

**CHAPTER 3**  
**ZONING, USES, AND DIMENSIONAL STANDARDS**

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## **Chapter 3. Zoning, Uses, and Dimensional Standards**

### **Section 3.01. In General**

#### **3.01.01. Establishment of Zoning Districts**

The City of Palm Coast, Florida is hereby divided into the following zoning districts. Each zoning district allows a set of uses that are consistent with its purpose and also a set of land development regulations designed to achieve the purpose of the district.

- A.** AGR - Agriculture District
- B.** EST-1; EST-2 – Rural and Suburban Estate Districts
- C.** SFR-1; SFR-2; SFR-3; SFR-4; SFR-5 – Single-Family Residential Districts
- D.** DPX – Duplex Residential District
- E.** MFR-1; MFR-2 – Multifamily Residential Districts
- F.** MHD – Mobile Home District
- G.** MPD – Master Planned Development District
- H.** COM-1; COM-2; COM-3 – Commercial Districts
- I.** OFC-1; OFC-2 – Office Districts
- J.** IND-1; IND-2 – Industrial Districts
- K.** PSP – Public/Semipublic District
- L.** P&G – Parks and Greenways District
- M.** PRS – Preservation District

#### **3.01.02. Official Zoning Map**

##### **A. Zoning District Boundaries**

The boundaries of the zoning districts are hereby established and shall be delineated on the Official Zoning Map for the City. The Map shall be kept on file in the offices of the City Clerk and shall be the official record of the zoning designation of properties within the City.

##### **B. Establishment of the Master Planned Development (MPD) Zoning District**

This chapter establishes the Master Planned Development (MPD) zoning district to replace the following mixed use zoning districts: Village Center (VGC-1 and VGC-2), Golf Course Community (GCC), Planned Unit Development (PUD) and Planned Rural Development (PRD). These former mixed use zoning districts are now referenced in this Code as “former VGC-1,” “former VGC-2,” “former GCC,” “former PUD,” and “former PRD,” and will remain on the Official Zoning Map; however, these districts are depicted by a hatch pattern that identifies them as “former” zoning districts. The map legend shall state that these hatched pattern zoning districts were designated prior to the adoption of the current Official Zoning Map, in effect as of November 16, 2008, and that after this date no parcels of land may be rezoned to any of the zoning districts designated as “former”.

#### **3.01.03. Adoption, Identification, and Amendments**

The following shall apply to adoption and amendments to the Official Zoning Map:

- A. The City of Palm Coast Official Zoning Map shall be adopted by ordinance of the City Council after considering the recommendations of the Planning and Land Development Regulation Board.
- B. If, in accordance with the provisions of this LDC and **Chapter 163, Florida Statutes**, changes are made in district boundaries or other matter portrayed on the City of Palm Coast Official Zoning Map, such changes shall be entered on the Official Zoning Map after enactment of the amending ordinance.
- C. Change of any nature shall be made on the Official Zoning Map or matter shown thereon except in conformity with procedures set forth in this LDC or in **Chapter 163, Florida Statutes**. Any unauthorized change shall be null and void and have no force or effect.
- D. Regardless of the existence of purported copies of the Official Zoning Map that may from time-to-time be made or published, the Official Zoning Map shall be the final authority as to the current zoning status of land and water areas, buildings, and other structures in the City.
- E. Unless a prior Official Zoning Map has been lost or has been totally destroyed, the prior map or any significant parts thereof remaining shall be preserved, together with all available records pertaining to its adoption or amendment, in the office of the City Clerk.

**3.01.04. Future Land Use Map – Zoning District Compatibility**

All development in the City shall be consistent with the Comprehensive Plan and the Future Land Use Map (FLUM). Each future land use category contains a set of zoning districts that may be permitted within its boundaries. No property shall be rezoned unless it is to a district that is compatible with the future land use designation of the site. The following table correlates individual zoning districts with the compatible future land use categories.

**Table 3 - 1: Future Land Use Map/Zoning District Compatibility**

FLUM Land Use Category	Zoning Districts Permitted
Residential	SFR-1, SFR-2, SFR-3, SFR-4, SFR-5, EST-1, DPX, MFR-1, MFR-2, MHD, PSP, P&G, PRS, and MPD
Institutional	OFC-1, MPD, PSP, P&G, and PRS
Mixed Use	SFR-1, SFR-2, SFR-3, SFR-4, SFR-5, EST-1, DPX, MFR-1, MFR-2, MHD, COM-1, COM-2, COM-3, OFC-1, OFC-2, IND-1, PSP, P&G, PRS, and MPD
Industrial	OFC-1, COM-2, COM-3, IND-1, IND-2, MPD, PSP, P&G, and PRS
Greenbelt	EST-1, EST-2, AGR, P&G, PSP, PRS, and MPD
Conservation	PRS

**3.01.05. Rules for Interpretation of District Boundaries**

Where uncertainty exists as to the boundaries of districts as shown on the City of Palm Coast Official Zoning Map, the following rules shall apply and shall be implemented by the Land Use Administrator:

- A. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow such centerlines.
- B. Boundaries indicated as approximately following platted lot lines or parcel lines shall be construed as following such lot lines or parcel lines.

- C. Boundaries indicated as approximately following City Limits shall be construed as following the City Limits.
- D. Boundaries indicated as following railroad lines shall be construed to be midway between the rails of the main line.
- E. Boundaries indicated as following shorelines shall be construed to follow the mean high water line, and in the event of change in the shoreline shall be construed as moving with the line.
- F. Boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such centerlines.
- G. Boundaries indicated as parallel to or extensions of features indicated above shall be so construed.
- H. Where physical features such as streets, railroad lines, rivers, streams and such, existing on the ground are at variance with those shown on the City of Palm Coast Official Zoning Map, or in other circumstances not covered above, the Land Use Administrator shall make a written interpretation of the district boundaries.
- I. The Land Use Administrator may require that a professional survey be submitted prior to making a boundary determination.

**3.01.06. Uses Not Permitted in the City**

The following uses may be permitted by a super majority vote of the City Council subsequent to an affirmative or negative recommendation by the Planning and Land Development Regulation Board. This is due to their potential incompatibility with current development trends in the City, their potential deleterious effects upon the public health, safety, and welfare, and the potential likelihood that they will create nuisances and significant adverse impacts upon adjacent land uses. The list is not all-inclusive and other uses found by the Land Use Administrator to be similar in nature and character to the listed uses shall also require approval by the City Council in the aforementioned manner.

- |   |                           |
|---|---------------------------|
| Asphalt Manufacturing Plants              | Hog and Poultry Farms     |
| Animal Feed Lots and Livestock Operations | Incinerator Plants        |
| Deep Well Injection of Waste Products     | Junkyards, Salvage Yards  |
| Dog Farms                                 | Motor Vehicle Race Tracks |
|   | Paper and Pulp Mills      |

**3.01.07. Uses Not Listed in this Chapter**

The listing of permitted principal uses, special exception uses, accessory uses and limited uses in a zoning district is not meant to be all-inclusive, nor is the list of uses that are not permitted intended to be all inclusive. Uses not specifically listed shall be reviewed by the Land Use Administrator to determine if the proposed use is similar in nature and character to others listed in the zoning district. The North American Industry Classification System manual, as amended, shall serve as a general guideline in making this determination. Based on the determination, the proposed use shall be classified in the same manner as those similar uses listed in terms of it being permitted as a principal, special exception, accessory, or limited use. The Land Use Administrator may also determine that other uses are not permitted on the basis that they are not similar in nature or character to the other uses listed in the zoning district. Determinations may be appealed in accordance with the appeal procedures established in **Chapter 2**.

## **Section 3.02. Residential Zoning Districts**

### **3.02.01. Purpose of Districts**

#### **A. Agriculture Zoning District (AGR)**

The purpose of the Agriculture District is to provide areas for limited agricultural, farming, and silviculture uses. The development of detached single-family dwellings and accessory uses, including home occupations common to rural areas, is also permissible.

#### **B. Suburban and Rural Estate Zoning Districts (EST-1 and EST-2)**

The purpose of the Estate Districts is to provide areas for detached single-family dwellings and accessory uses on estate-sized lots to create very low-density neighborhoods in suburban and rural areas.

#### **C. Single-Family Residential Zoning Districts (SFR-1, SFR-2, SFR-3, SFR-4, and SFR-5)**

The purpose of the Single-Family Residential Districts is to provide areas for detached single-family dwellings and accessory uses in low to medium density residential neighborhoods.

#### **D. Duplex (DPX)**

The purpose of the Duplex District is to provide areas for two-family residential structures, combined with single-family and attached homes, in medium-density residential neighborhoods.

#### **E. Multifamily Residential Zoning Districts (MFR-1 and MFR-2)**

The purpose of the Multifamily Residential Districts is to provide areas for attached housing, and medium to high-density apartments or condominiums. These districts also provide opportunities for assisted living or nursing homes and townhouse development.

#### **F. Mobile Home Zoning District (MHD)**

The purpose of the Mobile Home District is to provide areas for detached mobile or manufactured home dwellings in low to medium density manufactured/mobile home parks or master planned residential subdivisions.

### **3.02.02. Residential Districts - Allowable Uses**

The following table contains a list of uses allowed in each district, and specifies if they are permitted by right (P) or if they require special exception approval (S) in accordance with **Chapter 2**. Uses permitted only as accessory to a principal use are noted with an (A). All uses marked with an (L) have additional limitations specific to that use listed in **Chapter 4**.

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**Table 3 -2. Residential Zoning Districts - Use Table**

USES	SFR-1	SFR-2	SFR-3	SFR 4 & 5	EST-1	EST-2	AGR	DPX	MFR 1 & 2	MHD	MPD
<b>RESIDENTIAL</b>											
Adult Family Care Home	P	P	P	P	P	P	P	-	-	-	P
Assisted Living Facilities	-	-	-	-	-	-	-	-	P	-	P
Boarding and Rooming Houses	-	-	-	-	-	-	-	-	S	-	P
Cluster Development (L)	P	P	P	P	P	P	-	P	-	-	P
Community Residential Homes (1-6 persons) (L)	P	P	P	P	P	P	P	P	P	P	P
Community Residential Homes (7-14 persons) (L)	-	-	-	-	-	-	-	-	P	-	P
Duplex (L)	-	-	-	-	-	-	-	P	-	-	P
Family Child Day Care Home, Small	P	P	P	P	P	P	P	-	-	-	P
Family Child Day Care Home, Large	-	-	-	-	S	S	P	-	S	-	P
Farm Worker / Labor Housing	-	-	-	-	-	S	P	-	-	-	-
Mobile Home Parks (L)	-	-	-	-	-	-	-	-	-	P	-
Mobile / Manufactured Home Subdivision (L)	-	-	-	-	-	-	-	-	-	P	-
Multifamily Dwellings (L)	-	-	-	-	-	-	-	-	P	-	P
Neotraditional Development (L)	P	P	P	P	-	-	-	-	P	-	P
Nursing Homes	-	-	-	-	-	-	-	-	P	-	P
Single-Family Detached Dwelling Units	P	P	P	P	P	P	P	P	-	-	P
Townhouses (L)	-	-	-	-	-	-	-	P	P	-	P
<b>NONRESIDENTIAL</b>											
Adult Day Care Centers	-	-	-	-	-	-	-	-	S	-	P
<b>Agriculture, Silviculture, and Other (L)</b>											
Agricultural Uses, bona fide uses (except feedlots)	-	-	-	-	-	S	P	-	-	-	-
Animal Husbandry	-	-	-	-	-	S	S	-	-	-	-
Aviaries	-	-	-	-	-	A	A	-	-	-	-
Crop Production	-	-	-	-	-	P	P	-	-	-	-
Equestrian Activities and Uses	-	-	-	-	-	P	P	-	-	-	P
Farm Animals (other than horses)	-	-	-	-	-	S	P	-	-	-	-
Forestry (Logging/Timber Tract Operations, plant nurseries)	-	-	-	-	-	-	P	-	-	-	-
Horses	-	-	-	-	P	P	P	-	-	-	P
Silviculture	-	-	-	-	-	-	P	-	P	P	P
Sod Farms	-	-	-	-	-	-	P	-	-	-	-
Bed and Breakfast Inns	-	-	-	-	-	-	-	-	S	-	S
Cemeteries (L)	-	-	-	-	-	S	P	-	-	-	P
Child Day Care Centers	-	-	-	-	-	-	-	-	S	-	P
Home Occupations Class 1 (L)	A	A	A	A	A	A	A	A	A	A	A
Home Occupations Class 2 (L)	A	A	A	A	A	A	A	A	A	A	A
Home Occupations Class 3 (L)	-	-	-	-	SA	SA	A	-	-	-	A
Kennels and Pet Boarding	-	-	-	-	-	-	P	-	-	-	P
Marina (Noncommercial) (L)	A	A	A	A	A	A	A	A	A	A	A
Marina (Commercial) (L)	S	S	S	S	S	S	S	S	S	S	P

USES	SFR-1	SFR-2	SFR-3	SFR 4 & 5	EST-1	EST-2	AGR	DPX	MFR 1 & 2	MHD	MPD
Mining and Soil Extraction (L)	-	-	-	-	-	-	S	-	-	-	-
Public Parks and Recreational Facilities	P	P	P	P	P	P	P	P	P	P	P
Pump Stations and Well Sites	P	P	P	P	P	P	P	P	P	P	P
RV Parks and Camps (L)	-	-	-	-	-	-	S	-	-	-	-
Schools, Elementary and Secondary (public and private, including charter schools) (L)	P	P	P	P	P	P	-	P	P	P	P
Veterinary Clinics and Services	-	-	-	-	-	S	P	-	-	-	P
Wholesale/Retail Fertilizer Sales	-	-	-	-	-	-	P	-	-	-	-
Wireless Communication Facilities (L)	P	P	P	P	P	P	P	P	P	P	P

**3.02.03. Residential Districts – Dimensional Standards**

**Section 3.03 and Section 3.04** establishes additional standards for selected residential districts. The following table contains the dimensional standards for the various uses allowed in each residential district:

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**Table 3 - 3: Residential Zoning Districts - Dimensional Standards**

Standard	SFR-1	SFR-2	SFR-3	SFR-4	SFR-5	EST-1	EST-2	AGR	MHD	DPX	MFR-1	MFR-2
Minimum Lot Size	6,000 sq. ft.	7,500 sq. ft.	10,000 sq. ft.	12,000 sq. ft.	20,000 sq. ft.	1.0 acre <sup>1</sup>	2.5 acres <sup>1</sup>	5 acres <sup>2</sup>	4,000 sq. ft.	9,000 sq. ft. <sup>3</sup>	2,500 sq. ft. <sup>3</sup>	2,500 sq. ft. <sup>3</sup>
Development Site Size	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1 acre	N/A	3 acres <sup>4</sup>	4 acres <sup>4</sup>
Minimum Lot Width <sup>5</sup>	50'	60'	80'	80'	100'	100'	150'	200'	40'	30'/80' <sup>6</sup>	25'/100' <sup>6</sup>	25'/100' <sup>6</sup>
Maximum Density (units per acre) <sup>7</sup>	7.0	5.0	4.0	3.0	2.0	1.0	0.4	0.2	8.0	8.0	8.0	12.0
Minimum Living Area (square feet)	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	600	800 <sup>12</sup>	650	650
Minimum Front Setback <sup>8</sup>	20'	20'	25'	25'	25'	25'	25'	50'	10'	25'	25'	25'
Minimum Rear Setback <sup>8</sup>	10'	6.5'	10'	15'	20'	25'	25'	50'	10'	10'	20'	20'
Minimum Rear Street Setback <sup>8</sup>	15'	15'	15'	15'	15'	20'	25'	25'	10'	15'	25'	25'
Minimum Interior Side Setback <sup>8</sup>	5'	7.5'	7.5'	7.5'	10'	10'	15'	25'	5'	7.5' <sup>9</sup>	10' <sup>9</sup>	10' <sup>9</sup>
Minimum Street Side Setback <sup>8</sup>	15'	15'	20'	20'	20'	20'	25'	25'	10'	20'	20'	20'
Maximum Impervious Surface Ratio (ISR) <sup>10</sup>	0.75	0.75	0.70	0.70	0.50	0.50	0.50	0.25	0.70	0.70	0.70	0.70
Maximum Building Height <sup>11</sup>	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	50'	60'

**Table 3-3 Footnotes:**

<sup>1</sup> Residential lots in the EST-1 and EST-2 Districts shall have a contiguous upland area of at least 12,000 square feet. Residential lots utilizing well or septic systems shall have a contiguous upland area of at least one (1) acre.

<sup>2</sup> Residential lots in the AGR District shall have a contiguous upland area of at least 20,000 square feet. Residential lots utilizing well or septic systems shall have a contiguous upland area of at least one (1) acre.

<sup>3</sup> Minimum lot size 4,000 sq. ft. per lot for a legally divided duplex lot. Minimum lot size is shown for a townhouse lot in the MFR Districts.

<sup>4</sup> Minimum size for a manufactured/mobile home park in the MHD District and for multifamily development sites in the MFR-1 and MFR-2 Districts

<sup>5</sup> 15% wider width required for corner lots. See **Chapter 9** for subdivision design standards. In no event shall lot frontage on a street or access easement be less than 20'.

<sup>6</sup> 25' minimum lot width for townhouse lots; 100' minimum lot width for multifamily development sites. 30' minimum lot width per lot for a legally divided duplex lot. 80' minimum lot width for a detached single-family dwelling on a lot in the DPX District.

<sup>7</sup> See **Section 3.05** regarding density calculation methodology.

<sup>8</sup> See **Section 3.05** for setback determinations and setback requirements for multistory developments adjacent to residential zoning districts.

<sup>9</sup> The minimum interior side yard setback for townhouses shall be 0'. Detached single-family dwellings in the existing subdivisions that were zoned for detached single-family dwellings in the former TWN District shall be 0' on one (1) side and a minimum distance of fifteen (15) feet between each dwelling unit.

<sup>10</sup> See **Section 3.05** for ISR calculation methodology.

<sup>11</sup> See **Subsection 3.04.04** for height restrictions within the Palm Coast Parkway Overlay Zone.

<sup>12</sup> The minimum living area requirement noted is per unit for a duplex. A single-family dwelling on a duplex lot must meet a minimum living area requirement of 1,200 square feet.

## **Section 3.03. Nonresidential and Mixed Use Zoning Districts**

### **3.03.01. Purpose of Districts**

#### **A. Neighborhood, General, and High Intensity Commercial Zoning Districts (COM-1, COM-2, and COM-3)**

1. The purpose of the COM-1 (Neighborhood Commercial) District is to provide areas for limited commercial and office uses developed at a neighborhood scale to meet the day-to-day retail and service needs of nearby residents.
2. The purpose of the COM-2 (General Commercial) District is to provide areas for general commercial and office uses to meet the community-wide demand for retail, services, business, and employment opportunities.
3. The purpose of the COM-3 (High Intensity Commercial) District is to provide areas for the most intensive commercial uses including, but not limited to, those that focus on automobile sales and service, outdoor storage, and heavy traffic.

#### **B. Limited and General Office Zoning Districts (OFC-1 and OFC-2)**

1. The purpose of the OFC-1 (Limited Office) District is to provide areas for limited office development. This district is primarily intended to provide office support to larger institutional uses, such as medical offices surrounding hospitals. This district also allows for limited service and retail uses to meet the needs of office workers.
2. The purpose of the OFC-2 (General Office) District is to provide areas for various types of office uses, such as office parks, corporations, and other business and employment centers. This district also permits limited service and retail uses to meet the needs of office workers.

#### **C. Master Planned Development Zoning District (MPD)**

The purpose of the Master Planned Development District is to provide areas where a variety of uses are mixed together in master planned developments and communities. This district utilizes cohesive architectural themes and emphasizes accessibility for pedestrians and bicyclists. Regulations for this district are intended to promote flexibility and creative land use planning and design concepts. The Master Planned Development District replaces the Village Center (VGC-1 and VGC-2), Golf Course Community (GCC), Planned Unit Development (PUD), and Planned Rural Development (PRD) zoning districts. Projects developed or approved within these former districts are bound to their respective Development Agreements and the uses that were formerly allowed in those districts; however, substantial revisions to a Development Agreement, as described in **Subsection 2.09.07**, will require an application under the terms and procedures of the Master Planned Development District and/or a rezoning. **Subsection 3.03.04** establishes the development standards for the Master Planned Development District.

#### **D. Light and Heavy Industrial Zoning Districts (IND-1 and IND-2)**

1. The purpose of the IND-1 (Light and Warehousing Industrial) District is to provide areas for restricted industrial and warehouse uses of low to moderate intensities with minimal potential for off-site impacts. This district utilizes performance standards to ensure that impacts are controlled.
2. The purpose of the IND-2 (Heavy Industrial) District is to permit a wide range of intensive industrial uses, which include, but are not limited to, those that are major users of water, produce greater amounts of hazardous and regulated waste, storage of significant amounts of

chemicals, produce air emissions, or substantially impact the landscape through mining and soil extraction. This district utilizes performance standards to ensure that impacts are controlled to protect the public health, safety, and welfare.

**E. Public/Semipublic Zoning District (PSP)**

The purpose of the Public/Semipublic District is to provide areas for government owned facilities, religious institutions, civic buildings, community club facilities, educational/vocational facilities, nonprofit organization facilities, and essential public services including, but not limited to, transit facilities, water and sewer utility plants and related facilities, and electrical power substations.

**F. Parks and Greenways Zoning District (P&G)**

The purpose of the Parks and Greenways District is to provide areas for various parks including active recreational facilities as well as passive open spaces that provide for recreational opportunities. This district also includes areas for historical sites, outdoor museums, golf courses, driving ranges, and associated facilities.

**G. Preservation (PRS)**

The purpose of the Preservation District is to provide for the protection of valuable and unique natural resource areas. This district allows minimal development for the purpose of providing public accessibility and basic facilities only.

**3.03.02. Nonresidential and Mixed Use Districts – Allowable Uses**

The following table contains a list of uses allowed in each district, and specifies if they are permitted by right (**P**) or if they require special exception approval (**S**) in accordance with **Chapter 2**. Uses permitted only as accessory to a principal use are noted with an (**A**). All uses marked with an (**L**) have additional limitations specific to that use listed in **Chapter 4**.

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**Table 3 - 4. Nonresidential and Mixed Use Zoning Districts - Use Table**

Specific Use Type	COM-1	COM-2	COM-3	OFC-1	OFC-2	IND-1	IND-2	PSP	P & G	PRS	MPD
<b>Civic, Nonprofit &amp; Institutional</b>											
Civic Uses: town hall, libraries, museums	P	P	P	P	P	S	-	P	-	-	P
Civic Uses: police, fire, postal service	P	P	P	P	P	P	S	P	-	-	
Civic Clubs and Fraternal Organizations (L)	P	P	P	P	P	-	-	P	-	-	P
Hospice Services	S	P	P	S	P	-	-	P	-	-	P
Hospitals	-	P	P	-	P	-	-	P	-	-	P
Houses of Worship/Religious Institutions (L)	P	P	P	P	P	-	-	P	-	-	P
Nonprofit Organizations, (e.g., Humane Societies) (L)	P	P	P	P	P	-	-	P	-	-	P
<b>Eating, Drinking and Entertainment</b>											
Adult-Oriented Businesses (L)	-	-	-	-	-	-	P	-	-	-	-
Bars, Taverns, and Nightclubs (without discotheques and/or live entertainment) (L)	P	P	P	S	S	-	-	-	-	-	P
Bars, Taverns, Nightclubs (with discotheques and/or live entertainment) (L)	-	S	P	-	-	-	-	-	-	-	P
Beer, Wine, and Liquor Stores (L)	P	P	P	P	P	-	-	-	-	-	P
Cafeterias, Snack bars, Sandwich Shops, Delicatessens, Bakeries	P	P	P	P	P	S	-	P	-	-	P
Performing Arts Facilities (e.g. dinner theaters)	S	P	P	-	-	-	-	P	-	-	P
Pizza Delivery Establishments and Takeout Places (L)	P	P	P	P	P	S	-	-	-	-	P
Restaurants, with Drive-through	-	P	P	-	-	-	-	-	-	-	P
Restaurants, Sit-Down	P	P	P	P	P	-	-	-	-	-	P
<b>Educational Facilities</b>											
Elementary/Secondary Schools (public and private) (L)	P	P	P	P	P	-	-	P	-	-	P
Colleges/Universities	S	S	P	S	P	-	-	P	-	-	P
<b>Industrial Uses (L)</b>											
Manufacturing, Heavy (L)	-	-	-	-	-	S	P	-	-	-	-
Manufacturing, Light (L)	-	-	-	-	-	P	P	-	-	-	P
Material Recovery Facilities (e.g. recycling centers)	-	-	-	-	-	P	P	-	-	-	-
Mining and Soil Extraction (L)	-	-	-	-	-	-	S	-	-	-	-
<b>Laboratories</b>											
Medical and Diagnostic Laboratories	S	P	P	P	P	P	-	-	-	-	P
Dental Labs	P	P	P	P	P	-	-	-	-	-	P
<b>Multituse Building (L)</b>											
	P	P	S	P	P	-	-	-	-	-	P
<b>Office, Medical and Professional</b>											
Banks and Credit Unions	P	P	P	P	P	-	-	-	-	-	P
Building Contractors	-	S	P	S	P	P	-	-	-	-	P
Mail Order Facilities	P	P	P	P	P	P	-	-	-	-	P
Medical and Professional Offices	P	P	P	P	P	-	-	-	-	-	P

	COM-1	COM-2	COM-3	OFC-1	OFC-2	IND-1	IND-2	PSP	P & G	PRS	MPD
Specific Use Type											
Outpatient Care Facilities	P	P	P	P	P	-	-	-	-	-	P
Scientific and Technical (e.g. architects, engineers, design, programming, and consulting)	P	P	P	P	P	S	-	-	-	-	P
Temporary Employment Agencies and Management Services	P	P	P	P	P	-	-	-	-	-	P
Veterinarians (without kennels/post-operative care only)	P	P	P	P	P	-	-	-	-	-	P
<b>Recreation and Tourism</b>											
Bed and Breakfast Inns	P	P	P	-	-	-	-	-	-	-	P
Golf Courses, Driving Ranges, and Country Clubs	-	-	-	-	-	-	-	-	P	-	P
Hotels	-	P	P	P	P	-	-	-	-	-	P
Marinas (Commercial) (L)	P	P	P	P	P	P	P	P	S	-	P
Motels	-	P	P	-	-	-	-	-	-	-	P
Public Parks and Recreation Facilities	P	S	S	S	S	S	S	P	P	P	P
Recreation, Indoor	P	P	P	-	-	-	-	-	-	-	P
Recreation, Outdoor	-	S	P	-	-	-	-	P	P	S	P
RV Parks and Camps (L)	-	-	-	-	-	-	-	-	P	-	-
Shooting and Target Ranges (indoor)	-	-	S	-	-	P	-	-	-	-	-
Stadiums and Athletic/Sports Arenas	-	-	P	-	-	-	-	P	-	-	P
<b>Residential</b>											
Assisted Living Facilities, Nursing Homes	P	P	P	P	P	-	-	P	-	-	P
Caretaker's Dwellings	-	S	S	-	S	S	S	S	S	S	P
Community Residential Homes (7 to 14 residents)	-	-	-	-	-	-	-	-	-	-	P
On-site dwelling units for agents or employees of principal use.	-	-	-	-	S	-	-	S	S	S	P
Dormitories	S	S	S	-	-	-	-	S	-	-	P
<b>Retail Sales and Services</b>											
Art Dealers	-	P	P	P	P	-	-	-	-	-	P
Automotive Parts (e.g. accessories and tires)	-	S	P	-	-	P	-	-	-	-	P
Building Material Stores (paint, hardware)	P	P	P	-	-	P	-	-	-	-	P
Clothing and Accessory Stores (e.g. shoes and luggage)	P	P	P	S	P	-	-	-	-	-	P
Retail (L)	P	P	P	-	-	-	-	-	-	-	P
Florists	P	P	P	P	P	-	-	-	-	-	P
Food and Beverage Stores (supermarkets and specialty foods)	P	P	P	P	P	-	-	-	-	-	P
Furniture and Home Furnishings Stores	P	P	P	-	P	P	-	-	-	-	P
Home Improvement Centers	-	P	P	-	-	P	-	-	-	-	P
Large-Scale Retail Centers (L)	-	P	P	-	-	-	-	-	-	-	P
Lawn and Garden Equipment and Supplies Stores	P	P	P	-	-	P	-	-	-	-	P
Model Home Centers (L)	P	P	P	P	P	-	-	-	-	-	P
Pet (domestic) Stores	P	P	P	-	-	-	-	-	-	-	P
Plant Nurseries	P	P	P	-	-	-	-	-	-	-	P

Specific Use Type	COM-1	COM-2	COM-3	OFC-1	OFC-2	IND-1	IND-2	PSP	P & G	PRS	MPD
Photo Finishing	P	P	P	P	P	-	-	-	-	-	P
Sporting Goods, Hobby, Book and Music Stores	P	P	P	P	P	-	-	-	-	-	P
Used Merchandise Stores	S	P	P	-	-	-	-	-	-	-	P
<b>Service, Business</b>											
Printing and Publishing	S	P	P	S	P	P	S	-	-	-	P
All other business services	P	P	P	P	P	P	P	-	-	-	P
<b>Service, Personal</b>											
Adult Day Care Centers	P	P	P	P	P	-	-	-	-	-	P
Bail Bonding	-	S	P	-	-	-	-	-	-	-	P
Child Day Care Centers	P	P	P	P	P	-	-	-	-	-	P
Funeral Homes	S	P	P	S	P	-	-	-	-	-	P
Tarot Card, Psychic, and Palm Readings	-	S	P	-	-	-	-	-	-	-	P
Tattooing, Body Piercing, and other Body Art	-	S	P	-	-	-	-	-	-	-	P
All other personal service uses	P	P	P	P	P	P	-	-	-	-	P
<b>Service, Major</b>											
Heavy Construction and Land Excavation Contractors	-	-	-	-	-	P	P	-	-	-	-
Kennels and Animal Boarding	-	S	P	-	-	P	-	-	-	-	P
Landscaping Services	P	P	P	-	-	P	S	-	-	-	-
Machine Shops and Tool and Die	-	-	-	-	-	P	P	-	-	-	-
Repair Services for Commercial and Industrial Machinery and Equipment	-	S	P	-	-	P	P	-	-	-	-
Truck Stops	-	-	S	-	-	P	P	-	-	-	-
<b>Training Facilities</b>											
Automobile Driver Schools	P	P	P	P	P	-	-	P	-	-	-
Technical/Trade Schools	P	P	P	P	P	P	S	P	-	-	P
Trucks and Heavy Equipment Driving Schools	-	-	P	-	-	P	P	P	-	-	-
<b>Utilities and Public Works</b>											
Dredge Spoil Disposal	-	-	-	-	-	-	-	S	-	-	-
Landfills (for nonhazardous, organic debris or construction debris only)	-	-	-	-	-	-	-	S	-	-	-
L P Gas Dealer and Bulk Storage	-	S	P	-	-	P	S	-	-	-	-
Municipal Pump Stations and Well Sites	P	P	P	P	P	P	P	P	P	S	P
Park and Ride Facilities	-	-	-	-	-	-	-	S	-	-	P
Power Generation and Distribution (electric and gas) Facilities	-	S	S	S	S	P	P	P	-	-	-
Public Works Facilities	-	-	-	-	-	P	P	P	-	-	-
Passenger Transit or Rail Stations	P	P	P	P	P	S	P	P	-	-	P
Solid Waste Transfer Stations	-	-	-	-	-	-	S	S	-	-	-
Wastewater Treatment Facilities	-	-	-	-	-	-	-	S	-	-	-
Water Supply Plants	-	-	-	-	-	-	-	S	-	-	P

Specific Use Type	COM-1	COM-2	COM-3	OFC-1	OFC-2	IND-1	IND-2	PSP	P & G	PRS	MPD
Wireless Communication Facilities (L)	P	P	P	P	P	P	P	P	P	P	P
<b>Vehicle Sales, Rental, Service, and Repair</b>											
Automotive, Recreational Vehicle, and Boat Dealers	-	S	P	-	-	P	-	-	-	-	P
Car Washes	-	S	P	-	-	-	-	-	-	-	P
Commercial & Industrial Machinery & Equipment Rental and Leasing	-	S	P	-	-	P	P	-	-	-	P
Convenience Stores with Fueling Facilities (L)	p <sup>1</sup>	P	P	-	-	-	-	-	-	-	P
Motor Vehicle Towing Services	-	-	S	-	-	P	P	-	-	-	P
Motorcycle Dealers	-	P	P	-	-	P	-	-	-	-	P
Service Stations	P	P	P	-	-	P	-	-	-	-	P
Taxi and Limousine Services	P	P	P	-	-	-	-	-	-	-	P
Vehicle Rental/Leasing	-	S	P	-	-	P	-	-	-	-	P
Vehicle Repair	-	S	P	-	-	P	-	-	-	-	P
<b>Warehousing</b>											
Miniwarehouses, Office Warehouses and Self-Storage	-	S	P	-	-	P	-	-	-	-	P
Warehouse/Distribution Facilities (≥50,000 sq ft)	-	-	S	-	-	S	P	-	-	-	-
Warehouse/Distribution Facilities (<50,000 sq ft)	-	S	P	-	-	P	S	-	-	-	P

<sup>1</sup> If subject property is within five hundred (500) feet of any residential property, a special exception for the use is required in accordance with Section 2.07 – Special Exceptions.

**3.03.03. Nonresidential and Mixed Use Districts - Dimensional Standards**

The following table contains the dimensional standards for the various uses allowed in each nonresidential and mixed use district. The following subsections contain additional standards for the various nonresidential mixed use districts.

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**Table 3 - 5. Nonresidential and Mixed Use Zoning Districts - Dimensional Standards**

Zoning District Standard	COM-1	COM-2	COM-3	OFC-1	OFC-2	PSP	IND-1	IND-2	P&G	PRS	MPD
Minimum Lot Size	20,000 sq. ft.	20,000 sq. ft.	30,000 sq. ft.	15,000 sq. ft.	20,000 sq. ft.	20,000 sq. ft.	20,000 sq. ft.	1 acre	NA	NA	N/A
Minimum Lot Width <sup>1</sup>	100'	100'	100'	100'	100'	100'	100'	150'	NA	NA	N/A
Maximum Impervious Surface Ratio (ISR)	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.65	0.20	0.05	NA <sup>2</sup>
Maximum Floor Area Ratio (FAR)	0.30 <sup>3</sup>	0.40	0.50	0.40	0.40	0.30	0.35	0.45	0.10	NA	NA
Maximum Building Height <sup>4</sup>	50'	100'	75'	75'	100'	100'	65'	65'	35'	35'	100'
Interior Side and Rear Setbacks <sup>5</sup>	10'	10' <sup>6</sup>	10' <sup>6</sup>	10'	10'	10'	10'	15'	5'	5'	N/A
<b><u>Minimum Building Setbacks from Streets:</u></b>											
Arterial/Collector Road <sup>7</sup>	25'	25'	25'	25'	25'	25'	25'	35'	35'	35'	N/A
Local Road	20'	20'	20'	20'	20'	20'	25'	35'	10'	10'	N/A

**Footnotes for Table 3-5:**

<sup>1</sup> In no event shall the lot frontage on a street or access easement be less than twenty (20) feet.

<sup>2</sup> See **Subsection 3.03.04** for open space requirements.

<sup>3</sup> The gross floor area of a neighborhood shopping center shall not exceed 50,000 square feet.

<sup>4</sup> See **Subsection 3.04.04** for height restrictions within the Palm Coast Parkway Overlay Zone. Additional height is permitted for appurtenances in the IND-2 District, as required by federal and state regulatory agencies. See **Chapter 13** for additional restrictions on building height that may be applicable.

<sup>5</sup> See **Section 3.05** for setback determinations and setback requirements for multistory developments adjacent to residential zoning districts. 15% wider width required for corner lots. See **Chapter 9** for subdivision design standards. In no event shall lot frontage on a street or access easement be less than twenty (20) feet. Minimum setback requirement is 25' when abutting the SFR, DPX, EST, AGR, PRS, and P&G Districts.

<sup>6</sup> A zero (0) foot interior side setback is permitted for a large-scale retail center with an approved master plan.

<sup>7</sup> Buildings abutting any specific arterial or collector road listed in **Table 11-5 of Chapter 11** require a 35' setback to accommodate the landscape buffer.

### **3.03.04. Master Planned Development (MPD) Zoning District Development Standards**

Requesting a rezoning to the Master Planned Development District is a voluntary process commenced by an applicant proposing a master plan for a unique, individually planned development which would not otherwise be permitted in any of the zoning districts established by this chapter. An application for rezoning to a Master Planned Development District shall show that the planned development will produce a functional, enduring, and desirable environment, with no significant adverse impacts to adjacent properties.

#### **A. Purpose**

The purpose of the Master Planned Development District is to provide opportunities for innovative planning and design. Although greater flexibility is given within this district, procedures are established in this subsection to ensure that master planned developments are consistent with sound and generally accepted land development practices and that added benefit is accrued to the community. Approval of a Master Planned Development Agreement will be based on the finding that the submittal results in one (1) or more of the following:

1. A recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the master planned development zoning approval; and/or
2. Long-term protection and preservation of natural resources and natural features of a significant quantity and/or quality, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the master planned development zoning approval.

#### **B. Intent**

The intent of the Master Planned Development District is to:

1. Encourage efficient land development through the use of innovative land use planning.
2. Encourage a more compatible and harmonious development of contiguous lands.
3. Permit the combining and coordinating of architectural styles, building forms, and building relationships within a development.
4. Provide for the planning, review, and approval of one (1) or a combination of residential, commercial, industrial, recreational, and public land uses and structures that results in an organized development.
5. Minimize infrastructure costs through a more efficient arrangement of structures, utilities, on-site circulation, ingress, and egress than is permitted under conventional zoning and subdivision regulations.
6. Preserve to the greatest extent feasible environmental assets and natural amenities such as scenic and functional open space areas.
7. Establish specific limitations and requirements in excess of those included in other zoning districts, based on the unique characteristics of the individual site, where necessary for the protection of the public health, safety, or welfare, or for the protection or preservation of lands either internal or external to the planned development.

### C. General Requirements

1. **Comprehensive Plan Consistency.** The master planned development shall be consistent with the Comprehensive Plan. A Master Planned Development District is allowed within all Comprehensive Plan Future Land Use Map categories.
2. **Other Ordinances.** All building and housing codes of the City are applicable to the Master Planned Development District; however, requirements for dimensional standards, parking, open space, and other land use regulations established in the master planned development plan may differ from those specific to the zoning district in which the development is located to achieve a higher level of quality. Special exceptions and variances are, therefore, not applicable to master planned development plans.

### D. Permitted Uses, Densities, and Intensities

All principal and accessory uses permitted within the Master Planned Development District, as provided for in **Tables 3-2 and 3-4** are subject to approval by the City Council based on consistency with the Comprehensive Plan and compatibility with the surrounding areas. The maximum gross residential density or nonresidential intensity permitted within any proposed master planned development shall not exceed the density or intensity permitted within the Comprehensive Plan Future Land Use Map category where the particular master planned development is proposed.

### E. Development Standards

All development standards including, but not limited to, lot sizes, setbacks, lot coverage, building height, lighting, architecture, landscaping, recreation, and open space shall be specified in the Master Planned Development agreement.

### F. Compatibility Standards

In order to ensure compatibility of the master planned development the following shall apply whenever the proposed development abuts a single-family detached residentially zoned development:

1. Residential lot arrangement at the master planned development property line(s), including width, depth, and area shall be consistent with the average width, depth, and area of the abutting existing neighborhood with a variation of no more than twenty-five (25) percent less than the average;
2. Residential and nonresidential building height adjacent to residential zoning districts shall comply with the requirements of **Chapter 13**.
3. Nonresidential delivery and loading areas, dumpsters, and mechanical equipment shall be located away from property lines abutting residential areas.
4. Development shall be generally consistent with the Architectural Design Regulations contained in **Chapter 13**.

### G. Perimeter Buffer Requirement

Whenever a master planned development abuts existing developments with lower density or intensity land uses, the City Council may impose perimeter buffer requirements in excess of the minimum requirements established in **Chapter 11** in order to protect the privacy of existing adjoining uses including, but not limited to:

1. Structures, buildings, and streets located at the perimeter of the development shall be permanently screened in a manner that sufficiently protects the privacy and amenities of the adjacent existing uses.
2. Increased setbacks from the perimeter line may be imposed to protect privacy of adjacent existing uses.

#### **H. Vehicular and Pedestrian Access and Parking**

The master planned development shall be designed in a way that integrates pedestrian, bicycle, and vehicular traffic circulation systems into the surrounding community. The development shall provide for safe and convenient access to public uses, common areas, and other community services, facilities, and activities located both within the proposed development and beyond its boundaries.

1. All uses within the master planned development shall have access to a public street either directly or indirectly via a private approach road, pedestrian way, court, or other area dedicated by a common easement guaranteeing access. Permitted uses are not necessarily required to front on a dedicated road. The City shall be allowed access on privately owned roadways, easements, and common open space to ensure the police and fire protection of the area, to meet emergency needs, to conduct City services and services of exclusive franchises, and to generally ensure the health and safety of the residents of the master planned development.
2. Vehicular access from individual lots or dwelling units onto arterial or collector streets within or adjacent to the development is discouraged.
3. Adequate parking and loading shall be provided in general conformance with regulations established in **Chapter 5**. However, the minimum number of parking spaces required may be modified, based on evidence that other standards would be more reasonable. A decision to reduce the number of parking spaces shall be based on technical information provided by a qualified consultant that verifies the reduction will not impair the functioning of the development or adjacent developments.

#### **I. Open Space Requirement**

A master planned development shall give priority to preservation and interconnection of wildlife corridors and wildlife preservation areas, including below grade crossings, if necessary. Open space should, to the maximum extent possible, preserve the most important environmental features on the site in their natural state or restrict these areas for passive outdoor recreational purposes only.

Master planned developments within a Development of Regional Impact are exempt from the open space requirements of this section, provided that the master planned development must comply and be consistent with the development of regional impact development order.

##### **1. Minimum Required Open Space**

A master planned development shall be required to provide open space totaling forty (40) percent of its gross area. For a development with residential uses, at least twenty-five (25) percent of the total required open space shall be common areas accessible to the public. Additional open space shall be, where possible, located and designed to achieve the following:

- a. Provide areas for informal recreation and pathways;

- b. Connect to adjacent open space, parks, bike paths, or pedestrian paths;
- c. Provide natural greenbelts along roadways; and
- d. Buffer adjacent land uses where appropriate.

**2. Open Space Requirement Flexibility**

As an alternative to meeting the open space percentage noted above, an applicant may propose alternative solutions such as, but not limited to, green building principles, land donation, or other mechanisms that would justify the lower percentage.

**3. Permitted Uses of Open Space**

For the purpose of this section, open space does not equate to pervious areas. Therefore, the following uses as permitted within the required open space area:

- a. Pervious areas including, but not limited to, conservation of natural, archeological, and historical resources; and woodlands, wetlands, ponds, lakes, wildlife corridors, landscape, and similar environmental or conservation-oriented areas.
- b. Walking or bicycling trails or paths paved with pervious or semipervious materials.
- c. Passive recreation areas such as playgrounds which meet the following standards:
  - (1) Such areas do not exceed ten (10) percent of the required open space; and
  - (2) Such areas are located outside any conservation areas that include wetlands that qualify as moderate and optimal in **Chapter 10**.
- d. Easements for drainage and underground utility lines.
- e. Stormwater retention and detention ponds.
- f. Golf courses.

**4. Prohibited Uses of Open Space**

- a. Roads and parking lots.
- b. Buildings, structures, and other impervious surfaces, except as necessary for residential walkways connecting to public sidewalks.

**5. Common Open Space and Improvements.**

All common open space, as well as public and recreation facilities shall be specifically included in the development plan and Master Planned Development Agreement.

- a. Common improvements associated with residential uses, including private or public parks, pools, recreation centers, or other facilities shall be constructed in conjunction with residential dwellings. Such facilities shall be completed at a rate equal to that which is capable of serving the number of completed residential units in the master planned development. Therefore, no more than forty (40) percent of the units for which the improvements are intended shall receive building permits until the improvements are completed.
- b. Public improvements must be backed by performance bonds issued to the City in a form and quantity acceptable to the Land Use Administrator. The Land Use Administrator must approve the bond prior to the issuance of the first residential permit.

- c. Improvements may be completed in phases as long as the capacity of the improvement is capable of serving the associated phase of development.

**6. Conveyance and Preservation of Open Space.**

Open space shall be preserved in perpetuity based upon the type of space and the user, as follows:

- a. Common open space, proposed for use of the master planned development owners and residents, shall be conveyed to a homeowners association or to a nonprofit organization whose principal purpose is the conservation of open space, to a corporation or trust owned or to be owned by the owners of the lots or dwelling units within the residential cluster development, or to owners of shares within a cooperative development. If such a corporation or trust is used, ownership shall pass with the conveyances of the lots or dwelling units. The conveyance shall be recommended to the City Council by the Planning and Land Development Regulation Board and shall be in a form approved by the City Attorney.
- b. Open space associated with natural features including, but not limited to, wetlands and other environmentally sensitive areas shall be preserved in perpetuity via a conservation easement on a form approved by the City that shall be recorded with the Flagler County Clerk.

**7. Maintenance of Common Areas, Stormwater Conveyance System, and Open Space.**

Homeowners or Property Owners Association Bylaws shall be required for a master planned development project and shall identify the party(ies) or person(s) responsible for maintaining the common areas, stormwater conveyance system, and open space, including multiuse trails open to the public.

**J. Existing Golf Course Communities**

Existing golf courses communities located within the former Golf Course Community (GCC) District seeking to add residential units must comply with the standards established for the Master Planned Development District. In addition, the development shall utilize the following guidelines in order to minimize adverse impacts on any abutting single-family residentially zoned areas.

- 1. Existing direct golf course views from the rear yards of all existing, platted lots located within any residentially zoned districts directly abutting the site shall be maintained. Peripheral (i.e. side) views from these existing rear yards may be impacted by new development and new development may be visible from existing development.
- 2. Existing golf course views from existing platted lots located within any residentially zoned area located across a right-of-way or a water body from the site shall be maintained to the maximum extent practical.
- 3. Multifamily uses shall be surrounded by fairways, clubhouse, and/or other golf course facilities to buffer single-family areas within the same development. The multifamily uses shall not be located within one hundred fifty (150) feet from any existing, platted lots located within a residentially zoned area.

**K. Master Planned Development Review and Approval Process**

The application for a master planned development and the rezoning, along with the required Master Planned Development Agreement, shall be submitted and approved in conformance with **Chapter 2.**

## **Section 3.04. Overlay Zones**

### **3.04.01. Purpose and Intent**

The intent of this section is to establish certain overlay zones within which special development restrictions are imposed. The land uses permitted within the underlying zoning districts remain undisturbed by the creation of the overlay zone.

### **3.04.02. Wetland Overlay Zone**

#### **A. Purpose**

The purpose of the wetland overlay zone is to designate areas within the City containing significant wetland areas.

#### **B. Delineation of Wetland Overlay Zone Boundaries**

The wetland overlay zone boundaries delineate areas in which aerial maps, the Future Land Use Map, or other sources of conceptual wetland mapping information indicate that the subject parcel or lot appears to meet at least one (1) of the following conditions:

1. More than fifty (50) percent of the land area within the parcel or lot contains wetlands as defined and protected under **Chapter 10**.
2. The parcel or lot contains wetlands that are part of a protected environmental or resource corridor or an integrated, non-isolated wetland system.
3. The location of the wetlands on the parcel or lot is situated in such a manner that the property's future development may be substantially restricted.

#### **C. Restrictions to Future Development Within a Wetland Overlay Zone**

Although the wetland overlay zone designation is an indication that a property's future development may be restricted due to the presence of wetlands, the designation itself does not entail any specific development regulations. Upon determination of the jurisdictional wetlands boundary by the St. Johns River Water Management District or other government designated entities and the application of **Chapter 10**, the parcel or lot is permitted to develop in accordance with the prescribed standards of its zoning district.

#### **D. Preserved Wetland Areas**

Preserved wetland areas may be used on a parcel or lot to meet setback requirements, to provide credit toward meeting landscape requirements, and to provide pervious area. Twenty-five (25) percent of preserved wetland areas may count in the gross acreage used to calculate residential density in accordance with **Section 3.05**.

#### **E. Wetlands Impacts**

The wetland overlay zone designation neither precludes impacts to wetlands nor does it provide justification for wetland impacts. **Chapter 10** contains the City's regulations regarding wetland impacts.

### **3.04.03. Gateway Overlay Zone**

#### **A. Purpose**

The purpose of the gateway overlay zone is to establish provisions that enable development of a unique hub located within the City's State Road 100 Community Redevelopment Area. This shall be accomplished by implementation of land development criteria promoting redevelopment

that provides consistent landscape and architectural standards compatible with the approved Town Center Development of Regional Impact. At the same time, the City recognizes that there are existing uses, both nonresidential and residential, within the gateway overlay zone that need to remain as viable properties during the interim period before redevelopment can occur. The gateway overlay zone is intended to:

1. Ensure the roadways develop into a cohesive, scenic gateway;
2. Provide uniform design standards to establish high quality development;
3. Prevent disjointed, disorganized development caused by unplanned and uncoordinated uses, buildings, and structures; and
4. Maintain and enhance property values.

## **B. Description of District**

The boundary of the gateway overlay zone is delineated on the Official Zoning Map and is generally described as being bounded on the west by Bulldog Drive, on the north by the northerly property lines of the Midway Park First Addition Subdivision and southeasterly to the northern lot lines of Whispering Pines Subdivision; on the east by the east lot lines of Whispering Pines Subdivision; and on the south by the northerly right-of-way line of State Road 100.

## **C. Site Planning Guidelines**

Site design shall specifically address the creation of an attractive, safe, and functional urban environment. The requirements contained in **Chapter 13** relating to general architectural design shall apply to lands within this overlay zone as well as the following guidelines, which are unique to this zone.

### **1. Building design, layout, and orientation**

- a. Buildings shall be organized to create or strengthen view corridors to significant natural or man-made features.
- b. Building siting and orientation shall create a healthier pedestrian environment designed within the existing urban framework and linked to outdoor spaces including parks, plazas, and walkways.
- c. When two (2) or more buildings are proposed on a single lot of record, the primary building shall be oriented to face the public right-of-way.
- d. Buildings shall be oriented to maximize pedestrian access and views of significant natural or man-made features, even if there is a primary façade on the public right-of-way.
- e. Building orientation and massing should relate to nearby buildings and to the urban context, with off-street parking areas located to the sides and rear of the site.
- f. In order to provide a unified design with the main structure and enhance the visual impact of outparcels on a site, all exterior façades of the outparcel buildings shall be considered primary façades and shall employ architectural and landscape design treatments similar to or compatible with the primary building and anchor tenant.
- g. Secondary building entrances shall be considered when parking is located to the rear of the building to provide direct service and customer access to the store from parking areas as well as improve circulation between the parking lots and the street. Architectural embellishments, awnings, landscaping, and directional signage shall be used to mark the

secondary entrance, and the design and building materials of the rear of the building shall be consistent with the front façade.

- h. Corporate building design that is typically read as signage or branding is discouraged.

## **2. Vehicular and pedestrian access and parking**

- a. Vehicular connection between the buildings, including the main structures and outparcels, is required to provide for safe and convenient vehicular movement within the site.
- b. Interconnection of pedestrian walkways with the main structure and adjacent outparcels is required. Pedestrian walkways that are incorporated into parking areas or roadways shall be distinguished as such through the use of different materials.
- c. The site plan shall be integrated with adjacent parcels to provide a logical, safe, and harmonious system of roadways and interconnecting bike paths and sidewalks.
- d. Parking areas shall be designed to avoid the appearance of a large expanse of pavement, and shall be conducive to safe pedestrian access and circulation.
- e. Joint or shared parking and cross-access are encouraged to create physical and visual linkages and to create more developable areas for commercial, institutional, and amenity uses.

## **3. Maintenance and service areas**

- a. All maintenance and service areas shall be located in the rear of the buildings or, if a rear location is not possible, such areas shall be screened from public view.
- b. Efficient access shall be provided to service drops and maintenance or trash collection areas.

## **D. Building Design**

- 1. Building height shall not exceed forty-five (45) feet.
- 2. Buildings shall have architectural features and patterns that provide visual interest from the perspective of pedestrians and motorists. Buildings shall include substantial variation in mass, such as articulation of vertical and horizontal planes, particularly in primary building façades.
- 3. Building façades shall be designed to avoid visual monotony. Landscaping may be employed to enhance the architectural features, but shall not be used in lieu of the following:
  - a. Façades shall not exceed thirty (30) horizontal feet and ten (10) vertical feet without incorporation of two (2) of the following elements:
    - (1) A change in plane, such as an offset, reveal, or projecting rib. Such plane projections or recesses may include, but are not limited to, columns, planters, arches, and voids and shall be a minimum of twelve (12) inches in depth, applied to at least twenty (20) percent of the building length;
    - (2) Control and expansion joints constitute a blank wall, unless used in a decorative pattern with varied materials or textures and spaced a maximum of ten (10) feet on center. Relief and reveal depth shall be a minimum of three quarters (3/4ths) of an inch;

- (3) Architectural details, such as raised bands and cornices;
  - (4) Awnings; or
  - (5) Change in color and/or texture (banding alone does not constitute a change in color or texture).
- b. Façades that extend for more than one hundred (100) feet in length shall incorporate, in addition to two (2) of the above requirements, at least one (1) of the following elements:
    - (1) A change in plane, such as an offset, reveal, or projection rib a minimum of twelve (12) inches in depth, with a maximum spacing of one hundred (100) feet between features;
    - (2) Prominent public entrance defined by substantive architectural features; or
    - (3) Change in building material, such as split face block.
4. Façade treatments for primary and secondary façades shall include the following:
- a. Primary façades shall have at least two (2) of the following elements for at least sixty (60) percent of the width of the façade:
    - (1) Public entrances;
    - (2) Arcades or other roof treatment such as shutters or secondary roofs to provide pedestrian shade and façade interest;
    - (3) Windows;
    - (4) Awnings, associated with windows or doors; or
    - (5) Foundation plantings adjacent to the building with a minimum width of five (5) feet.
  - b. Secondary façades shall incorporate two (2) of the following design elements for primary façades:
    - (1) The first floor of all buildings, including structured parking, shall be designed to encourage pedestrian-scale activity;
    - (2) Overhangs/awnings shall be no less than five (5) feet deep to protect pedestrians from inclement weather;
    - (3) The highest point of a first floor awning on a multistory building shall not be higher than the midpoint between the top of the first story window and the second story windowsill;
    - (4) Accessory structures including, but not limited to, carwash buildings and gas station/convenience store canopies, shall have the same architectural detail, design elements, and roof design as the primary structure; or
    - (5) All additions, alterations, and accessory buildings shall be compatible with the principal structure in design and materials.
5. Fenestration details such as windows, awnings, covered arcades, sills, shutters, relieves, trims, pilasters, accent tiles, quoins, reveals, cornices, arches, and decorative vents shall be provided along a minimum of sixty (60) percent of the façade length of the front elevation. If a side or rear elevation is contiguous to a public street or residential use, forty (40) percent of the elevation must have fenestration details.

## 6. Entrances

- a. Primary customer entrances shall face a public street. Buildings larger than 30,000 square feet located on corner lots shall provide customer entrances on both streets, or a corner entrance. Additional entrances are encouraged facing parking lots, plazas, lake fronts, and adjacent buildings. When a property is adjacent to multiple public streets, the street that carries the greatest volume of traffic is the preferred orientation for the main entrance.
- b. A primary and a secondary entry feature design element listed below shall be provided at each customer entrance:

### (1) Primary

- Canopies, porte-cochere, or porticos
- Wall recess or projection a minimum of twelve (12) inches in depth
- Covered arcades, a minimum of eight (8) feet clear in width
- Peaked roof forms
- Arches, columns, or pilasters
- Landscape planters a minimum width of five (5) feet

### (2) Secondary

- Overhangs, cornices, and eaves
- Decorative moldings or trims around windows and doors
- Covered public outdoor patio or plaza incorporated with entry area which is not part of a tenant space
- Special pavers, bricks, decorative concrete, or similar marked pavement treatment
- Architectural details, such as tile work or moldings
- Landscape planters a minimum width of five (5) feet

## 7. Roofs

- a. Buildings shall have a recognizable top consisting of but not limited to: cornice treatments, roof overhangs with brackets, steeped parapets, and richly textured materials. Color bands, typically used for advertising, are prohibited.
- b. A primary roof is the portion of the roof that covers the main area of the building. A secondary roof is the portion of the roof covering smaller extensions of the structure. A primary and a secondary roof design element, selected from those listed below, shall be incorporated into the design:

### (1) Primary

- Articulated parapet –The highest point of the parapet shall not at any point exceed fifteen (15) percent of the height of the supporting wall.
- Pitched roof with minimum twelve (12) inches overhanging eaves.
- Three (3) or more roof plane breaks or slopes per façade elevation.
- Any combination of the above.

**(2) Secondary**

- Decorative roof details, such as dormers, cupolas, rafter tails, balconies, terraces, or exposed beams.
- Three-dimensional cornices with decorative moldings.
- Pediments, porticos, architectural features at entryways, or decorative towers.

**E. Pedestrian Amenities**

1. Where development abuts a collector or arterial road, walkways a minimum of five (5) feet in width shall be provided from each adjacent perimeter public sidewalk to all customer entrances. Where development abuts a local road, walkways a minimum of four (4) feet in width shall be provided from each adjacent perimeter public sidewalk to all customer entrances. All such walkways shall include the following:
  - a. One (1) native canopy tree for each thirty (30) linear feet with a maximum spacing of fifty (50) feet between trees; trees may be massed to enhance views, create public spaces or otherwise improve the overall appearance of the project; and
  - b. A bench every two hundred (200) feet between the public right-of-way and the front customer entrance.
2. Walkways traversing vehicular use areas shall be accented with special pavers, bricks, decorative concrete, stamped concrete, or similar decorative pavement treatment consistent with the Town Center Development of Regional Impact theme.
3. Bicycle parking/storage shall be provided in accordance with **Chapter 5**.

**F. Service, Utility, Display, and Storage Areas**

In addition to the service, utility, display, and storage requirements of **Chapter 13**, developments within this district shall also meet the following requirements:

1. All utilities shall be located underground;
2. Outdoor storage of materials is prohibited;
3. Outdoor display of merchandise is permissible if the merchandise is related to the business occurring on the property, does not affect pedestrian and vehicular circulation, and can be stored either inside the building or in an area screened from public view when the business is not open; and
4. Vending machines located outside of buildings or structures are prohibited.

**G. Site Lighting**

1. Site lighting shall be provided along all streets, sidewalks, parking lots, steps/ramps, plazas, and other areas of high pedestrian use.
2. Light fixtures shall be spaced in a manner to provide soft and uniform illumination for a given area or corridor.
3. Light fixtures shall be consistent with Town Center Development of Regional Impact theme, style, materials, scale, proportion, color, and location.
4. Building lighting shall consist of light fixtures mounted on or near the building.

5. Areas to be lit shall have a system of hierarchy or priority to establish which elements or areas will have the most emphasis in regard to lighting intensity and color. High design areas such as building facades, entries, and walkways shall receive the highest priority.
6. Landscape lighting shall be of low-level illumination with tones and colors that enhance the look of the plant material. Fixtures and light source shall be concealed.
7. Light pole maximum heights: parking lots and access drives – thirty (30) feet; pedestrian walkways, terraces, plazas – twenty (20) feet.
8. Illumination shall be limited to the site and shall not cause glare or visual disturbance to adjacent properties.
9. Flood lighting, beacon, or search lights, except as limited by state of Florida or federal law, or drop lens fixtures are prohibited.
10. Animated lighting is prohibited.
11. See **Chapter 9** for further site lighting criteria.

#### **H. Landscape Standards**

The requirements contained in **Chapter 11** shall apply to lands within the gateway overlay zone. *Quercus virginiana* (live oak) shall be used as the street tree where properties abut State Road 100.

#### **I. Signage**

The provisions of **Chapter 12** shall regulate all signs in the gateway overlay zone; however, off-site signs are prohibited.

### **3.04.04. Palm Coast Parkway Overlay Zone**

#### **A. Purpose**

The purpose of the Palm Coast Parkway overlay zone is to impose additional standards for new construction of nonresidential and multifamily development within its boundaries. The Palm Coast Parkway overlay zone is intended to:

1. Provide for additional access management controls to ensure that Palm Coast Parkway develops into an attractive functional roadway corridor meeting the needs of vehicles and pedestrians; and
2. Prevent disjointed, disorganized development caused by unplanned and uncoordinated building layout and design.

#### **B. Description of District**

The boundary of the Palm Coast Parkway Overlay Zone is delineated on the Official Zoning Map and is generally described as the corridor along Palm Coast Parkway between U.S. Highway 1 east to the Hammock Dunes Toll Bridge.

#### **C. Site Plan Submittal Requirements**

Development within the overlay zone shall be subject to review and approval as outlined in **Chapter 2**.

#### **D. Site Planning Guidelines**

Site design shall specifically address the creation of an attractive, safe, and functional urban corridor. The requirements contained in **Chapter 13** relating to general architectural design shall apply to lands within this overlay zone.

1. Building design, layout, and orientation.
2. Vehicular and pedestrian access and parking.
3. Mechanical equipment, utilities, and storage areas.

#### **E. Building Height**

The maximum height permitted within the Palm Coast Parkway overlay zone is fifty (50) feet, inclusive of all appurtenances.

#### **F. Landscape Standards**

The requirements contained in **Chapter 11** shall apply to lands within this overlay zone. *Quercus virginiana* (live oak) shall be used as the street tree.

#### **G. Signage**

The provisions of **Chapter 12** shall regulate all signs in the Palm Coast Parkway overlay zone; however, off-site signs are prohibited.

### **3.04.05 Airport Area Economic Development Incentive**

#### **A. Purpose**

The *Palm Coast/Flagler County Airport Area Master Plan* proposes specific areas for targeted economic development called Economic Development Areas (EDA). The Airport Area Economic Development Incentive specifies allowable uses and development standards for each EDA. These uses and standards are intended to encourage the development of targeted businesses and other industries at specific locations. The Airport Area Economic Development Incentive can be applied to three distinct areas, which are expected to develop with different intensities and development patterns: EDA-1, EDA-2, and EDA-3<sup>1</sup>.

In order to encourage the desired development to occur within the EDA, specific location-based incentives have been developed. Property owners (Agents) that seek development approval through the Master Planned Development (MPD) rezoning process may apply for the location-based development incentives. In addition to the location-based incentives, MPD projects located within the EDA may also apply for performance-based bonuses. This section (1) introduces the EDA and the associated location-based incentives, (2) outlines the processes to access the location-based incentives and (3) introduces performance-based development bonuses that may be available to qualifying development.

#### **B. Economic Development Areas**

*EDA #1* is located adjacent to the southeast side of the airport between the airport's boundary and Seminole Woods Boulevard. *EDA #1* is intended to provide for industrial and office development that is compatible with the continuing operation and expansion of the Flagler County Airport.

*EDA #2* is located on the north side of Seminole Woods Boulevard. *EDA #2* is intended to provide for compact mixed-use development. This area shall be developed as a neighborhood

center characterized by employment and retail opportunities. Development shall emphasize pedestrian connectivity to the surrounding residential areas and established neighborhoods.

EDA #3 is located between I-95 and Old Kings Road. EDA #3 is intended to attract larger corporate office development and foster the development of a campus-like corporate park. Potential users include corporate offices, hotels, higher-density residential, and support uses that benefit from the close proximity to and with high visibility from Interstate 95.

**C. Applicability**

The development incentives and development standards contained in this section shall apply to all new development and redevelopment of sites within the EDA. The incentives and standards are intended to encourage targeted industry development within the EDA, to promote superior site and building design, and improve the functional arrangement of buildings and site components such as parking, utilities, loading, and service areas.

**D. Approval Process**

Owners of property within the EDA have the option of developing under two (2) scenarios as follows:

**1. Current Zoning Based (Entitlement) Development**

Applicants have the option of developing their properties subject to the existing zoning classification of the property regulations. Properties developed based on their Application submittals based on the current zoning are not eligible for any incentives.

**2. Rezone to Master Planned Development (MPD)**

Rezone the property to MPD, which will qualify the property for incentives as follows:

- a. Location-based incentives detailed in **Subsection 3.04.05.E.**
- b. Performance-based incentives that are outlined in **Subsection 3.04.05.F.**

**E. Location-Based Development Incentives**

In order to encourage economic development and job creation at the Economic Development Areas and implement the economic development objectives of the Palm Coast/Flagler County Airport Area Master Plan, the following location-based incentives may be utilized by development reviewed through the MPD process. Note that incentives may restrict building height and/or open space in certain areas. The existing zoning development thresholds are shown to illustrate the Overlay areas' incentives.

**Table 3-6. Economic Development Area 1**

Regulations	Current Zoning Thresholds				Incentives*
	City of Palm Coast		Flagler County		
	PSP	COM-2	IND-1	IND-PUD	
Open Space	30%	30%	30%	(1)	30%
Height	100 <sup>2</sup>	100 <sup>2</sup>	65 <sup>2</sup>	(1) <sup>2</sup>	100 <sup>2</sup>
Floor Area Ratio (FAR)	.30	.40	.35	(1)	.50

(1) To be determined during the development agreement approval process.

(2) Must comply with the Airport Approach Hazard Overlay and Part 77 Federal Aviation Regulation requirements.

\* - Location-based incentives available only through development participating in MPD process.

**Table 3-7. Economic Development Area 2**

Regulations	Flagler County Current Zoning Thresholds			Incentives*	
	AC	NRC PUD	PUD	Mixed-Use and Nonresidential	Residential
Open Space	75%	(1)	(1)	40% area wide	
Height	No Maximum <sup>2</sup>	(1) <sup>2</sup>	(1) <sup>2</sup>	75' <sup>2</sup>	45' <sup>2</sup>
Residential Density	1 unit / 20 acres	1 unit / acre	1 unit / acre	12 units / acre	10 units / acre
Floor Area Ratio (FAR)	N/A	(1)	(1)	.50	N/A
Impervious Surface Ratio (ISR)	.25	(1)	(1)	.60	N/A

(1) To be determined during the development agreement approval process.

(2) Must comply with the Airport Approach Hazard Overlay and Part 77 Federal Aviation Regulation requirements.

\* - Location-based incentives available only through development participating in MPD process.

**Table 3-8. Economic Development Area 3**

Regulations	Flagler County Current Zoning Thresholds	Incentives*
	AC	
Open Space	75%	40% per site
Height	No Maximum	100' <sup>1</sup>
Residential Density	1 unit / 20 acres	Minimum 8 to Maximum 12 units / acre
Floor Area Ratio (FAR)	N/A	.55
Impervious Surface Ratio (ISR)	.25	.60

(1) To be determined during the development agreement approval process.

\* - Location-based incentives available only through development participating in MPD process.

**F. Performance-Based Development Bonuses**

Performance-based development bonuses may be available for projects that are located within one of the EDA and that are also utilizing the MPD approval process. These additional bonuses are meant to complement any financial or other incentives that may have been offered by the City to attract targeted developments to the economic development areas and do not exclude the use of additional incentives. These additional incentives shall be based on specific project design and/or satisfaction of other performance criteria as stipulated by the City through the use of a development agreement. Approval of the bonus, including terms and conditions, shall be negotiated by the applicant with the City, on a case-by-case basis. Any potential incentives, developed during the negotiations with City, shall be detailed in an associated development agreement. Final approval of the development agreement and the potential use of incentives that may be utilized by the applicant will be at the discretion of the City Council.

**1. Nonresidential Intensity (Floor Area Ratio – FAR) Bonus**

- a. Developments that incorporate the use of green building practices (as identified by the United States Green Building Council and/or the Florida Green Building Coalition including, but not limited to, green roofs, energy efficient windows, solar energy, reused or recycles materials, renewable materials, use of grey water, etc in the design and materials of a building and can demonstrate a significant energy and water consumption reduction may receive a maximum increase of 0.25 floor area ratio.

- b. The use of shared parking helps reduce the amount of paved surface in the case of surface parking, or building mass in the case of structure parking. Therefore, mixed-use projects within the EDA overlay using the shared parking standards would be eligible for an increase of 0.25 floor area ratio.

## **2. Open Space Requirement Reduction Bonus**

- a. Stormwater management facilities are considered “open space” for the purpose of meeting the open space requirement. Combining such facilities with neighboring properties may decrease the need for buffers around ponds. Therefore, the use of shared or off-site stormwater management facilities for multiple developments may allow for a reduction in the open space requirement of the master plan development by up to five (5) percent.
- b. Developments within the EDA overlay may reduce the open space requirement by a maximum of five (5) percent if the development incorporates the use of a permeable or semi-permeable surface for parking spaces. The amount of permeable / semi-permeable surface shall be no less than the proposed reduction in open space. In no case shall stormwater requirements be reduced. Stormwater management facilities shall meet all applicable City and St. Johns River Water Management District rules and regulations.

## **3. Parking Space Requirement Reduction Bonus**

The City encourages development design and use concepts that provide transportation alternatives that may reduce the dependence on and the use of automobiles. The use of Transportation Demand Management (TDM) practices in the design and construction of development projects may qualify a project for a reduction in minimum parking space requirements by a maximum of ten (10) percent. TDM practices and facilities include, but are not limited to:

- a. Inclusion of employee drop-off and pick-up areas in the development;
- b. Inclusion of taxicab stand areas in the development;
- c. Inclusion of on-site employee service facilities such as daycare facilities, cafeterias, etc. in the development;
- d. Inclusion in project design and development of improved connections to planned or existing bike or pedestrian paths to the facility;
- e. Provision of bicycle storage facilities (racks/lockers) and changing facilities for employees (locker rooms and showers); and
- f. Inclusion in project design and development of facilities to accommodate planned or existing mass transit (buses). This may include, but is not limited to, bus turnouts, bus shelters, bus lanes, and park and ride lots.

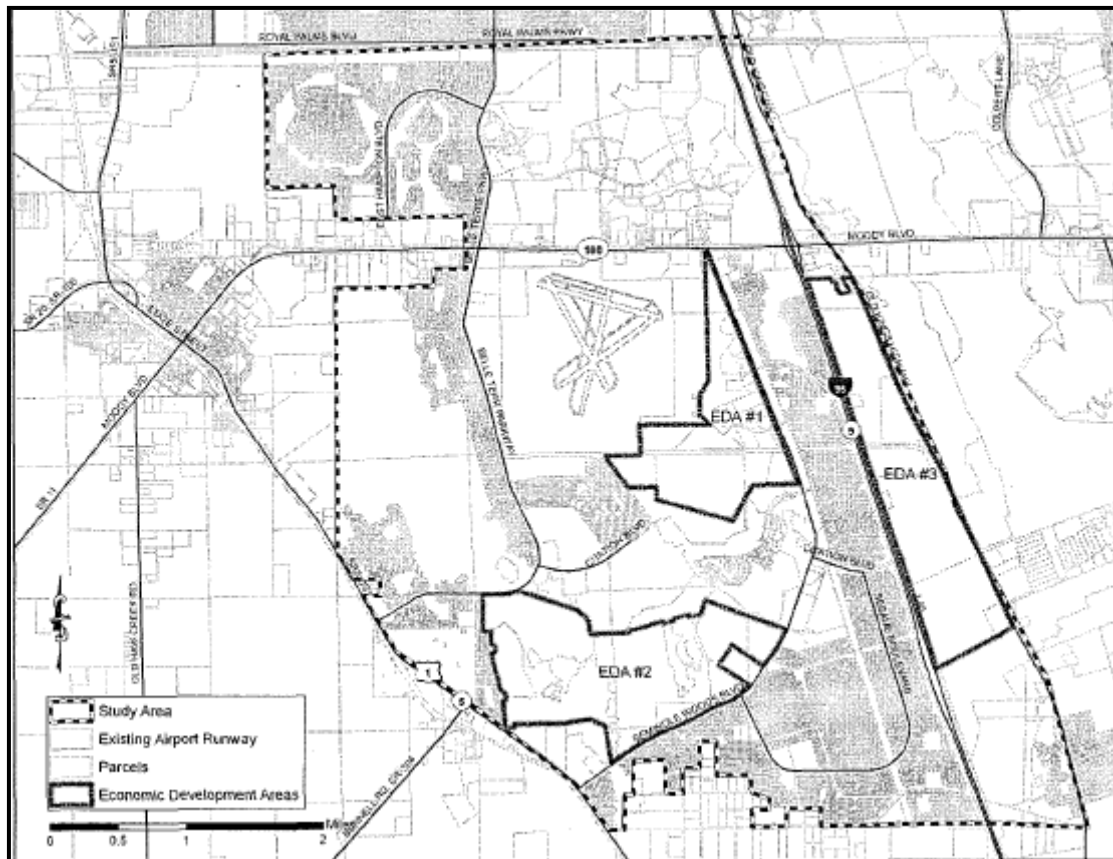
## **4. Setback Requirement Reduction Bonus**

The minimum required setbacks may be reduced by a maximum of five (5) feet for the front setback and two (2) feet for the rear and side setbacks if additional landscaping (must exceed twenty (20) percent of the required plant material and provide a variety of species) is provided within the required buffer yards. Setback reductions are not available for parcels located on the following roadways: Seminole Woods Boulevard, Belle Terre Boulevard, and Old Kings Road.

## 5. Green Development LEED Certification (Fee Refund)

The Leader in Energy and Environmental Design (LEED) Green Building Rating System, developed by the U.S. Green Building Council (USGBC), provides a suite of standards for environmentally sustainable construction. The Florida Green Building Coalition (FGBC) also offers Green Building certification. If a completed project receives a LEED certification from the USGBC, the developer may request a refund up to sixty (60) percent of the associated Rezoning Application fee and Technical Site Plan Application Review fee. The applicant shall provide the City acceptable documentation of the project receiving LEED certification from the USGBC. If a completed project receives a Green Building certification from the FGBC, or an equivalent certification (such as the National Association of Home Builders National Green Building Standards), the development may request a refund up to forty (40) percent of the associated Rezoning fees and Site Development Review fees. The applicant shall provide the City acceptable documentation of the project receiving LEED certification and Green Building certification from the USGBC and the FGBC respectively, or documentation of an equivalent certification. The development agreement associated with the MPD project seeking this refund must contain language stating that the developer will be seeking said refunds upon completion of the project and after issuance of the Certificate of Occupancy.

### Airport Area Economic Development Areas Map



## Section 3.05. Interpretations

### 3.05.01. Lot Width and Frontage

Lot frontage shall be measured along the front property line, while lot width shall be measured along the front setback line.

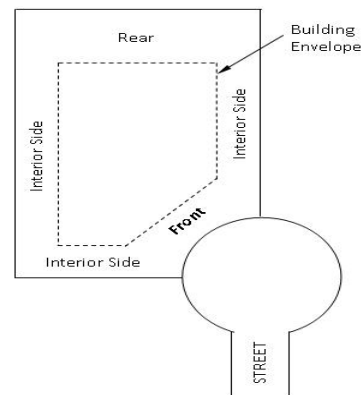
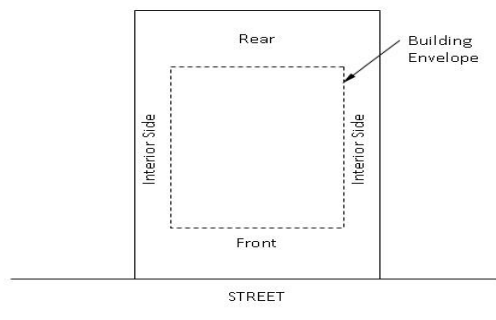
### 3.05.02. Building Setbacks

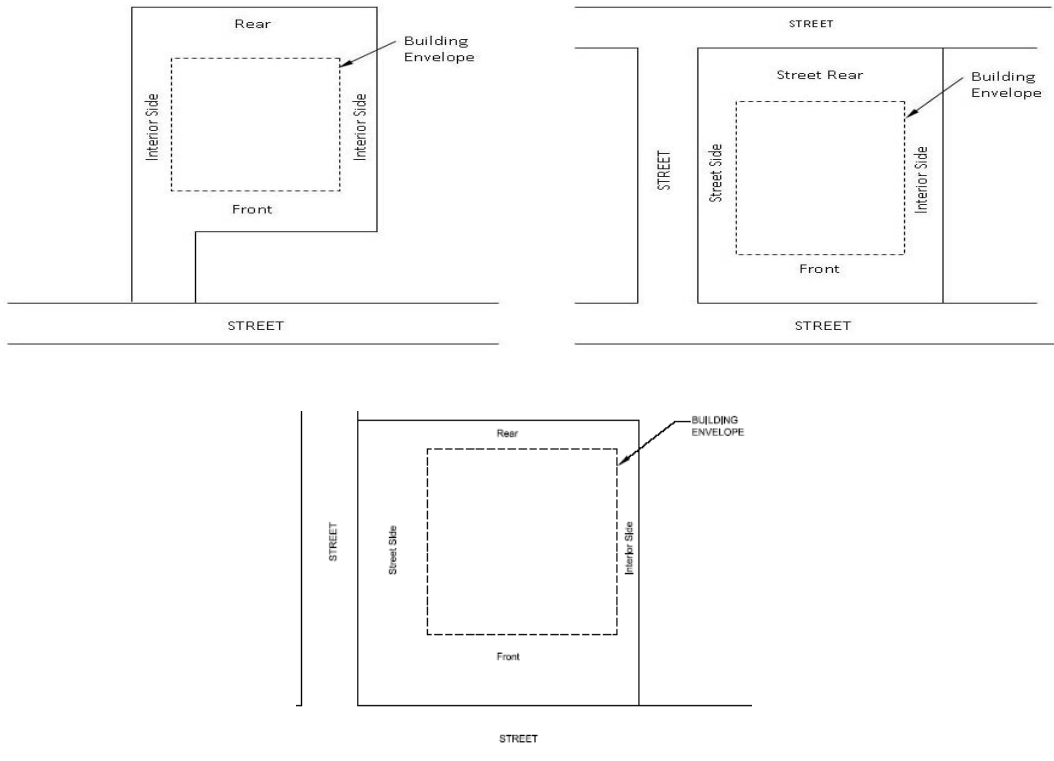
Building setbacks shall be measured from the property line or, if applicable, from the edge of a private street or the boundary line of an access easement located on the subject property to the wall of the building. The required building setbacks determine the building envelope. In no event shall a structure encroach within an easement, inclusive of eaves, unless specifically approved by the Land Use Administrator.

#### A. Determining Building Setbacks

Front, side, and rear yard setbacks shall be determined based on the following. In cases of uncertainty, the Land Use Administrator shall determine the setbacks based on the following guidelines:

1. The front yard setback shall be considered that portion, typically along the lot's narrowest part, which abuts the street or roadway where access is provided. Consideration shall be given to a structure's orientation in making a front yard setback determination (i.e. the front of a building faces the front of the lot).
2. The rear yard setback typically runs parallel to the front yard setback and does not connect to the front yard setback.
3. The side yard setbacks connect the front and rear setbacks and are perpendicular to them on square or rectangular lots.
4. Front setback on flag lots shall be measured at lot width and the lot frontage shall be determined on a case-by-case basis with consideration to surrounding property and dwelling unit orientation.





## B. Permitted Improvements within the Required Building Setbacks

The following improvements are permitted within the required setbacks (outside of the building envelope):

1. Man-made landscape features not exceeding three (3) feet in height, including related minor structures described in **Section 11.03 of Chapter 11**.
2. Parking areas and associated driveways, provided they are not located within side yard setback areas for attached and detached single-family residential units, except when it provides access to a garage.
3. Private sidewalks and walkways provided they do not exceed six (6) feet in width for detached single-family residential units and duplex units.
4. Concrete pads fifty (50) square feet or less.
5. Signs.
6. Minor utility installations including, but not limited to, fire hydrants, electrical and telephone boxes, and backflow prevention mechanisms. Some of these features may require screening in accordance with **Chapter 11**.
7. Aboveground mechanical equipment such as air conditioning units, permanently installed generators, and pool pumps; provided, however, that this equipment shall be prohibited in a front setback area, and shall be screened in accordance with the requirements of **Chapter 11**.
8. Cantilevered patios, porches, and decks as well as sills, cornices, chimneys, flues, eaves, or other roof overhangs may extend a maximum of thirty (30) inches into a setback area, but are prohibited within easements.
9. Sheds per **Section 4.01 in Chapter 4**.

### **C. Additional Setbacks for Multistory Buildings**

Additional setbacks for multistory buildings adjacent to a single-family residential zoning district shall be required for compatibility purposes. Any multistory building adjacent to a single-family zoning district shall provide an additional setback minimum of ten (10) feet for each story above the first story.

### **D. Waterline Setbacks**

Stormwater retention facilities, canals, or other water features may be located on the lot or parcel. In these circumstances, the Land Use Administrator may determine that it is applicable to measure the setback from the bulkhead, water line, or mean high water line rather than the lot or parcel line.

### **E. Reduction for Public Purpose**

When an existing setback on a developed lot or parcel is reduced due to the conveyance of land to a federal, state, or local government for a public purpose, the minimum setback requirement of the zoning district shall be reduced by the amount conveyed, up to a maximum of fifty (50) percent of the setback requirement.

## **3.05.03. Calculating Densities and Intensities**

### **A. Residential Densities**

1. The determination of the maximum number of residential dwelling units or lots permitted on a residentially zoned parcel shall be calculated based upon the gross upland acreage in the predevelopment condition (i.e. prior to the property being subdivided into lots).
2. Twenty-five (25) percent of wetland and/or imperiled upland habitat areas preserved from the predevelopment condition may be counted as “net upland acreage” in determining the maximum number of units as discussed in Paragraph A above. To be counted as preserved area, a wetland and/or imperiled upland habitat must be placed in a conservation easement, a separate conservation tract, or otherwise perpetually protected in the post development condition.
3. Application of the density/intensity calculations provides only a theoretical maximum dwelling unit or lot yield. It does not guarantee that the development will be approved to attain the maximum lot yield. Application of other development standards may substantially decrease the lot yield.

### **B. Nonresidential Intensities; Impervious Surface Ratios; Floor Area Ratio**

1. In calculating impervious surface ratios or floor area ratios an applicant may get credit for an off-site drainage facility site. The amount to be credited shall be proportional to the size of the site in relation to all the sites served by the same facility.
2. Lots served by a master stormwater management system, where drainage facilities under common ownership are located off-site, may count a portion of the off-site drainage lot, tract, or parcel in calculating impervious surface ratios or floor area ratios. The portion of the off-site drainage property that is counted shall be in direct proportion to the size of the subject lot as compared to all of the lots being served.

### **C. Densities and Intensities in Mixed Use Districts**

In zoning districts that allow mixed uses, the same land area shall not be counted for the purpose of both residential density and nonresidential intensity. The calculation methodology used shall be as defined by administrative rule.

#### **3.05.04. Recreation Level of Service**

All residential projects of twenty-five (25) units or more shall provide recreational land to meet the level of service standard adopted in the Recreation and Open Space Element of the City's Comprehensive Plan, except for nursing homes and assisted living facilities or other residential care facilities.