access points with the following dimensions, except where the City Manager or designee determines high traffic volumes or other special circumstances require modifications of these standards:
 - i. A one-way access shall be at least twelve (12) feet wide at the property line.
 - ii. Two-way access shall be at least twenty-four (24) feet wide at the property line.
 - iii. The maximum width of an access shall be thirty-five (35) feet at the property line.
 - (b) Access points shall not exceed a six (6) percent grade for twenty (20) feet into any lot or parcel, provided that where a pedestrian way crosses the access point, the maximum grade shall be two (2) percent.
 - (c) Access points shall not enter a street right-of-way or easement at an angle of less than ninety (90) degrees without the City Manager's or designee's approval.
 - (d) Access points shall be no less than five (5) feet from the property line of any adjacent property unless the driveway provides shared access to both properties.

2. Off-street parking and loading areas shall be arranged for convenient access between an adjacent road and all parking spaces and loading berths to facilitate ease of mobility, ample clearance, and safety of vehicles and pedestrians. Each off-street parking space and loading berth shall have adequate, unobstructed means for the ingress and egress of vehicles.
 3. Off-street parking areas shall be arranged so no parking or maneuvering incidental to parking shall occur on a public road or sidewalk, except for off-street parking areas serving single-family detached and two-family dwellings.
 4. Except for off-street parking areas serving single-family detached or two-family dwellings, off-street parking areas shall be arranged so an automobile may be parked or un-parked without moving another automobile.
 5. A maximum of a two (2) foot overhang is allowed from a curb or wheel stop onto a non-paved surface for all off-street vehicular parking spaces except parallel spaces. The two (2) foot overhang areas may not intrude onto pedestrian walkways, landscaped buffers, accessways, rights-of-way, or adjacent property not a part of the site. Off-street loading areas shall be arranged so no loading berth extends into the required aisle of a parking area.
 6. In parking areas that provide more than one tier of parking spaces, pedestrian accommodations shall be provided.
- b. Backing onto Streets Prohibited. All off-street parking and loading areas shall be arranged so that no vehicle is required to back out from such areas directly onto a road or accessway, except for parking areas serving as driveways of single-family detached dwellings, two-family dwellings, or coach homes with garages.
4. Markings.
 - a. Each required off-street parking area and space, and each off-street loading area and berth, shall be identified by surface markings arranged to provide for orderly and safe loading, unloading, parking, and storage of vehicles, except for parking areas serving single-family detached and two-family dwellings. Such markings—including striping, directional arrows, lettering on signs and in handicapped-designated areas, and labeling of the pavement—shall be maintained to be readily visible at all times.
 - b. One-way and two-way accesses into required parking facilities shall be identified by directional arrows. Any two-way access located at any angle other than ninety (90) degrees to a street shall be marked with a traffic separation stripe running the length of the access. (This requirement does not apply to vehicular use area (parking area) drive aisles.)
 5. Drainage. All off-street parking and loading areas shall be properly drained to eliminate standing water and prevent damage to adjacent land and public streets and alleys. The slope of the parking surface shall be one (1) percent or greater, and the slope of gutters shall be zero point three (0.3) percent or greater.
 6. Exterior Lighting. Light fixtures shall be downward directed and fully shielded and shall be placed so as not to cause light trespass or glare beyond the property boundary. The maximum height of a light poles shall be twenty-five (25) feet. The total lumen cap for shall not exceed an average of two (2) foot candles per acre.
 7. Landscaping. Off-street parking areas and loading areas shall comply with the standards of Article 4.

8. Accessible Parking for Physically Disabled. Development required to provide off-street parking spaces shall ensure that a portion of the total number of required off-street parking spaces are specifically designated, located, and reserved for use by persons with physical disabilities, in accordance with the standards in F.S. ch. 316; the Florida Accessibility Code for Building Construction, adopted in accordance with F.S. § 553.503; and the standards in the Federal Americans with Disabilities Act Accessibility Guidelines. Access aisles shared between two (2) disabled spaces shall be no less than five (5) feet wide and shall be part of an accessible route to the closest building or facility entrance.
9. Maintained In Good Repair. All off-street parking and loading areas shall be maintained in safe condition and good repair at all times so as not to constitute a hazard to public safety or a visual or aesthetic nuisance to surrounding land.
10. Completion. All off-street parking and loading areas shall be completed prior to the issuance of a Certificate of Occupancy or completion for the development they serve.

B. Off-Street Parking Space Standards.

1. Minimum Number of Off-Street Parking Spaces.
 - A. Development subject to the requirements of this section shall provide the minimum number of off-street parking spaces in accordance with Table 1: Minimum Number of Off-Street Parking Spaces.
 - B. Uses with variable parking demands or unlisted uses shall comply with Sec.4.6.4.B.2, Unlisted Uses.

TABLE 1: MINIMUM NUMBER OF OFF-STREET PARKING SPACES

Use Type	Minimum Number of Vehicular Parking Spaces
Agricultural use	No minimum
Animal clinic	1/1,000 sf
Animal shelter	1/500 sf
Assisted living facility	1.12/du
Automatic car wash	1.5 per car stall
Automotive service station	4 per service bay plus 1 per employee
Banks and financial institutions	3/1,000 sf
Bait and tackle shop	1/400 sf
Bar	20/1,000 sf
Bed and breakfast	2 per dwelling plus 1 per guest room
Boat storage, dry	1 per 5 stalls
Boating and canoeing with no motors except electric trolling motors	No minimum

Brewpub or micro-brewery, -winery, or -distillery	14/1,000 sf of seating area
Broadcast studio, commercial radio and television	3/1,000 sf
Building contractor's storage yard	1/500 sf
Bus station	Determined by City Manager or Designee
Cemeteries and mausoleums	Determined by City Manager or Designee
Cinemas and theaters	1 per 4 seats
Clubhouse (as accessory to golf course use)	6 per hole or 14/1,000 sf, whichever is greater
Clubs, lodges, or community-oriented associations	1/200 sf
College or university	1/500 sf, plus 1 per six seats if public use of auditorium or other place of assembly is likely
Community garden	No minimum
Community residential home	2/du
Continuing care retirement community	1.12/du, except 2.0 for each independent living du
Convenience store with gas sales or super convenience store	1/200 sf (minimum 5) (4 fuel pumps = credit for 1 parking space)
Convenience food and beverage store without gas sales	1/200 sf (minimum 5)
Convention Center or Exhibition Hall	4/1,000 sf
Counseling, nonresidential	1/250 sf
Cultural facility, noncommercial	3/1,000 sf
Day care center	2 per employee or 1/800 sf, whichever is greater
Dock	Determined by City Manager or Designee
Drugstore/Pharmacy	1/250 sf
Dry-clean and laundry services	1.7/1,000 sf
Dwelling, live-work	2/du
Dwelling, mobile home	2/du
Dwelling, multiple-family	2/du plus 10% additional required for visitor uses
Dwelling, single-family residence	2/du

Dwelling, student housing	1 per br 10% additional required for visitor uses
Dwelling, townhouse	2 per du 10% additional required for visitor uses
Dwelling, two-family attached	2/du
EMS, fire, or sheriff's station	1 per employee at largest shift
Emergency operations center	Determined by City Manager or Designee
Fishing, sport or recreational	No minimum
Food or beverage, limited service	8/1,000 sf eating area
Forest management activities	No minimum
Funeral home or mortuary	2/250 sf of chapel area
Golf Course	6 per hole
Government maintenance facility	Determined by City Manager or Designee
Grocery store or food market	1/350 sf; dead storage calculated at same rate
Home care facility	4.5/1,000 sf
Hiking and nature study, including clearing for pedestrian boardwalks	No minimum
Hospital	1 per 2 beds, plus 1 per employee
Hotels/motels	1 per 1.2 guest rooms
Laundry, self-service	1.7/1,000 sf
Laundry services	1.7/1,000 sf
Library	2/1,000 sf
Manufacturing, assembly, or fabrication, Light	2/1,000 sf
Medical or dental lab	1/400 sf
Moving and storage facility	2/1,000 sf
Multiple-occupancy complex	4.5 spaces per 1,000 sf or 4.0 spaces per 1,000 sf for complexes larger than 500,000 sf
Newspaper/periodical publishing establishment	1/4000 sf
Nursing home	1 per 3 beds or 1/500 sf, whichever is greater
Office, general	1/300 sf
Office, medical	1/300 sf

Outdoor education	Determined by City Manager or Designee
Outpatient care facilities	4.5/1,000 sf
Park, Village, County, or State	Determined by City Manager or Designee
Personal services	1/250 sf (minimum 5)
Pet services	1/350 sf
Pharmaceutical manufacturing	1.75/1,500 sf
Place of worship	1 per 3 seats
Post office	1/250 sf (minimum 5)
Recreational facilities, indoor	4/1,000 sf
Recreational facilities, outdoor	Determined by City Manager or Designee
Recreational vehicle	1 (in addition to parking for recreational vehicle)
Recycling drop-off facility	No minimum
Religious facility	1 per 3 seats
Repair shop, household	1/250 sf (minimum 5)
Restaurant, convenience	1 per 4 seats
Restaurant, fast casual or fast food	13/1,000 sf of total floor area including outdoor eating space
Restaurant, standard	12.5/1,000 sf total floor area including outdoor eating area
Retail sales (not multiple occupancy)	1/350 sf
Satellite earth stations and amateur radio antennas	1 when used as a primary use
Schools, elementary, middle, and high	Public: As required by state law Private HS: 1 per employee plus 1 per 10 students Private elementary school: 1 per employee plus 1 per 40 students
Self-storage	1 per 25 storage units (minimum 5)
Showroom, wholesale	2/1,000 sf
Tattoo or body piercing establishment	1/300 sf
Tobacco shop	1/250 sf (minimum 5)
Training and rehabilitation	1/350 sf
Utility, major	1 per employee at largest shift

Utility, minor	Determined by City Manager or Designee
Vehicle and boat rental and sales	1/700 sf (minimum 5); dead storage: 1/1,500 sf
Vehicle and boat repair and maintenance	1/700 sf
Vocational or trade school	Private: Determined by City Manager or Designee Commercial: 2/100 sf classroom floor area
Warehouse	1/2,000 sf
Wildlife management and game reserves	Determined by City Manager or designee
Wireless Telecommunications	1

2. *Unlisted Uses.* An applicant proposing to develop an unlisted use shall meet the minimum parking requirement in Table 1: Minimum Number of Off-street Parking Spaces, for the use most similar to that being requested, subject to the discretion of the City Manager or designee.
3. *Multiple Uses.* Development containing more than one use shall provide parking spaces in an amount equal to the total of the standards for all individual uses.
4. *Maximum Number of Off-Street Parking Spaces.* For any commercial use, the maximum number of off-street parking spaces shall not exceed one hundred and ten (110) percent of the minimum number of parking spaces required for that use, except as allowed at the discretion of the City Manager or designee.
5. *Driveways Used to Satisfy Standards.* For single-family detached and two-family dwellings, driveways may be used to satisfy minimum off-street parking space standards, provided a minimum of twenty (20) feet of driveway length is available outside a street right-of-way, easement, or sidewalk to store the length of a general-purpose vehicle.

C. Dimensional Standards for Parking Spaces and Aisles.

1. *General.* Standard vehicle parking spaces and parking lot aisles shall comply with the minimum dimensional standards established in Table 2: Dimensional Standards for Parking Spaces and Aisles, which references the illustration in Figure 1: Measurement of Parking Space and Aisle Dimension.

TABLE 2: DIMENSIONAL STANDARDS FOR PARKING SPACES AND AISLES					
Parking Angle (degrees)	Stall Width (ft)	Stall Depth Perpendicular to Curb (ft)	Aisle Width (ft) [1]	Stall Length along Curb (ft)	Double Row + Aisle, Curb to Curb (ft) [2]
A	B	C	D	E	F
(Parallel Parking)	8	8	12 (20)	22	28 (36)
30	8.5	17	12 (22)	17	48 (58)

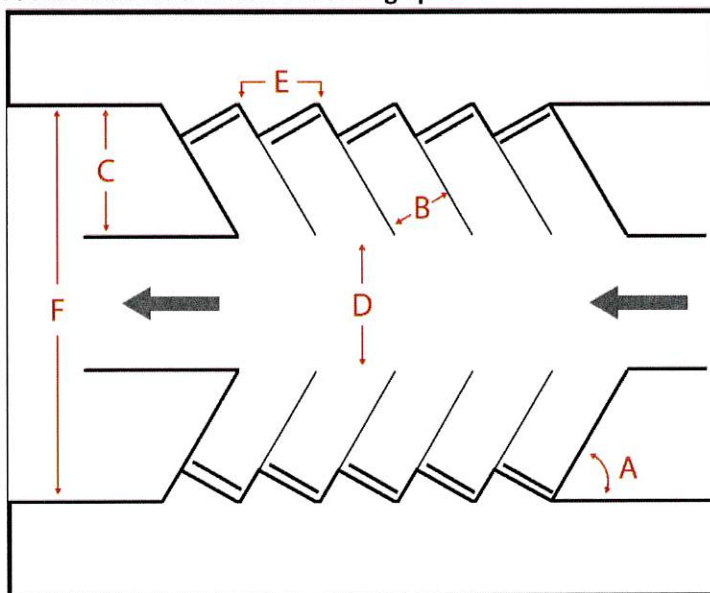
45	8.5	19	12 (22)	12	50 (60)
60	8.5	20	18 (24)	9.8	58 (65)
90	10	20	22 (24)	10	58 (60)

NOTES:

[1] Required width for one-way travel listed first; required width for two-way travel listed second, in parentheses. The City Manager or Designee may approve an aisle width less than the minimum on determining that the aisle is sufficiently wide to allow vehicles to conveniently maneuver through the parking area and access each parking space without driving through any other parking space.

[2] Distance with one-way travel aisles listed first; distance with two-way travel aisles listed second, in parentheses.

FIGURE 1: Measurement of Parking Space and Aisle Dimension



2. *Vertical Clearance.* All off-street parking spaces shall have a minimum overhead clearance of seven (7) feet for vehicle parking, and eight point two (8.2) feet for van-accessible parking.

4.6.5 Bicycle Parking Standards

- A. **Minimum Required Bicycle Parking.** In all commercial and multifamily developments subject to the requirements of 4.6.2 Applicability, safe and secure bicycle parking that complies with the requirements of this subsection shall be provided in the following quantities:
 1. Bicycle parking spaces equal to five (5) percent of the off-street vehicular parking spaces required to be provided in accordance with Table1: Minimum Number of Off-Street Parking Spaces, up to five hundred (500) vehicular parking spaces; and
 2. Four (4) additional bicycle parking spaces for every five hundred (500) vehicular parking spaces in excess of five hundred (500).

- B. **General Bicycle Parking Space Standards.** All bicycle parking shall be constructed and maintained to the standards of the most recent edition of the Bicycle Parking Guidelines published by the Association of Pedestrian and Bicycle Professionals

4.6.6 Loading Area Standards.

- A. **Applicability.** The requirements of this subsection apply to commercial, industrial, and other nonresidential uses.
- B. **Access.**
 - 1. Street access to off-street loading areas shall comply with the provisions set forth in this section for access to off-street parking.
 - 2. Except as provided in subsection F below, off-street loading areas shall be spatially or physically separated from off-street parking areas and pedestrian walkways.
 - 3. Service roads shall be a minimum of twelve (12) feet wide for one-way usage and twenty-four (24) feet for two-way operations.
- C. **Lighting, Maintenance, and Drainage.** The provisions of this section relating to site lighting, maintenance, and drainage apply to loading areas.
- D. **Other Use of Loading Areas.** Off-street loading areas shall not be used for the sale, repair, dismantling, or servicing of any vehicles or equipment except on an emergency or temporary basis or in accordance with Sec. 4.6.4 .A.1, Use of Parking and Loading Areas.
- F. **Off-Street Loading Area Requirements.**
 - 1. **General.** Commercial, industrial, and nonresidential uses that receive or ship goods via large semitrailer or full trailer trucks shall *provide* an off-street loading area. Establishments that receive or ship commodities via small panel trucks or vans will not be required to provide off-street loading areas and may utilize the parking area, provided:
 - A. Deliveries are received before or after the hours the establishment is open to the public;
 - B. No delivery truck remains in the parking lot for more than four (4) hours; and
 - C. Deliveries do not interfere with pedestrian or vehicle movements.
 - 2. **Design Requirements.** Off-street loading areas shall comply with the following requirements:
 - A. Each loading area shall be located on the lot or parcel it serves;
 - B. Surfaced portions of loading areas, excluding driveways, shall be set back twenty (20) feet from right-of-way lines and ten (10) feet from property under separate ownership or control; and
 - C. Loading areas may not obstruct, hinder, or endanger the movement of vehicles and pedestrians.
 - 3. **Dimensional Requirements.** The off-street loading area shall have a minimum width of ten (10) feet and minimum depth of thirty (30) feet and a minimum overhead clearance of fourteen (14) feet above the paving grade.
- G. **Number of Spaces.** Establishments that receive or ship goods via large semitrailer or full trailer trucks shall provide a minimum of one (1) loading space for the first 10,000 square feet of floor area, plus one (1) space for each additional 20,000 square feet of floor area or major fraction thereof.

4.6.7 Joint Parking Use Agreements

- A. **Applicability.** The City Manager or designee may authorize a reduction in the parking requirements for two (2) or more uses jointly providing off-street parking. A reduction may be authorized in such cases if

the developer submits sufficient data to demonstrate that the hours of maximum demand for parking at the respective uses do not normally overlap.

- B. **Authority.** The City shall have the authority to require the creation, use and maintenance of joint-use parking and/or joint-use driveways or other common ingress-egress facilities for multifamily, commercial and/or industrial uses.
- C. **Agreement Recorded.** A joint-use parking or access agreement shall be recorded in the public records of Putnam County prior to issuance of a building permit and shall at a minimum include:
 - 1. A statement holding the City harmless from any and all claims or potential liability; and
 - 2. Shall run with the land involved and be binding on the parties to the agreement, their successors and/or their assigns.