

**AMENDMENT TO**

**LAND DEVELOPMENT CODE SECTIONS 2.10.02, 2.10.04,  
3.00.01, 4.03.03, 4.03.06 AND 6.05.01 THROUGH 6.05.21**

**REVISING THE SUBDIVISION LAYOUT AND DESIGN  
REQUIREMENTS, REVISING THE BUILDING SETBACKS  
ALONG COLLECTOR AND ARTERIAL ROADS AND  
CORRECTING MINOR CODE DISCREPANCIES**

Approved at the  
October 23, 2008 meeting of the Board of County Commissioners



Between 30° and 40°	100 Feet
Between 41° and 50°	120 Feet (Minimum) – 130 Feet (Maximum)
Greater than 51°	120 Feet (Minimum) – 150 Feet (Maximum)

3. A traffic calming element as defined below and as described in the Santa Rosa County Roadway Design Manual or approved by the County Engineer and Planning Director.

4. Speed bumps/humps or unwarranted stop signs shall not be classified as speed control points.

**STREET (or ROAD):** A public or private thoroughfare accepted or approved by the county that is used, or intended to be used, for passage or travel by motor vehicles, transit vehicles, bicycles and pedestrians. The street functional classifications hierarchy ranges from high-order roads (major arterials) to low-order roads (residential streets) and includes the following:

**Major Arterial** - Roads serving as principal routes through the County. The purpose of these facilities is to move large volumes of traffic from one part of the region or County to another. Driveway access to a major arterial shall be restricted.

**Minor Arterial** - Roads providing connections between major activity centers of the County. Minor arterials augment the major arterial system for local and inter-County traffic by feeding traffic from collector and residential street systems onto major arterials. Driveway access to a minor arterial shall be restricted.

**Major Collector** - Roads providing connections between major activity centers and residential centers. Major collectors collect traffic from the lower-order roads to distribute to another major collector or arterial roadway. Driveway access to a major collector shall be restricted.

**Minor Collector** - Roads primarily providing for traffic movement to/from different neighborhoods. Minor collectors collect traffic from the lower-order roads to distribute to another minor collector or higher-order roadway. Driveway access to a minor collector shall be restricted.

**Commercial/Industrial Street** - Streets which directly serve abutting non-residential, commercial and industrial properties. Commercial/Industrial Streets are intended to provide safe property access and traveling conditions for motorists. These streets shall carry traffic having either a destination or origin on the street itself or from within the local industrial/commercial area.

**Residential Collector Streets** - Streets that collect and distribute traffic internally to and from a neighborhood. This is the highest order of street appropriate to a residential neighborhood and residential frontage along it shall be restricted.

**Residential Street** - A type of street intended solely for residential subdivisions. These streets are intended to provide a safe and quiet environment for residents along the street and safe access and traveling conditions for motorists and pedestrians. These streets shall be completely free of or significantly minimize through traffic. The reduction or elimination of through traffic and the geometric design of the street are means to promote safety and to create a desirable residential neighborhood.

**Alley** - A roadway which provides rear lot access to abutting properties. Alleys can provide the primary vehicular access to a property which fronts on a restricted access roadway or the secondary means of access to abutting property. Alleys are not intended for general traffic circulation, and through traffic and on-street parking are prohibited. Alleys will not be accepted for maintenance by the County.

**Secondary Road** - Numbered roads that were previously owned by the State Department of Transportation and are now owned and maintained by Santa Rosa County (i.e. County Road 197 [CR 197]).

**TRAFFIC CALMING ELEMENT:** A device or design element that is intended to reduce traffic speeds and volumes on residential streets and residential collector streets where access to residential lots is provided. The purpose of traffic calming is to create a safe environment for motorized and non-motorized users alike.

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4.03.03 General Principals of Design and Minimum Requirements for the Layout of Subdivisions: In laying out a subdivision the developer shall comply with the following design principles and requirements:

A. Dedications -

1. Ingress and Egress - A developer shall provide adequate ingress and egress to the tract to be subdivided, including all necessary roads, easements, swales and rights-of-ways, as well as drainage structures. An all-weather access shall lead to an established and publicly maintained road system. The developer shall prepare necessary deeds, agreements, and easements for the ingress and egress system and shall attempt to acquire such rights of easements. However, the County may assist in acquisition of such easements when such acquisition is in the public interest or governmental action is necessary to acquire the property and the developer advances all costs and expenses incurred by the County in taking such action.

B. Subdivision Layout -

1. In addition to or as an extension of the demonstration of transportation concurrency required by Article 5 of this Ordinance, a traffic study must be

provided which estimates trip generation, internal traffic volumes and circulation, and projected traffic volumes at external access points of the subdivision.

- a. The traffic study shall project daily trip generation using the latest data available from the Institute of Transportation Engineers (ITE) *Trip Generation* manual.
  - b. Internal traffic volumes and circulation shall be estimated using modeling techniques and/or professional judgment and shall be approved by the Planning Director and the County Engineer.
  - c. Potential through traffic shall be included in the traffic study if construction of the subdivision will provide a connection between two existing streets.
2. The internal subdivision roadways and subdivision roadway layout shall be designed based on the functional classification of each roadway as defined in Article 3 of this Ordinance in accordance with the projected traffic volumes and circulation as demonstrated in the traffic study.
- a. Residential streets shall not be designed to carry through traffic, except for when a residential street is required to continue an existing roadway as described in 4.03.03(B)(3)(a) below or to extend to a boundary line to provide interconnectivity as described in 4.03.03(B)(3)(c) below. Street patterns shall minimize the possibility of excessive vehicular travel but shall maximize, to the extent possible, the opportunity for alternate traffic routes to any given destination. Projected traffic volumes for residential streets shall not exceed 1,500 vehicles per day. Residential streets shall be designed according to the Santa Rosa County Subdivision Roadway Design Manual.
  - b. Residential collector streets shall be utilized when projected traffic volumes are greater than 1,500 vehicles per day, but no more than 2,500 vehicles per day. Whenever possible, residential access shall not be provided from a residential collector. If residential frontage along a residential collector is proposed and approved, the frontage shall be limited to the following:

<b>Vehicles per Day (VPD)</b>	<b>&lt; 1,800</b>	<b>1,800-1,999</b>	<b>2,000-2,200</b>	<b>&gt; 2,200</b>
Allowable Frontage*	20%	10%	5%	0%

\* Listed as a percentage of total residential collector street length

Lots with frontage on a residential collector shall have a front setback of at least thirty-five (35) feet and shall have either a minimum lot width of one hundred (100) feet or shall utilize joint-use driveways, cross-access drives or private alleys to meet a minimum driveway spacing distance of one hundred (100) feet. Lots with side or rear yards on a residential collector do not count towards the frontage allowance specified above and shall have either a side or rear yard setback, respectively, of twenty-five (25) feet and shall not have access to the residential collector. Residential collector streets shall be designed according to the Santa Rosa County Subdivision Roadway Design Manual.

- c. Minor collectors shall be utilized when projected traffic volumes exceed 2,500 vehicles per day but are no more than 5,000 vehicles per day. Platted residential lots shall not have access to a minor collector. Access to non-platted residential lots or non-residential lots may be provided in accordance with the Access Management provisions of Section 4.04.03(D). Minor collectors shall be designed according to the Santa Rosa County Subdivision Roadway Design Manual.
  - d. Major collectors shall be utilized when projected traffic volumes exceed 5,000 vehicles per day. Major collectors shall be designed using a four-lane section, as specified in the Santa Rosa County Subdivision Roadway Design Manual, when projected traffic volumes exceed 9,000 vehicles per day. Platted residential lots shall not have access to a major collector. Access to non-platted residential lots or non-residential lots may be provided in accordance with the Access Management provisions of Section 4.04.03(D). Major collectors shall be designed according to the Santa Rosa County Subdivision Roadway Design Manual.
  - e. Existing streets abutting or affecting the design of a subdivision or land development shall be classified according to its function, design, and use, and the projected impact of the development. The classification of existing streets shall take into account the hierarchy outlined in this section. Modifications to existing streets within or abutting a proposed subdivision may be required and must meet, to the extent possible, the design requirements of the Santa Rosa County Subdivision Roadway Design Manual.
3. Street Layout - The street layout of the subdivision shall be in general conformity with a plan for the most advantageous development of adjoining areas and the entire neighborhood. Specifically, the layout of subdivision roadways and external access points shall be based upon internal circulation and the projected internal traffic volumes of the subdivision, the possibility to connect to or extend existing roadways, the development potential of the adjacent property and surrounding vicinity, and the orderly development, operation, and preservation of the existing roadway network. This requirement shall apply to all proposed streets, including private streets.

- a. Extension/Continuation of Existing Roadways: Where appropriate to site geometry, projected traffic volumes and the classification of existing roadways, proposed streets shall be continuous and in alignment with and shall extend and continue existing, planned, or platted streets. The design of the extension required by the County will be based upon traffic circulation, projected traffic volumes, the classification of the existing roadway, public safety issues and compatibility of adjacent land uses.
- b. Minimum Number of External Access Points: In a proposed subdivision of fifty (50) lots or more, there shall be at least two entrance streets into the proposed subdivision. If only one entrance is possible due to site constraints, a boulevard section shall be required as shown in the Santa Rosa County Subdivision Roadway Design Manual. The boulevard section shall extend to the first looped street or to the point where there are a maximum of fifty (50) lots beyond the termination of the boulevard. If access to individual lots is to be provided to the boulevard section, then pavement striping may be used in lieu of a raised median.
- c. Extension of the Roadway Network to Adjacent Areas: In order to facilitate the extension of the roadway network to surrounding areas, roadways and roadway stub-outs shall be provided for in new development.
  - i. When a roadway extension is required under this provision, the right-of-way for the roadway shall be extended to the boundary of the property or other approved boundary for phased development and, at minimum, a roadway stub-out shall be required.
  - ii. A roadway stub-out shall be constructed by extending the roadway pavement and curbing to at least the terminus of the twenty-five (25) foot (minimum) radius of the extended roadway stub-out. If a roadway stub-out is extended beyond the depth of a single lot, a temporary turning circle shall be required at the end of that roadway with a minimum outside diameter of fifty (50) feet.
  - iii. The roadway to be extended shall be constructed and classified in accordance with the following:
    - a) The development potential of adjacent parcels shall be calculated to determine the requirements of the roadway to be extended. Development potential shall be quantified by multiplying the size of the adjacent parcel by the greater of either the allowable density of the zoning or future land use of that parcel. When determining development potential, consideration shall be given to other existing or possible access points for the adjacent parcel and the overall traffic flow potential.

- b) If the adjacent parcel(s) to which the roadway extends has the existing development potential to require a higher classified roadway than what would be required by the proposed development, then the right-of-way necessary for the higher classified roadway shall be extended through the property to the common boundary of the property and the adjacent parcel(s), and any applicable setbacks and/or parking restrictions shall be applied for the length of the roadway. However, the roadway shall be classified as determined by the projected traffic volumes for the proposed development only and any lot frontage restrictions will be based on that classification.
- c) If the adjacent parcel(s) to which the roadway extends does not have the existing development potential to require a higher classified roadway than what would be required by the proposed development, then the extension shall be constructed and classified as determined by the projected traffic volumes for that development.
- d. Dedication of Additional Right-of-Way: If an existing public or private street or other right-of-way easement is of insufficient width for the projected classification of the roadway and is parallel and contiguous with the boundary of a proposed subdivision, then right-of-way of a sufficient size to create a half-width right-of-way will be dedicated in the proposed subdivision along the entire boundary of the proposed subdivision. If an existing public or private street or other right-of-way easement traverses the proposed subdivision and is of insufficient width for the projected classification of that roadway, then right-of-way of a sufficient size to create a full-width right-of-way will be dedicated in the proposed subdivision along the entire length of the roadway. If the additional right-of-way required to continue the existing dedicated road or other easement in a continuous, orderly manner is not in the proposed subdivision, the developer will prepare the agreement or easement for dedicating the additional right-of-way required and will attempt to obtain such right-of-way. However, the County may assist in acquisition of such right-of-way when in the public interest or where governmental action is necessary to acquire the property and the developer advances all costs and expenses incurred by the County in taking such action.
- e. Cul-de-sac Length: A cul-de-sac or local dead-end street shall not exceed thirteen hundred and twenty (1320) feet in length.
- f. Traffic Calming: Streets shall be designed to incorporate traffic calming elements, to include roundabouts, median islands, speed tables, raised crosswalks, low speed curves and lateral shifts, in accordance with the following and as provided in the Santa Rosa County Subdivision Roadway Design Manual.

- i. Traffic calming elements shall be required on residential streets, and residential collector streets where access is provided to residences, when the distance between speed control points is equal to or greater than 1,000 feet. For residential collector streets, the traffic calming elements shall only be located where residential frontage is provided.
  - ii. Traffic calming elements shall be constructed as specified in the Santa Rosa County Subdivision Roadway Design Manual and the Florida Department of Transportation (FDOT) Roundabout Guide.
  - iii. Speed bumps/humps or unwarranted stop signs are prohibited as traffic calming options and shall not be considered as speed control points.
  - iv. Traffic calming is not permitted on major or minor collectors or on residential collectors where no access to residences is provided. However, roundabouts and median islands are permissible for these street classifications.
- g. Sidewalks and Bike Lanes: Sidewalks and bike lanes shall be incorporated into the design of subdivision streets in accordance with requirements below and the requirements of the Santa Rosa County Subdivision Roadway Design Manual.
- i. Sidewalks shall be constructed on one side of residential collector roads and on both sides of major and minor collector roads. Sidewalk construction shall be in accordance with the requirements of Section 4.03.06(E) of this Code. Sidewalks shall be located as specified in the Santa Rosa County Subdivision Roadway Design Manual.
  - ii. Bike lanes shall be constructed on minor and major collector roads and shall be located as specified in the Santa Rosa County Subdivision Roadway Design Manual.
  - iii. In order to promote pedestrian and bicycle connections from proposed developments to school sites, in addition to and in conjunction with the sidewalk and bike lane requirements of parts 1 and 2 above, sidewalks and bike lanes shall be required in the vicinity of schools as follows:
    - a) For developments which are adjacent to an existing or planned school site, the development must provide an acceptable pedestrian/bicycle route within the development and a direct pedestrian/bicycle connection to the school site. In addition, the pedestrian/bicycle route must be provided across the development's entire frontage along the corridor that serves the school. Additional connections to the school site are encouraged.
    - b) Within one-quarter (1/4) mile of an existing or planned school site, an acceptable pedestrian/bicycle route must be provided within any

proposed development. In addition, the pedestrian/bicycle route must be provided across the development's entire frontage along any corridor that serves the school.

- c) Within two (2) miles of an existing or planned school site, developments which are required to provide sidewalks and/or bike lanes as provided in parts (i) and (ii) above must plan the pedestrian/bicycle network within the development to promote pedestrian/bicycle connections to the school site. In addition, the pedestrian/bicycle network must include a route across the development's entire frontage along any corridor that serves the school.

For the purposes of this section, the Santa Rosa County School District Five Year Facilities Work Program will be used to determine the location of planned schools sites.

#### 4. Blocks

- a. Blocks shall have sufficient width to provide for two (2) tiers of lots of appropriate depth, unless prevented by exceptional topography or other physical conditions. In the case of primary and secondary highways and collector streets, where it may be desirable to limit direct access to those roads, through lots may be approved provided that a suitable non-access easement is recorded on that portion of the lots directly adjacent to the primary, secondary, or collector street. The length of blocks shall not exceed one thousand three hundred twenty (1320) feet.
- b. In any block over six hundred (600) feet in length and where necessary for a school or other pedestrian generator, the County Engineer (CE) may require that a pedestrian way, not less than twenty (20) feet wide, be dedicated near the center and entirely across such block.

#### C. Minimum Right-of-Way Widths of Streets, Alleys, and Easements for Utilities and Drainage -

- 1. Highways and primary thoroughfares; not less than one hundred (100) feet wide.
- 2. Local streets, easements, and temporary cul-de-sacs or dead-end streets; sixty (60) feet, curb and gutter streets; fifty (50) feet.
- 3. Turning circles (permanent) at the end of cul-de-sacs or dead-end streets; one hundred (100) feet.
- 4. Easements for utilities, where required, shall be at least fifteen (15) feet wide, and shall be centered on rear or side lot lines, where practical.

5. Alleys shall be platted to a width of not less than thirty (30) feet.
6. Drainage easements shall be platted to a width of twenty (20) feet or more if required according to Section 4.03.07(E)(7).
7. Vertical clearance over subdivision roadways shall be a minimum of 14'6".

D. Minimum Pavement Width - The portion of pavement required to be installed at the developer's expense is set forth below, provided that the developer shall not be responsible for paving on any nonaccess highway or primary thoroughfare, secondary or collector street which has been accepted for maintenance by the Board of County Commissioners. If the road was not accepted for maintenance by the Board of County Commissioners, the developer shall bring the road into compliance with County standards. The developer shall bring the road in compliance with County standards as determined by the CE.

1. Streets – For Residential Streets, twenty-four (24) feet in width, excluding curbing. For all other street classifications, the minimum required width shall be as provided in the Santa Rosa County Subdivision Roadway Design Manual, but shall be no less than twenty-four (24) feet in width, excluding curbing. If soil and topographic conditions indicate that drainage problems will be created or aggravated, satisfactory drainage control (which may include curb and gutter) shall be required. The determination of whether drainage problems will be created or aggravated will be made by the County Engineer (CE).
2. Turning Circles - The pavement of a turning circle at the end of a cul-de-sac or dead-end street shall have a minimum outside diameter of sixty (60) feet with a return radius of twenty five (25) feet.
3. Alleys - Alleys, if approved by the CE, shall be paved to a width of eighteen (18) feet.
4. One-Way-Street – Sixteen (16) feet in width, excluding curbing.

F. Lots - Every lot shall conform with the appropriate requirements of Article 6 of this Code and with the following:

1. Platted residential lots may only have a side or rear yard on an existing collector or arterial roadway as defined in Article 4.04.03(D).
  2. Access to proposed non-residential lots or outparcels must be provided in accordance with the provisions of Article 4.04.03(D).
  3. A platted subdivision may not exclude land from the plat which is under common ownership and is located along an existing collector or arterial roadway as defined in Article 4.04.03(D).
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4.03.06 Construction Plans - Minimum Requirements:

E. Sidewalks - All sidewalks constructed in Santa Rosa County shall meet the following requirements:

1. The concrete shall have a minimum strength of two thousand five hundred (2,500) pounds per square inch (PSI).
2. The minimum width of sidewalks shall not be less than five (5) feet.
3. The sidewalk shall not be less than four (4) inches thick. At driveways a minimum thickness of six (6) inches or four (4) inches with woven wire fabric reinforcement shall be required.
4. All sidewalks shall be constructed with one-fourth (1/4) inch in twelve (12) inches slope.
5. One-half (1/2) inch expansion joints shall be at thirty (30) foot intervals or less, with control joints at ten (10) foot intervals.
6. Location of proposed improvements such as sidewalks, bikeways, or bridle paths shall be included on construction plans.
7. If sidewalks are required or proposed along lot frontages, the sidewalks shall be constructed at the time of home construction for each residential lot. In all other locations where sidewalks are required or proposed, the sidewalk shall be constructed by the Developer during the installation of subdivision improvements.
8. Sidewalks shall be constructed to the requirements of the latest editions of the *Florida Pedestrian Facilities Planning Design Handbook*; the *Manual on Uniform Traffic Control Devices (MUTCD)*; the appropriate indices of the Florida Department of Transportation (FDOT) *Design Standards for Design, Construction, Maintenance and Utility Operation on the State Highway System* and *The Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (the Florida Greenbook)*.

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6.05.01 P-1 and P-2 - Public Park District

F. Minimum Required Setbacks:

4. Setbacks Along Collector or Arterial Roads: The minimum required building setback along a collector or arterial road, as described in Section 4.04.03(D), shall be as follows:

- 1) Along a collector road, the minimum required building setback shall be twenty-five (25) feet.
- 2) Along an arterial road, the minimum required building setback shall be fifty (50) feet.

If any other setback requirement of this Code conflicts with the above requirements, the more restrictive requirement will apply.

6.05.02      AG - Agriculture District (Agriculture/Rural Residential)

H.      Building Height: No building or structure shall exceed thirty five (35) feet above the lowest habitable floor elevation, exclusive of chimneys, elevator shafts, air conditioning condensing units or cooling towers, except as provided in Section 2.10.01.

I.      Minimum Required Setbacks:

1. Setbacks Along Collector or Arterial Roads: The minimum required building setback along a collector or arterial road, as described in Section 4.04.03(D), shall be as follows:
  - a) Along a collector road, the minimum required building setback shall be twenty-five (25) feet.
  - b) Along an arterial road, the minimum required building setback shall be fifty (50) feet.

If any other setback requirement of this Code conflicts with the above requirements, the more restrictive requirement will apply.

2. Front Setback: Except as provided in Section 4.03.03(B)(2)(b) and Section 2.10.02, there shall be a front building setback on every lot of not less than twenty-five (25) feet.
3. Side Setback: There shall be a side building setback on each side of every main building of not less than ten (10) percent of the lot width when measured at the minimum front setback line to a maximum of fifteen (15) feet. For irregularly shaped lots and lots fronting on cul-de-sacs and curves, the side building setback shall be ten (10) percent of the average of the street frontage width and the rear lot line length. Modifications to this requirement shall be in accordance with Section 2.10.04.
4. Rear Setback: There shall be a rear building setback on every lot of not less than twenty-five (25) feet, except as provided in Section 2.10.03.

J.      Performance Standards: Refer to Article 7 of this Ordinance. Also see Section 6.09.02, Criteria Regulation Conditional Uses for supplementary regulations as

applicable.

K. Public Services: When septic tanks are used, each dwelling unit shall have its own such septic tank. Within one (1) year of central wastewater collection system availability, such septic tank use shall be discontinued and connection made to the central collection system. Each unit shall also have its own electric meter and potable water service.

L. Skirting: Skirting is required around the base of all mobile homes between the ground and bottom of the structure.

M. Structures associated with agriculture uses such as silos, windmills, fire towers, etc., may exceed the height limits of this zone.

#### 6.05.03      AG-2 - Agriculture District - 2

H. Building Height: No building or structure shall exceed thirty-five (35) feet above the required minimum finished floor elevation, exclusive of chimneys, elevator shafts, air conditioning condensing units or cooling towers, except as provided in Section 2.10.01.

I. Minimum Required Setbacks:

1. Setbacks Along Collector or Arterial Roads: The minimum required building setback along a collector or arterial road, as described in Section 4.04.03(D), shall be as follows:
  - a) Along a collector road, the minimum required building setback shall be twenty-five (25) feet.
  - b) Along an arterial road, the minimum required building setback shall be fifty (50) feet.

If any other setback requirement of this Code conflicts with the above requirements, the more restrictive requirement will apply.

2. Front Setback: Except as provided in Section 4.03.03(B)(2)(b) and Section 2.10.02, there shall be a front building setback on every lot of not less than twenty-five (25) feet.
3. Side Setback: There shall be a side building setback on each side of every main building of not less than ten (10) percent of the lot width when measured at the minimum front setback line to a maximum of fifteen (15) feet. For irregularly shaped lots and lots fronting on cul-de-sacs and curves, the side building setback shall be ten (10) percent of the average of the street frontage width and the rear lot line length. Modifications to this requirement shall be in accordance with Section 2.10.04.

4. Rear Setback: There shall be a rear building setback on every lot of not less than twenty-five (25) feet, except as provided in Section 2.10.03.
- J. Performance Standards: Refer to Article 7 of this Ordinance. Also see Section 6.09.02, Criteria Regulation Conditional Uses for supplementary regulations as applicable.
- K. Public Services: When septic tanks are used, each dwelling unit shall have its own such septic tank. Within one (1) year of central wastewater collection system availability, such septic tank use shall be discontinued and connection made to the central collection system. Each unit shall also have its own electric meter and potable water service.
- L. Skirting: Skirting is required around the base of all mobile homes between the ground and bottom of the structure.
- M. Structures associated with agriculture uses such as silos, windmills, fire towers, etc., may exceed the height limits of this zone.

6.05.04 RR-1 - Rural Residential Single Family District

F. Lot Size: The minimum width of any lot used for single family dwelling units shall be seventy (70) feet when measured at the minimum front setback line. The minimum lot width shall be maintained through the rear of the residential structure. The minimum width at the street right-of-way line shall be no less than fifty (50) feet when measured from front lot corner to front lot corner. The minimum square footage shall not be less than 21,780.

The minimum lot width may be reduced on dead-end cul-de-sac lots. In no case shall a lot width be less than fifty (50) feet when measured at the top of the arc of the street right-of-way line. The lot width of a cul-de-sac lot shall not be less than seventy (70) feet when measured at the top of the arc of the minimum front setback line. The total square footage shall not be less than 21,780.

The dividing of a parent parcel resulting in a parcel(s) which will not possess the required road frontage may be allowed as a special exception upon determination by the County Board of Adjustments that the resulting parcel complies with the provisions listed in Section 2.04.00(C)(6) or Section 2.04.00(C)(9).

- G. Building Height: No building or structure shall exceed thirty-five (35) feet above the lowest habitable floor elevation, exclusive of chimneys, elevators shafts, air conditioning condensing units or cooling towers, except as provided in Section 2.10.01.
- H. Minimum Required Setbacks:

1. Setbacks Along Collector or Arterial Roads: The minimum required building setback along a collector or arterial road, as described in Section 4.04.03(D), shall be as follows:
  - a) Along a collector road, the minimum required building setback shall be twenty-five (25) feet.
  - b) Along an arterial road, the minimum required building setback shall be fifty (50) feet.

If any other setback requirement of this Code conflicts with the above requirements, the more restrictive requirement will apply.

2. Front Setback: Except as provided in Section 4.03.03(B)(2)(b) and Section 2.10.02, there shall be a front building setback on every lot of not less than twenty-five (25) feet.
3. Side Setback: There shall be a side building setback of seven (7) feet on each side of every main building when measured at the minimum front setback line for lots having widths between seventy (70) and ninety (90) feet. For lots wider than ninety (90) feet and narrower than seventy (70) feet, there shall be a side building setback of no less than ten percent (10%) of the lot width to a maximum requirement of fifteen (15) feet on each side of every main building. Modifications to this requirement shall be in accordance with Section 2.10.04. Lot widths shall be determined at the minimum front setback line.
4. Rear Setback: There shall be a rear building setback on every lot of not less than twenty-five (25) feet, except as provided in Section 2.10.03.

I. Performance Standards: Refer to Article 7 of this Ordinance.

J. Public Services: For new subdivisions, all infrastructures, including but not limited to, potable water supply, central wastewater collection, roads and sidewalks shall be required for proposals requesting higher densities greater than two (2) dwelling units per acre.

#### 6.05.05 R-1 - Single Family Residential District

G. Lot Size: The minimum width of any lot used for single family dwelling units shall be seventy (70) feet when measured at the minimum front setback line. The minimum lot width shall be maintained through the rear of the residential structure. The minimum width at the street right-of-way line shall not be less than fifty (50) feet when measured in a straight line from front lot corner to front lot corner. The total square footage shall not be less than 10,890 for lots which are created through metes and bounds

subdivision. There shall be no minimum lot size for lots which are created through the platting process.

The minimum lot width may be reduced on dead-end cul-de-sac lots. In no case shall a lot width be less than fifty (50) feet when measured at the top of the arc of the street right-of-way line. The lot width of a cul-de-sac lot shall not be less than seventy (70) feet when measured at the top of the arc of the minimum front setback line.

The dividing of a parent parcel resulting in a parcel(s) which will not possess the required road frontage may be allowed as a special exception upon determination by the County Board of Adjustments that the resulting parcel complies with the provisions listed in Section 2.04.00(C)(6) or Section 2.04.00(C)(9).

H. Building Height: No building or structure shall exceed thirty-five (35) feet above the lowest habitable floor elevation, exclusive of chimneys, elevator shafts, air conditioning condensing units or cooling towers, except as provided in Section 2.10.01.

I. Minimum Required Setbacks:

1. Setbacks Along Collector or Arterial Roads: The minimum required building setback along a collector or arterial road, as described in Section 4.04.03(D), shall be as follows:
  - a) Along a collector road, the minimum required building setback shall be twenty-five (25) feet.
  - b) Along an arterial road, the minimum required building setback shall be fifty (50) feet.

If any other setback requirement of this Code conflicts with the above requirements, the more restrictive requirement will apply.

2. Front Setback: Except as provided in Section 4.03.03(B)(2)(b) and Section 2.10.02, there shall be a front building setback on every lot of not less than twenty-five (25) feet.
3. Side Setback: There shall be a side building setback of seven (7) feet on each side of every main building when measured at the minimum front setback line for lots having widths between seventy (70) and ninety (90) feet. For lots wider than ninety (90) feet and narrower than seventy (70) feet, there shall be a side building setback of no less than ten percent (10%) of the lot width to a maximum requirement of fifteen (15) feet on each side of every main building. Modifications to this requirement shall be in accordance with Section 2.10.04. Lot widths shall be determined at the minimum front setback line.
4. Rear Setback: There shall be a rear building setback on every lot of not less

than twenty-five (25) feet, except as provided in Section 2.10.03.

J. Performance Standards: Refer to Article 7 of this Ordinance.

6.05.06 R-1A - Single Family Residential District

G. Lot Size: The minimum width of any lot used for single family dwelling units shall be fifty (50) feet when measured at the minimum front setback line. The minimum lot width shall be maintained through the rear of the residential structure. The minimum width at the street right-of-way line shall not be less than fifty (50) feet when measured in a straight line from front lot corner to front lot corner. The total square footage shall not be less than 7260 for lots which are created through metes and bounds subdivision. There shall be no minimum lot size for lots which are created through the platting process.

The minimum lot width may be reduced on dead end cul-de-sac lots. In no case shall a lot width be less than fifty (50) feet when measured at the top of the arc of the street right-of-way line. The lot width of a cul-de-sac lot shall not be less than fifty (50) feet when measured at the top of the arc of the minimum front setback line.

The dividing of a parent parcel resulting in a parcel(s) which will not possess the required road frontage may be allowed as a special exception upon determination by the County Board of Adjustments that the resulting parcel complies with the provisions listed in Section 2.04.00(C)(6) or Section 2.04.00(C)(9).

H. Building Height: No building or structure shall exceed thirty-five (35) feet above the lowest habitable floor elevation, exclusive of chimneys, elevator shafts, air conditioning condensing units or cooling towers, except as provided in Section 2.10.01.

I. Minimum Required Setbacks:

1. Setbacks Along Collector or Arterial Roads: The minimum required building setback along a collector or arterial road, as described in Section 4.04.03(D), shall be as follows:
  - a) Along a collector road, the minimum required building setback shall be twenty-five (25) feet.
  - b) Along an arterial road, the minimum required building setback shall be fifty (50) feet.

If any other setback requirement of this Code conflicts with the above requirements, the more restrictive requirement will apply.

2. Front Setback: Except as provided in Section 4.03.03(B)(2)(b) and Section 2.10.02, there shall be a front building setback on every lot of not less than twenty (20) feet.

3. Side Setback: There shall be a side building setback of seven (7) feet on each side of every main building when measured at the minimum front setback line for lots having widths between seventy (70) and ninety (90) feet. For lots wider than ninety (90) feet and narrower than seventy (70) feet, there shall be a side building setback of no less than ten percent (10%) of the lot width to a maximum requirement of fifteen (15) feet on each side of every main building. Modifications to this requirement shall be in accordance with Section 2.10.04. Lot widths shall be determined at the minimum front setback line.
4. Rear Setback: There shall be a rear building setback on every lot of not less than ten (10) feet, except as provided in Section 2.10.03.

J. Performance Standards: Refer to Article 7 of this Ordinance.

6.05.07 R-1M - Mixed Residential Subdivision District

G. Lot Size: The minimum width of any lot used for any type of dwelling unit shall be seventy (70) feet when measured at the minimum front setback line. The minimum lot width shall be maintained through the rear of the residential structure. The minimum width at the street right-of-way line shall not be less than fifty (50) feet when measured from front lot corner to front lot corner. The total square footage shall not be less than 10,890 for lots which are created through metes and bounds subdivision. There shall be no minimum lot size for lots which are created through the platting process.

The minimum lot width may be reduced on dead-end cul-de-sac lots. In no case shall a lot width be less than fifty (50) feet when measured at the top of the arc of the minimum street right-of-way line. The lot width of a cul-de-sac lot shall not be less than seventy (70) feet when measured at the top of the arc of minimum front setback. The minimum width shall be maintained through the rear of the residential structure.

The dividing of a parent parcel resulting in a parcel(s) which will not possess the required road frontage may be allowed as a special exception upon determination by the County Board of Adjustments that the resulting parcel complies with the provisions listed in Section 2.04.00(C)(6) or Section 2.04.00(C)(9).

H. Building Height: No building or structure shall exceed thirty-five (35) feet above the lowest habitable floor elevation, exclusive of chimneys, elevator shafts, air conditioning condensing units or cooling towers, except as provided in Section 2.10.01.

I. Minimum Required Setbacks:

1. Setbacks Along Collector or Arterial Roads: The minimum required building setback along a collector or arterial road, as described in Section 4.04.03(D), shall be as follows:

- a) Along a collector road, the minimum required building setback shall be twenty-five (25) feet.
- b) Along an arterial road, the minimum required building setback shall be fifty (50) feet.

If any other setback requirement of this Code conflicts with the above requirements, the more restrictive requirement will apply.

- 2. Front Setback: Except as provided in Section 4.03.03(B)(2)(b) and Section 2.10.02, there shall be a front building setback on every lot of not less than twenty-five (25) feet.
  - 3. Side Setback: There shall be a side building setback of seven (7) feet on each side of every main building when measured at the minimum front setback line for lots having widths between seventy (70) and ninety (90) feet. For lots wider than ninety (90) feet and narrower than seventy (70) feet, there shall be a side building setback of no less than ten percent (10%) of the lot width to a maximum requirement of fifteen (15) feet on each side of every main building. Modifications to this requirement shall be in accordance with Section 2.10.04. Lot widths shall be determined at the minimum front setback line.
  - 4. Rear Setback: There shall be a rear building setback on every lot of not less than twenty-five (25) feet, except as provided in Section 2.10.03.
- J. Performance Standards: Refer to Article 7 of this Ordinance.
- K. Public Services: Each dwelling unit shall have its own individual septic tank or, in the absence of a septic tank, an approved central collection system shall be provided.

There shall be provided individual electric and potable water meters for each dwelling unit located on each individual lot.

- L. Skirting: Skirting is required around the base of all mobile homes between the ground and bottom of the structure.

6.05.08 R-2 - Medium Density Residential District

- G. Lot Size: The minimum width of any lot used for one (1) or two (2) family dwelling units shall be fifty (50) feet when measured at the minimum front setback line. The minimum width of any lot or project parcel used for a multiple family dwelling shall be one hundred (100) feet when measured at the street (county maintained or platted) right-of-way line when measured from front lot corner to front lot corner. Zero lot-line, patio, and cluster homes shall provide a minimum forty (40) foot wide lot at the street (county maintained or platted) right-of-way line when measured from front lot corner to front lot. Zero lot-line, patio home, and cluster home sites shall provide a minimum four

thousand (4,000) square foot lot size for lots which are created through metes and bounds subdivision. There shall be no minimum lot size for zero lot-line, patio home, or cluster home lots which are created through the platting process. In all cases the minimum lot width shall be maintained through the rear of the residential structure.

The minimum lot width on dead end cul-de-sac lots shall not be less than forty (40) feet when measured at the top of the arc of the street right-of-way line. For one (1) or two (2) family dwelling units, the lot width of a cul-de-sac lot shall not be less than fifty (50) feet when measured at the top of the arc at the minimum front setback line. The minimum width shall be maintained through the rear of the residential structure.

H. Building Height: No building or structure shall exceed thirty-five (35) feet in height above the lowest habitable floor elevation, exclusive of chimneys, elevator shafts, air conditioning condensing units or cooling towers, except as provided for antennas in Section 2.10.01 of this ordinance.

I. Minimum Required Setbacks:

1. Setbacks Along Collector or Arterial Roads: The minimum required building setback along a collector or arterial road, as described in Section 4.04.03(D), shall be as follows:
  - a) Along a collector road, the minimum required building setback shall be twenty-five (25) feet.
  - b) Along an arterial road, the minimum required building setback shall be fifty (50) feet.

If any other setback requirement of this Code conflicts with the above requirements, the more restrictive requirement will apply.

2. Front Setback: Except as provided in Section 4.03.03(B)(2)(b) and Section 2.10.02, no building or structure shall have a setback less than twenty (20) feet from any street, unless the front yard is located on the perimeter of a project, in which case the setback shall be twenty-five (25) feet.
3. Side Setback: Except as provided for in Section 2.10.04, individual dwelling units on individual lots shall have a side building setback of ten percent (10%) of the lot width when measured at the minimum front setback to a maximum of fifteen (15) feet. For project parcels or multi-family projects the minimum side building setback shall be ten (10) feet. Zero lot line, patio, and cluster homes shall have one side building setback of at least ten percent (10%) of the lot width.
4. Rear Setback: Every lot or project parcel shall have a rear building setback of not less than ten (10) feet in depth, unless the rear yard is located on the perimeter of a project, in which case the setback shall be twenty-five (25) feet.

See Section 2.10.03 for exceptions.

J. Performance Standards

1. Open Area/Landscaping: All landscaped areas shall be planted and maintained in lawn, sod or natural foliage in conformance with the requirements set forth in Article 7.

Additionally, for every lot or project parcel used for any dwelling of any classification there shall be a minimum of twenty-five percent (25%) of the total parcel area set aside for open space, recreational, or landscaped area. Refer to Article 7 of this Ordinance for further requirements.

- K. Public Services: Each dwelling unit shall have its own individual septic tank or in the absence of a septic tank, an approved central collection system shall be provided.

- L. Where a multifamily residential use abuts a single family residential district or use, there shall be a building setback from the single family district or use of twice the height of the proposed building.

6.05.09 R-2M - Medium Density Mixed Residential District

G. Lot Size: The minimum width of any lot used for one (1) or two (2) family dwelling units shall be fifty (50) feet when measured at the minimum front setback line. The minimum width of any lot or project parcel used for a multiple family dwelling or mobile home parks shall be one hundred (100) feet when measured at the street (county maintained or platted) right-of-way when measured from front lot corner to front lot corner, unless the units are to be sold and not rented, in which case the minimum width of each lot, in association with each unit, shall be twenty (20) feet when measured at the street (county maintained or platted) right-of-way line. Zero lot-line, patio, and cluster homes shall provide a minimum forty (40) foot wide lot at the street (county maintained or platted) right-of-way line when measured from front lot corner to front lot corner. Zero lot-line, patio home, and cluster home sites shall provide a minimum four thousand (4,000) square foot lot size for lots which are created through metes and bounds subdivision. There shall be no minimum lot size for zero lot-line, patio home, or cluster home lots which are created through the platting process. In all cases the minimum lot width shall be maintained through the rear of the residential structure.

The minimum lot width on dead end cul-de-sac lots shall not be less than forty (40) feet when measured at the top of the arc of the street right-of-way. For one (1) and two (2) family dwelling units, the lot width of a cul-de-sac lot shall not be less than fifty (50) feet when measured at the top of the arc at the minimum front setback line. The minimum width shall be maintained through the rear of residential structure.

- H. Building Height: No building or structure shall exceed thirty-five feet in height above the lowest habitable floor elevation, exclusive of chimneys, elevator shafts, air conditioning condensing units or cooling towers, except as provided for antennas in

Section 2.10.01 of this Ordinance.

I. Minimum Required Setbacks:

1. Setbacks Along Collector or Arterial Roads: The minimum required building setback along a collector or arterial road, as described in Section 4.04.03(D), shall be as follows:

- a) Along a collector road, the minimum required building setback shall be twenty-five (25) feet.
- b) Along an arterial road, the minimum required building setback shall be fifty (50) feet.

If any other setback requirement of this Code conflicts with the above requirements, the more restrictive requirement will apply.

2. Front Setback: Except as provided in Section 4.03.03(B)(2)(b) and Section 2.10.02, no building or structure shall have a building setback less than twenty (20) feet from any street, unless the front yard is located on the perimeter of a project, in which case the setback shall be twenty-five (25) feet.

3. Side Setback: Except as provided for in Section 2.10.04, individual dwelling units on individual lots shall have a side building setback of ten percent (10%) of the lot width when measured at the minimum front setback to a maximum of fifteen (15) feet. For project parcels or multi-family projects the minimum side building setback shall be ten (10) feet. Zero lot line, patio, and cluster homes shall have one side building setback of at least ten percent (10%) of the lot width.

4. Rear Setback: There shall be a rear building setback on every lot of not less than twenty-five (25) feet, except as provided in Section 2.10.03.

J. Performance Standards

1. Open Area/Landscaping: In multiple-family developments and mobile home parks all landscaped areas shall be planted and maintained in lawn, sod or natural foliage in conformance with the requirements set forth in Article 7.

Additionally, for every lot or project parcel used for any dwelling of any classification there shall be a minimum of twenty-five percent (25%) of the total parcel area set aside for open space, recreational, or landscaped area.

For mobile home parks, the provisions of Article 7 (Performance Standards) shall apply. Additionally, a minimum twenty-five (25) foot wide buffer strip consisting of natural vegetation or landscape plantings or a combination thereof shall be required as follows:

A minimum of one tree shall be provided for each thirty-five (35) linear feet of such landscape buffer area or fractional part thereof. Such trees shall be located between the common lot line of the project parcel and adjacent property. Each such tree planted shall be in accordance with the minimum size criteria stated in Section 7.02.02. (Minimum Criteria). The remainder of the required landscape buffer strip shall be landscaped with grass, shrubs, ground cover, or other landscape treatment excluding paving. All of the property (in addition to the required buffer strip) shall be landscaped with at least grass or other ground cover. Refer to Article 7 of this Ordinance for further requirements.

2. Fences and Walls: For multiple-family developments fences and walls are permitted in accordance with the requirements set forth in Article 7. For mobile home parks a fence, conforming to the requirements in Section 7.02.05, shall be required to completely screen the entire project parcel from adjacent properties, in addition to the required landscaping. However, adjacent mobile home parks are exempt from the fencing requirements for areas where they adjoin, only.

K. Public Services: Each mobile home individually or in mobile home parks shall have its own individual septic tank, or, in the absence of septic tanks, an approved central collection system shall be provided. Also, each unit shall be required to provide individual meters for electric and potable water service.

L. Skirting: Skirting is required around the base of all mobile homes between the ground and bottom of the structure.

M. Where a multifamily residential use abuts a single family residential district or use, there shall be a building setback from said single-family residential district or use of twice the height of the proposed building.

#### 6.05.10 R-3 - Medium High Density Residential District

G. Lot Size: The minimum width of any lot used for one (1) or two (2) family dwelling units shall be fifty (50) feet when measured at the minimum front setback line. The minimum width of any lot or project parcel used for a multiple family dwelling shall be one hundred (100) feet when measured at the street right-of-way line when measured from front lot corner to front lot corner. Zero lot-line, patio, and cluster homes shall provide a minimum forty (40) foot wide lot at the street right-of-way line when measured from front lot corner to front lot corner. Zero lot-line, patio home, and cluster home sites shall provide a minimum four thousand (4,000) square foot lot size for lots which are created through metes and bounds subdivision. There shall be no minimum lot size for zero lot-line, patio home, or cluster home lots which are created through the platting process. In all cases, the minimum lot width shall be maintained through the rear of the residential structure.

The minimum lot width on dead end cul-de-sac lots shall not be less than forty (40) feet when measured at the top of the arc of the street right-of-way line. For one (1) and two

(2) family dwelling units, the lot width of a cul-de-sac lot shall not be less than fifty (50) feet when measured at the top of the arc at the minimum front setback line. The minimum width shall be maintained through the rear of the residential structure.

Existing lots of record at the time of the adoption of this ordinance or amendments thereto which contain less lot area or width than is required in this district may be used for multiple-dwelling purposes, but may not exceed a gross density than would be allowed in the zoning district.

H. Building Height: No building or structure shall exceed fifty (50) feet, above the required minimum finished floor elevation exclusive of chimneys, elevator shafts, air conditioning condensing units or cooling towers, except as provided for antennas in Section 2.10.01 of this ordinance.

I. Minimum Required Setbacks:

1. Setbacks Along Collector or Arterial Roads: The minimum required building setback along a collector or arterial road, as described in Section 4.04.03(D), shall be as follows:

- a) Along a collector road, the minimum required building setback shall be twenty-five (25) feet.
- b) Along an arterial road, the minimum required building setback shall be fifty (50) feet.

If any other setback requirement of this Code conflicts with the above requirements, the more restrictive requirement will apply.

2. Front Setback: Except as provided in Section 4.03.03(B)(2)(b) and Section 2.10.02, no building or structure shall have a setback less than fifteen (15) feet from any street, unless the front yard is located on the perimeter of a project, in which case the setback shall be twenty-five (25) feet.

The front yard setback of a lot or project parcel developed for multiple family or office use in the R-3 district and separated by a street from a single family district shall have no parking or other paved surface except for access driveways or sidewalks leading to a structure on the premises and such driveways and sidewalks shall be located generally perpendicular to the street lot line.

3. ~~J.~~ Side Setback: Except as provided for in Section 2.10.04, individual dwelling units on individual lots shall have a side building setback of ten percent (10%) of the lot width when measured at the minimum front setback to a maximum of fifteen (15) feet. For project parcels or multi-family projects the minimum side building setback shall be ten (10) feet. Zero lot line, patio, and cluster homes shall have one side building setback of at least ten percent (10%) of the

lot width.

4. Rear Setback: Every lot or project parcel shall have a rear building setback of not less than ten (10) feet in depth, unless the rear yard is located on the perimeter of a project, in which case the setback shall be twenty-five (25) feet. The setback requirement shall apply to that area within twenty-five (25) feet of the common lot line. See Section 2.10.03 for exceptions.

J. Performance Standards

1. Open Area/Landscaping: All landscaped areas shall be planted and maintained in lawn, sod or natural foliage in conformance with the requirements set forth in Article 7.

Additionally, for every lot or project parcel used for any dwelling of any classification there shall be a minimum of twenty-five percent (25%) of the total parcel area set aside for open space, recreational, or landscaped area.

Every lot used for non-residential use in this district shall have a minimum of fifteen percent (15%) of the total parcel set aside for open landscaping area. Refer to Article 7 of this Ordinance for further requirements.

- K. Where a multifamily residential use abuts a single family residential district or use, there shall be a building setback from said single-family residential district or use of twice the height of the proposed building.

6.05.11      ER – Estate Residential District

- H. Building Height: No building or structure shall exceed thirty-five (35) feet above the required minimum finished floor elevation, exclusive of chimneys, elevator shafts, air conditioning condensing units or cooling towers, except as provided in Section 2.10.01.

I. Minimum Required Setbacks:

1. Setbacks Along Collector or Arterial Roads: The minimum required building setback along a collector or arterial road, as described in Section 4.04.03(D), shall be as follows:
  - a) Along a collector road, the minimum required building setback shall be twenty-five (25) feet.
  - b) Along an arterial road, the minimum required building setback shall be fifty (50) feet.

If any other setback requirement of this Code conflicts with the above requirements, the more restrictive requirement will apply.

2. Front Setback: Except as provided in Section 4.03.03(B)(2)(b) and Section 2.10.02, there shall be a front building setback on every lot of not less than twenty-five (25) feet.
3. Side Setback: There shall be a side building setback on each side of every main building of not less than ten (10) percent of the lot width when measured at the minimum front setback line to a maximum of fifteen (15) feet. For irregularly shaped lots and lots fronting on cul-de-sacs and curves, the side building setback shall be ten (10) percent of the average of the street frontage width and the rear lot line length. Modifications to this requirement shall be in accordance with Section 2.10.04.
4. Rear Setback: There shall be a rear building setback on every lot of not less than twenty-five (25) feet, except as provided in Section 2.10.03 .

J. Performance Standards: Refer to Article 7 of this Ordinance.

K. Public Services: when septic tanks are used, each dwelling unit shall have its own such septic tank. Within one (1) year of central wastewater collection system availability, such septic tank use shall be discontinued and connection made to the central collection system. Each unit shall also have its own electric meter and potable water service.

L. Livestock: The keeping of livestock or fowl shall not be permitted in the Estate Residential district.

#### 6.05.12 PUD - Planned Unit Development District

C. Building Height: No building or structure shall exceed thirty-five (35) feet in height above the lowest habitable floor elevation, exclusive of elevator shafts, air conditioning condensing units or cooling towers, except as provided for antennas in Section 2.10.01 of this ordinance.

#### F. Development Standards for Planned Unit Developments

7. Setbacks Along Collector or Arterial Roads: The minimum required building setback along a collector or arterial road, as described in Section 4.04.03(D), shall be as follows:
  - a) Along a collector road, the minimum required building setback shall be twenty-five (25) feet.
  - b) Along an arterial road, the minimum required building setback shall be fifty (50) feet.

If any other setback requirement of this Code conflicts with the above requirements, the more restrictive requirement will apply.

6.05.13            PBD - Planned Business District

C.     Building Height: No building or structure shall exceed fifty (50) feet in height above the required minimum finished floor elevation, exclusive of elevator shafts, air conditioning condensing units or cooling towers, except as provided for antennas in Section 2.10.01 of this ordinance.

F.     Development Standards for Planned Business Developments

8. Setbacks Along Collector or Arterial Roads: The minimum required building setback along a collector or arterial road, as described in Section 4.04.03(D), shall be as follows:
  - a) Along a collector road, the minimum required building setback shall be twenty-five (25) feet.
  - b) Along an arterial road, the minimum required building setback shall be fifty (50) feet.

If any other setback requirement of this Code conflicts with the above requirements, the more restrictive requirement will apply.

6.05.14            NC – Neighborhood Commercial District

H.     Building Height: No building shall be erected in this district in excess of thirty-five (35) feet in height above the required minimum finished floor elevation or two and one-half stories whichever is less, exclusive of chimneys, elevator shafts, air conditioning units and cooling towers, except as provided for in Section 2.10.01 of this Ordinance.

I.     Minimum Required Setbacks:

1. Setbacks Along Collector or Arterial Roads: The minimum required building setback along a collector or arterial road, as described in Section 4.04.03(D), shall be as follows:
  - a) Along a collector road, the minimum required building setback shall be twenty-five (25) feet.
  - b) Along an arterial road, the minimum required building setback shall be fifty (50) feet.

If any other setback requirement of this Code conflicts with the above requirements, the more restrictive requirement will apply.

2. Front Setback: There shall be a front building setback from any right-of-way

of not less than fifty (50) feet for all uses except as provided in Section 2.10.02.

3. Side Setback: Except as provided in Section 2.10.04, no commercial building or structure shall have a setback less than five (5) feet (excluding bed and breakfast establishments and multiple family dwellings) except in the following situations:
  - a) On any side of a lot or project parcel which abuts any residential use or zone, a side building setback of thirty (30) feet shall be provided.
  - b) On any side of a lot or project parcel which abuts any rights-of-way which is not classified as an arterial road, a side building setback of twenty-five (25) feet shall be provided.
  - c. Additionally, when none of the above situations apply, the minimum side building setback for bed and breakfast establishments and multiple family dwellings shall not be less than eight (8) feet.
4. Rear Setback: There shall be a rear building setback for all uses having a depth of not less than twenty-five (25) feet, except as provided in Section 2.10.03.

J. Performance Standards

1. Open Space/Landscaping: Every lot or project parcel in this district shall have a minimum of fifteen (15) percent of the total parcel area set aside for open landscaped area. All landscaped areas shall be planted and maintained in lawn, sod or natural foliage, and no part of any required open area shall be used for driveways or parking areas. Additionally, landscaping and other performance standards shall adhere to requirements as set forth in Article 7.
2. Metal buildings are excluded from this district.
3. Retail/service buildings shall have no neon on their exterior, but non-flashing neon signs may be displayed inside windows provided they occupy no more than fifteen percent (15%) of the window they are displayed.
4. Commercial uses or mixed commercial/residential uses must be so designed as to maximize compatibility with any adjacent residential uses.

K. Public Services: Within one (1) year of central wastewater collection system availability, septic tank use shall be discontinued and connection made to the central collection system.

L. Itinerant Vendors: Itinerant vendors are prohibited in this District.

6.05.15      HCD - Highway Commercial Development District

H.     Building Height: No building shall be erected in this district in excess of fifty (50) feet in height above the required minimum finished floor elevation, exclusive of chimneys, elevator shafts, air conditioning condensing units and cooling towers, except as provided for in Section 2.10.01 of this Ordinance.

I.     Minimum Required Setbacks:

1.     Setbacks Along Collector or Arterial Roads: The minimum required building setback along a collector or arterial road, as described in Section 4.04.03(D), shall be as follows:

a)     Along a collector road, the minimum required building setback shall be twenty-five (25) feet.

b)     Along an arterial road, the minimum required building setback shall be fifty (50) feet.

If any other setback requirement of this Code conflicts with the above requirements, the more restrictive requirement will apply.

2.     Front Setback: There shall be a front building setback from any right-of-way of not less than fifty (50) feet for all uses except as provided in Section 2.10.02.

3.     Side Setback: Except as provided in Section 2.10.04, there shall be a five (5) foot side building setback for Commercial Uses (excluding multiple family dwellings, hotels, motels, guest houses, and other transient quarters) except in the following situations:

a)     On any side of a lot or project parcel which abuts any residential use or zone, a side building setback of thirty (30) feet shall be provided.

b)     On any side of a lot or project parcel which abuts any right-of-way which is not classified as an arterial road, a side building ~~yard~~ setback of twenty-five (25) feet shall be provided.

c)     Additionally, when none of the above situations apply, the minimum side building setback for multiple family dwellings, hotels, motels, guest houses, and other transient quarters, shall not be less than eight (8) feet.

4.     Rear Setback: There shall be a rear building setback for all uses having a depth of not less than twenty-five (25) feet, except as provided in Section 2.10.03.

J.     Performance Standards

1. Open Space/Landscaping: Every lot or project parcel in this district (excluding hotels, motels, guest houses and other transient quarters) shall have a minimum of fifteen (15) percent of the total parcel area set aside for open landscaped area. Hotels, motels, guest houses and other transient quarters shall have a minimum of twenty-five (25) percent of the total parcel area set aside for open landscaped area. All landscaped areas shall be planted and maintained in lawn, sod or natural foliage, and no part of any required open area shall be used for driveways or parking areas. Additionally, landscaping and other performance standards shall adhere to requirements as set forth in Article 7.

K. Public Services: Within one (1) year of central wastewater collection system availability, septic tank use shall be discontinued and connection made to the central collection system.

L. Itinerant Vendors: Itinerant vendors shall comply with the requirements of the land development code to the same extent as other commercial uses which occupy buildings and fixed locations. This shall include but not be limited to site plan approval and compliance with performance standard requirements prior to conducting business.

Itinerant Vendors shall be defined as all persons, firms and corporations who engage in the business of selling, offering for sale or exhibiting for sale, any goods, wares or merchandise from a fixed location, and in the course of carrying on such business, do not operate from a permanent building or in conjunction with a lawful commercial use which utilizes a permanent building. Itinerant vendors shall not include persons, firms, or corporations making sales by visiting individual homes or businesses.

Exemptions:

1. The sale of agricultural products when the products are sold by the person who grew said products.
2. The sale of merchandise by a charitable, religious, fraternal, youth, civic, service or other such organization when the sale is made by the members thereof and the proceeds are used exclusively in the charitable, religious, fraternal, youth, civic and service activities of the organization.
3. The sale of merchandise at fairs, festivals, celebrations or other special events sponsored or permitted by the appropriate governing body.

6.05.16      C-1M - Marina District

G. Lot Size: A minimum land area of five (5) acres, with a minimum of two hundred fifty (250) feet on a navigable waterway and minimum street frontage of two hundred fifty (250) feet for marina facilities.

H. Building Height: No building shall exceed fifty (50) feet in height above the required minimum finished floor elevation, exclusive of chimneys, elevator shafts, air

conditioning condensing units and cooling towers, except as provided for antennas in Section 2.10.01.

I. Minimum Required Setbacks:

1. Setbacks Along Collector or Arterial Roads: The minimum required building setback along a collector or arterial road, as described in Section 4.04.03(D), shall be as follows:

- a) Along a collector road, the minimum required building setback shall be twenty-five (25) feet.
- b) Along an arterial road, the minimum required building setback shall be fifty (50) feet.

If any other setback requirement of this Code conflicts with the above requirements, the more restrictive requirement will apply.

2. Front Setback: Except as provided in Section 2.10.02, there shall be a front building setback having a depth of not less than twenty-five (25) feet

3. Side Setback: There shall be a five (5) foot side building setback required for commercial uses, provided, however, that on any side of a lot which abuts a residential district, there shall be a side building setback equal to two (2) times the side yard required for the residential district which it abuts. See Section 2.10.04 for exceptions.

4. Rear Setback: There shall be no rear building setback required in this district for commercial uses except when a commercial use abuts a residential use, in which case there shall be a rear building setback of twenty-five (25) feet. See Section 2.10.03 for exceptions.

J. Performance Standards

6.05.17 C-2M - Marina and Yacht Club District

H. Lot Size: A minimum land area of five (5) acres, with a minimum of two hundred fifty (250) feet on a navigable waterway and minimum street frontage of two hundred fifty (250) feet for marina facilities.

The minimum width for any lot used for one (1) or two (2) family dwelling units shall be fifty (50) feet when measured at the minimum front setback line. The minimum lot width shall be maintained through the rear of the residential structure.

I. Building Height: No building or structure shall exceed fifty (50) feet above the minimum finished floor elevation, exclusive of chimneys, elevator shafts, air conditioning units, and cooling towers except as provided for antennas (Section 2.10.01).

J. Minimum Required Setbacks:

1. Setbacks Along Collector or Arterial Roads: The minimum required building setback along a collector or arterial road, as described in Section 4.04.03(D), shall be as follows:
  - a) Along a collector road, the minimum required building setback shall be twenty-five (25) feet.
  - b) Along an arterial road, the minimum required building setback shall be fifty (50) feet.

If any other setback requirement of this Code conflicts with the above requirements, the more restrictive requirement will apply.

2. Front Setback: Except as provided in Section 2.10.02, there shall be a front building setback ~~yard~~ having a depth of not less than fifty (50) feet when abutting a public right-of-way. This requirement may be reduced to twenty-five (25) feet when abutting private road.
3. Side Setback: A five (5) foot side building setback shall be required for commercial uses provided, however, that on any side of a lot which abuts a residential district there shall be a side building setback two (2) times the side yard required for the residential district which it abuts. See Section 2.10.04 for exceptions.
4. Rear Setback: Except as provided in Section 2.10.03, there shall be a rear building setback for the project parcel or single and two family lots of not less than twenty-five (25) feet.

K. Performance Standards

6.05.18 CT - Commerce and Technology Park District

G. Building Height: No building or structure shall exceed fifty (50) feet in height above the required minimum finished floor elevation at the property or building setback lines. See Section 2.10.01 for exceptions.

H. Minimum Required Setbacks:

1. Setbacks Along Collector or Arterial Roads: The minimum required building setback along a collector or arterial road, as described in Section 4.04.03(D), shall be as follows:
  - a) Along a collector road, the minimum required building setback shall be twenty-five (25) feet.

- b) Along an arterial road, the minimum required building setback shall be fifty (50) feet.

If any other setback requirement of this Code conflicts with the above requirements, the more restrictive requirement will apply.

2. Front Setback: There shall be a front building setback having a depth of not less than fifty (50) feet when such site abuts a public right-of-way. However, the front building setback may be reduced to twenty-five (25) feet when such site abuts a private road within the project parcel. See Section 2.10.02 for other exceptions.
3. Side Setback: Except as provided in Section 2.10.04, there shall be a fifteen (15) foot side building setback required, provided, however, that on any side of use in this district which abuts a residential district or right-of-way, there shall be a side building setback of fifty (50) feet.
4. Rear Setback: Except as provided in Section 2.10.03, there shall be a building setback of twenty-five (25) feet, except where this district abuts a residential district, then there shall be a building setback of fifty (50) feet required.

#### I. Performance Standards

##### 6.05.19 M-1 - Restricted Industrial District

G. Building Height: No building or structure shall exceed fifty (50) feet in height above the required minimum finished floor elevation at the property or building setback lines. See Section 2.10.01 for exceptions.

#### H. Minimum Required Setbacks:

1. Setbacks Along Collector or Arterial Roads: The minimum required building setback along a collector or arterial road, as described in Section 4.04.03(D), shall be as follows:
  - a) Along a collector road, the minimum required building setback shall be twenty-five (25) feet.
  - b) Along an arterial road, the minimum required building setback shall be fifty (50) feet.

If any other setback requirement of this Code conflicts with the above requirements, the more restrictive requirement will apply.

2. Front Setback: There shall be a front building setback having a depth of not less than fifty (50) feet when such site abuts a public right-of-way. However,

the front building setback may be reduced to twenty-five (25) feet when such site abuts a private road within the project parcel. See Section 2.10.02 for other exceptions.

3. Side Setback: Except as provided in Section 2.10.04, there shall be a five (5) foot side building setback required, provided, however, that on any side of use in this district which abuts a residential district or right-of-way, there shall be a side building setback of fifty (50) feet.
4. Rear Setback: Except as provided in Section 2.10.03, there shall be a building setback of twenty-five (25) feet, except where this district abuts a residential district, then there shall be a building setback of fifty (50) feet required.

I. Performance Standards

6.05.20      M-2 - General Industrial District

G. Building Height: No building or structure shall exceed fifty (50) feet in height above the required minimum finished floor elevation at the property or building setback lines. Above the height permitted one (1) foot may be added to the height of the building for each three (3) feet the building or structure is setback from the setback lines up to a maximum of one hundred (100) feet, exclusive of elevator shafts, air conditioning condensing units, or cooling towers. See Section 2.10.01 for exceptions.

Where M-2 abuts the Historical District, no building or structure shall exceed fifty (50) feet in height above the required minimum finished floor elevation.

H. Minimum Required Setbacks:

1. Setbacks Along Collector or Arterial Roads: The minimum required building setback along a collector or arterial road, as described in Section 4.04.03(D), shall be as follows:
  - a) Along a collector road, the minimum required building setback shall be twenty-five (25) feet.
  - b) Along an arterial road, the minimum required building setback shall be fifty (50) feet.

If any other setback requirement of this Code conflicts with the above requirements, the more restrictive requirement will apply.

2. Front Setback: There shall be a front building setback having a depth of not less than fifty (50) feet when such site abuts a public right-of-way. However, the front building setback may be reduced to twenty-five (25) feet when such site abuts a private road within the project parcel. See Section 2.10.02 for other exceptions.

3. Side Setback: Except as provided in Section 2.10.04, there shall be a five (5) foot side building setback required, provided, however, that on the side of a lot in this district which abuts a residential district or right-of-way there shall be a side building setback of fifty (50) feet.
4. Rear Setback: Except as provided in Section 2.10.03, there shall be a rear building setback of twenty-five (25) feet except where this district abuts a residential district, then there shall be a building setback of fifty (50) feet required.

I. Performance Standards

6.05.21      PID – Planned Industrial Development District

E. Building Height: No building or structure shall exceed fifty (50) feet in height above the required minimum finished floor elevation. See Section 2.10.01 for exceptions.

F. Performance Standards:

7. Setbacks Along Collector or Arterial Roads: The minimum required building setback along a collector or arterial road, as described in Section 4.04.03(D), shall be as follows:
  - a) Along a collector road, the minimum required building setback shall be twenty-five (25) feet.
  - b) Along an arterial road, the minimum required building setback shall be fifty (50) feet.

If any other setback requirement of this Code conflicts with the above requirements, the more restrictive requirement will apply.