

LAKE ALFRED UNIFIED LAND DEVELOPMENT CODE

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[RESERVED]

ARTICLE 3

DEVELOPMENT DESIGN AND IMPROVEMENT STANDARDS

3.01.00 General Provisions

3.01.01 Purpose

The purpose of this Article is to provide development design and improvement standards applicable to all development activity within the City of Lake Alfred.

3.01.02 Responsibility for Improvements

Unless otherwise specifically provided, all improvements required by this Article shall be designed, installed, and paid for by the Developer.

3.01.03 Principles of Development Design

The provisions of this Article are intended to ensure functional and attractive development. Development design shall first take into account the protection of natural resources as prescribed in Article 5 of this Code. All development shall be designed to avoid unnecessary impervious surface cover; to provide adequate access to lots and sites; and to avoid adverse effects of glare, noise, odor, traffic, drainage, and utilities on surrounding properties.

3.02.00 Transportation Systems

3.02.01 General Provisions

- (A) *Purpose.* This Section establishes minimum requirements applicable to the development of the transportation system, including public and private streets, bikeways, pedestrian ways, parking and loading areas, and access control to and from public streets. The standards in this Section are intended to minimize the traffic impacts of development, to ensure that all developments adequately and safely provide for the storage and movement of vehicles consistent with good engineering and development design practices.
- (B) *Compliance with Technical Construction Standards.* All required elements of the transportation system shall be provided in compliance with engineering design and construction standards adopted by the City of Lake Alfred.

3.02.02 Base Building Lines

- (A) *General.* The general purposes and intent of the City in the establishment of base building lines are to provide an efficient and economical basis for acquisition of street rights-of-way; and to provide a convenient and adequate thoroughfare network to meet the present and future needs of residential, commercial and industrial traffic through and around the City.
- (B) *Base Building Lines Established.* Base building lines are hereby established for all arterials and collectors roads as shown on the Future Traffic Circulation Map of the City of Lake Alfred Comprehensive Plan. Base building lines shall run parallel to the right-of-way centerline of such roads at a distance of one-half the right-of-way width required for the applicable roadway functional classification.

Right-of-way widths and base building line distances shall be as follows:

	R/W Width	Base Building Line
Arterials	150 feet	75 feet
Collectors	100 feet	50 feet

No structure in any zoning district shall be placed forward of the base building line, regardless of the normal front or side street setback requirement for the district.

- (C) *Base Building Line On State Roads.* Regardless of the provisions of Section 3.02.02(B) or any other provision of this Code, no structure shall be placed within 25 feet of the edge of the right-of-way of any State Road located within the City.

3.02.03 Street Design Standards

- (A) *General Design Standards*
- (1) All streets in a new development shall be designed and constructed pursuant to all engineering design standards adopted by the City of Lake Alfred. Streets shall be dedicated to the City upon completion, inspection, and acceptance by the City.
 - (2) The street system of the proposed development shall, to the extent practicable, conform to the natural topography of the site, preserving existing hydrological and vegetative patterns, and minimizing erosion potential, runoff, and the need for site alteration. Particular effort should be directed toward securing the flattest possible grade near intersections.

- (3) Streets shall be laid out to avoid environmentally sensitive areas.
- (4) No public street shall be dedicated within 40 feet of the high water elevation of any lake, except where public access to the lake is to be provided.
- (5) Private streets may be allowed within any development, provided they are designed and constructed pursuant to all engineering standards applicable to public roads of the same functional classification.
- (6) Private ownership of streets may be permitted with approval by the City Commission and are particularly encouraged within multifamily complexes, RV campgrounds or RV or mobile home parks or mobile home subdivisions, if the developer, in writing, assures the City that these private improvements shall be kept in a satisfactory state of repair and maintenance by the developer or by legally established homeowners association, which shall be clearly stated on the face of the final plat.
- (7) The street layout in all new development shall be coordinated with and interconnected to the street system of the surrounding area.
- (8) Streets in proposed subdivisions shall be connected to rights-of-way in adjacent areas to allow for proper inter-neighborhood traffic flow. If adjacent lands are unplatted, stub-outs in the new development shall be provided for future connection to the adjacent unplatted land.
- (9) When a new subdivision adjoins unsubdivided land susceptible to being subdivided, then the new streets shall be carried to the boundaries of the tract proposed to be subdivided.
- (10) Street jogs with center line off-sets of less than one hundred and twenty-five feet (125') shall be avoided.
- (11) Residential streets shall be arranged to discourage through traffic, but not eliminate it.
- (12) Streets shall intersect as nearly as possible at right angles and in no case shall be less than 75 degrees.
- (13) Where a tract is subdivided into larger parcels than ordinary building lots, such parcels shall be arranged so as to allow the opening of future streets and logical further resubdivision.
- (14) Reserve strips controlling access to streets shall be prohibited, except under conditions approved by the City Commission.

(15) In general provisions should be made for through streets at intervals not exceeding four blocks.

(B) *Pavement Widths.*

(1) Pavement widths for each street classification shall be as provided in the following table:

Type of Street	Driving Surface	Curbs
Principal Arterial	58 feet	18-24 inches
Minor Arterial	48 feet	18-24 inches
Collector	30 feet	18-24 inches
Local Road	24 feet with 4' sidewalk on at least one side	18-24 inches
<p>1 Driving surface may include an 18" ribbon curb on each side, but no other type curbs may be used to meet the driving surface width requirement. 2 When ribbon curb is used, vegetated swales must be used to treat stormwater and/or road runoff.</p>		

(2) Within the Green Swamp Area of Critical State Concern, a reduction in local road driving surface requirements to 22 feet may be sought pursuant to this section.

a. Applicability Requirements:

1. The road is functionally classified as a local road.
2. The 20-year projected ADT is less than 750 vehicles per day and the design year projected peak hourly volume is 100 vehicles per hour or less. Note: The design year may be any time within a range of the present to 20 years in the future, depending on the nature of the improvement.
3. The road has no foreseeable probability of changing to a higher functional classification through changes in land use, extensions to serve new developing land areas, or any other use which would generate daily or hourly traffic volumes greater than those listed above.
4. Design speed 40 mph or less
5. Intersection capacity not adversely affected
6. Truck volume 10% or less

7. If on-street parking is allowed, such parking shall be limited to one side of the road and shall be regulated through deed restrictions and/or other binding mechanisms.
- b. Procedure for Reviewing a Reduction in the Driving Surface Requirement Request: The following process shall be followed when a reduction in the driving surface requirement is sought.
1. *Preliminary Assessment.* The purpose of the preliminary assessment is to determine the validity of the reduction request based upon applicability requirements. A preliminary assessment meeting with Public Works, City Engineer, or other City staff may be required to ensure that the applicant understands the reduction request process, and to ensure that City staff understand the nature of the requested reduction.
 2. *Application:* After any required preliminary assessment as determined by City staff has been completed, an application for a driving surface reduction may be submitted for review with the applicable fee. Supporting materials must demonstrate consistency with requirements. City staff will review the application for completeness. If additional information is needed from the applicant, the City staff shall request the information in writing within 14 days of application and fee submittal. Additional materials may be requested of the applicant, including written information to address issues of concern that may be related to the request. The application for a driving surface reduction may be considered in conjunction with preliminary subdivision plats and/or site development plans.
 3. Review and Decision:
 - i. Staff Review
 - ii. *Planning Board Action:* At its regular monthly or a noticed meeting, the Planning Board shall review exhibits, City staff reports, and comments by reviewing agencies and individuals and shall recommend, recommend with conditions, or not recommend approval to the City Commission of the reduction in driving surface requirement request.
 - iii. *City Commission Action:* The City Commission shall review the recommendations of City staff and the Planning Board and take action to approve, approve with conditions, or disapprove the reduction in driving surface requirement request. Approval of the preliminary plat authorizes the developer to prepare construction plans for public infrastructure improvements. The City

Commission may assign conditions to ensure the continued safe and efficient operation of the road system if the request for a reduction is granted.

- c. Effect of Approval Applications shall be properly submitted and approved by the City Commission prior to incorporation of design features into final project plans and/or related documents. Any required conditions of approval and mitigation shall be incorporated into final project plans and related documents. Approved local road driving surface reductions shall remain valid if a building permit for construction of the road is obtained within two years after final approval or as long as the associated subdivision plat and/or site development plan remains valid.

(C) *Right-of-way Widths*

The minimum right-of-way width for each street classification shall be as provided in the following table:

Type of Street	Right-of-Way Width
Principal Arterial	As specified by FDOT
Minor Arterial	150 feet
Major Collector	100 feet
Minor Collector	80 feet
Local	60 feet
Alley	24 feet

(D) *Cul-de-sac Turnarounds*

- (1) Permanent dead-end streets extending more than two (2) lots or more than 125 feet shall provide a cul-de-sac turnaround, the location and specification of which shall be established by the City Engineer and the fire department.
- (2) An unobstructed 12-foot wide moving lane with a minimum outside turning radius of 50 feet shall be provided at the terminus of every permanent cul-de-sac.

(E) *Alleys*

- (1) *Residential areas.* Alleys shall not be permitted in residential areas.
- (2) *Commercial and industrial district.* Alleys shall be provided in commercial and industrial districts, except that the Commission may waive this requirement where other definite and assured provision is made for service access, such as off-street loading, unloading and parking, consistent with and adequate for the uses proposed.

(3) *Width.* The right-of-way width of an alley shall be twenty-four feet (24').

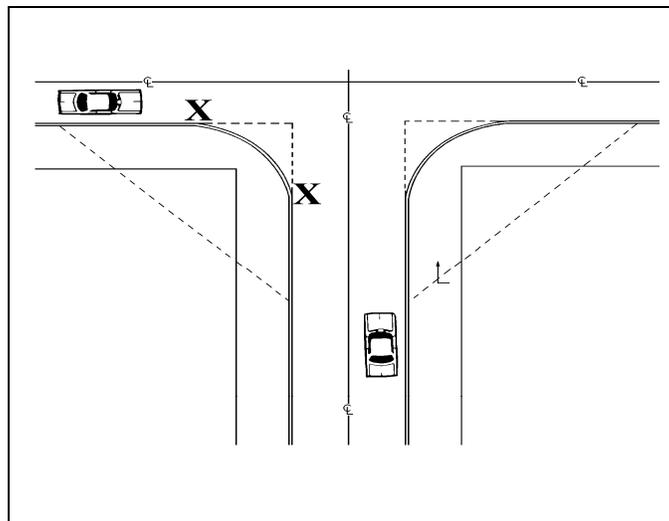
(4) *Dead-end.* Dead-end alleys shall not be permitted.

(F) *Clear Visibility Triangle.* In order to provide a clear view of intersecting streets to the motorist, there shall be a triangular area of clear visibility formed by two (2) intersecting streets or the intersection of a driveway and a street. The following standards shall be met:

(1) Nothing shall be erected, placed, parked, planted, or allowed to grow in such a manner as to materially impede vision between a height of two (2) feet and ten (10) feet above the grade, measured at the centerline of the intersection.

(2) The clear visibility triangle shall be formed by extending a line from the back of the curb or the edge of pavement of two intersecting roadways to a point of intersection, measuring a prescribed distance from the point in both directions and drawing the hypotenuse of the triangle (see the following drawing).

(3) The distance from the intersection of the lines extended from the edge of the pavement or the back of the curb for the various road classifications (shown as "X" in the diagram) shall be as follows:



Type of Street	Distance From Center Line Intersection
Arterial	60 feet
Collector	50 feet
Local	40 feet
Driveway	40 feet

- (4) Where roads of different functional classifications intersect, the distance for each street shall be used. For example, when a principal arterial and an urban collector intersect, there shall be no obstructions sixty (60) feet along the principal arterial and fifty (50) feet along the urban collector, from the intersection.
- (G) *Signage and Signalization.* The developer shall deposit with the City sufficient funds to provide all necessary roadway signs and traffic signalization as may be required by the City, based upon City or State traffic standards. At least two (2) street name signs shall be placed at each four-way street intersection, and one at each “T” intersection. Signs shall be installed under light standards and free of visual obstruction. The design of street name signs shall be consistent of a style appropriate to the community, and of uniform size and color.
- (H) *Blocks*
- (1) Where a tract of land is bounded by streets forming a block, said block shall be sufficient width to provide for two tiers of lots of appropriate depths.
 - (2) The lengths, widths, and shapes of blocks shall be consistent with adjacent areas, but in no case shall block lengths exceed 1,000 feet or be less than 300 feet.
- (I) *Yards and Lots*
- (1) Clear Visibility Triangle. Obstructions to vision at street intersections shall not be allowed. See Section 3.02.03 (D), “Clear Visibility Triangle.”
 - (2) Front Yard Regulations for Double Frontage Lots. Double frontage lots shall, on both of the adjacent streets, meet the front yard regulations of the district in which they are located.
 - (3) Yard Regulations for Corner Lots. Corner lots shall be subject to the following regulations:
 - a. Front yard regulations of the district in which the corner lot is located shall be met along all lot lines abutting a street right-of-way line.

- b. On corner lots abutting two intersection streets, there shall be only one side yard. The remaining lot line shall be deemed a rear lot line. The side lot line shall be determined based on the following criteria:
- i) The side lot line shall be the lot line opposite the lot line having the greatest street frontage; or
 - ii) If the lot line abutting on both streets are of equal length, the side lot line shall be determined based on the following criteria:
 - iii) Where the corner lot abuts both a side lot line and a rear lot line on adjacent lots, the side lot line for the corner lot shall be the same as for the abutting side lot line;
 - iv) Where the corner lot abuts either two rear lot lines on adjacent lots, the side lot line for the corner lot shall be designated by the applicant at the time of his/her application for a zoning permit.
- (c) On corner lots abutting three intersecting streets, the remaining lot line shall be deemed the rear lot line.
- (d) A corner Lot of Record. Certain vacant corner Lots of Record that are 60 feet or less in one dimension cannot, as a result, be developed under the provisions of H(3) above. In order to provide reasonable relief, a vacant corner Lot of Record that satisfies all of the following criteria, shall be entitled to a single front yard setback, which shall be placed facing the narrow dimension of the lot, and a side yard setback of a minimum of 10 feet, facing the second street.
- i) the corner Lot of Record is located in R-1, R-1B or R-2 zoning district, and
 - ii) the corner Lot of Record has one dimension that is less than sixty (60) feet in width, and
 - iii) the corner Lot of Record complies with the minimum lot area regulation for the zoning district, and
 - iv) the adjacent lot with the same or a closely similar narrow dimension is developed with a permitted residential dwelling, and
 - v) the adjacent Lot of Record is not in common ownership with

the corner lot.

- (4) Application of yards to one building only. No part of a yard required for any building may be included as fulfilling the yard requirements for an adjacent building.
 - (5) Use of yards for accessory buildings. No accessory buildings are permitted in front yards. They are permitted in rear or side yards according to the dimension and area regulations.
 - (6) Reduction in lot area prohibited. No lot even though it may consist of one or more adjacent lots of record, shall be reduced in area such that the lot area, yards, width or other dimension, and area regulations of this Code are not maintained. This section shall not apply when a portion of a lot is acquired for a public purpose.
- (J) *Private Streets.* Private Streets shall have a minimum driving surface width applicable to public roads of the same functional class, but no less than a driving surface width according to the local road construction. One-way streets must have a minimum paved surface width of twelve (12) feet plus ribbon curbs. The clear area must be a minimum of sixteen (16) feet.
- (K) *Street Names.* No street names shall be used which will duplicate or be confused with the names of existing streets, provided that where alignment is appropriate, new streets shall bear the names of existing street. Street names shall be subject to the approval of the City Commission.

3.02.04 Sidewalks and Bikeways

Design and Construction Standards. Design and construction of sidewalks and bikeways shall conform to all applicable engineering requirements adopted by the City of Lake Alfred, including provisions for access by physically handicapped persons.

- (A) Projects abutting collector or arterial facilities shall provide sidewalks adjacent to such roadways. Location of sidewalks shall be consistent with planned roadway improvements.
- (B) Sidewalks shall be provided on at least one side of all streets.
- (C) Where a proposed development includes improvements or new construction of collector or arterial facilities, facility designs shall include provision for sidewalks and bikeways within the right-of-way.
- (D) Residential projects adjacent to or in the immediate vicinity of commercial, office, service, schools, or recreation activities shall provide sidewalks from the development to the activity center.

- (E) Pedestrian-ways or crosswalks, not less than ten (10) feet wide with a sidewalk meeting the requirements of this Section, may be required to be placed in the center of blocks more than eight hundred (800) feet long where deemed necessary to provide circulation or access to schools, playgrounds, shopping centers, transportation and other community facilities.

3.02.05 Access To Streets

All proposed development shall meet the following standards for vehicular access and circulation:

(A) *Number Of Access Points*

- (1) The maximum number of points of access permitted onto any one (1) road shall be as follows:

Lot Width Abutting Road	Number Of Points Of Access
Less than 60 feet	1
60 feet to 150 feet	2
Over 150 feet	2, plus 1 for each additional 60 feet

- (2) In lieu of any two (2) openings onto any one (1) road, there may be permitted a single point of access up to a maximum width of 24 feet. When this alternative is elected, there shall be a permanent median at the center of the opening.
- (3) Adjacent uses may share a common driveway provided that appropriate access easements are granted between or among the property owners.

(B) *Separation Of Access Points*

- (1) There shall be a minimum distance of 10 feet, measured at the property line, between any two openings onto the same street.
- (2) No point of access shall be allowed within 36 feet of the intersection of the right-of-way lines of any public road.
- (3) The distance between access points shall be measured from the centerline of the proposed driveway or roadway to the centerline of the nearest adjacent driveway or roadway, at the property line.

(C) *Access To Residential Lots*

- (1) No residential lots having a width less than 125 feet shall abut an arterial without also directly abutting a local or collector street.
- (2) No lot in a subdivision shall be approved with less than 40 feet of frontage on a public street right-of-way

(D) *Adequate Access to the Road Network*

- (1) Any residential development with 70 or more units shall have, at a minimum, 2 ingress and egress points. Each ingress and egress point shall access one or more public collector or arterial roads with adequate access to the public transportation system. Adequate access to the public transportation system shall be determined by the Chief Planning Official prior to development approval.

Residential developments with 20 or more but less than 70 units that provide 1 ingress and egress point shall have a divided entrance with 24 foot paved travel lanes.

- (2) All development within the area identified in the North Lake Alfred Road Network Plan in Appendix A shall be subject to providing right-of-way, if applicable, and/or a proportionate fair share contribution to develop the proposed road segments impacted by the development based on the methodology adopted by the City.

3.02.06 Standards for Drive-in Facilities

All facilities providing drive-in or drive-through service shall provide on-site stacking lanes in accordance with the following standards:

- (1) The facilities and stacking lanes shall be located and designed to minimize turning movements in relation to driveway access to streets and intersections.
- (2) The facilities and stacking lanes shall be located and designed to minimize or avoid conflicts between vehicular traffic and pedestrian areas such as sidewalks, crosswalks, or other pedestrian access ways.
- (3) A by-pass lane shall be provided.
- (4) Stacking lane distance shall be measured from the service window to the property line bordering the furthest street providing access to the facility.

- (5) Minimum stacking lane distance shall be as follows:
 - (a) Financial institutions shall have a minimum distance of 200 feet. Two or more stacking lanes may be provided that together total 200 feet.
 - (b) All other uses shall have a minimum distance of 120 feet.
- (6) Alleys or driveways in or abutting areas designed, approved, or developed for residential use shall not be used for circulation of traffic for drive-in facilities.
- (7) Where turns are required in the exit lane, the minimum distance from any drive-in station to the beginning point of the curve shall be 34 feet. The minimum inside turning radius shall be 25 feet.
- (8) Construction of stacking lanes shall conform to all engineering design standards adopted by the City of Lake Alfred.

[RESERVED]

Land Use and/or Building Type	Per Unit	Per 1,000 SFGFA* or SFGLA**	Per Student/Member/Seat/Employee/etc. + Other provisions
Single family dwelling unit	2.0		Parking spaces may be tandem. Parking is prohibited on front lawns.
Duplex	2.0		Parking spaces may be tandem. Parking is prohibited on front lawns
Multi-family, and cluster development	1.7± 0.5 visitor spaces		Parking spaces may be tandem.
Boarding house	0.5		
Adult congregate living facility	0.7		
Mobile home park	2.0 + 0.25 visitor spaces		Parking spaces may be tandem. Parking is prohibited on front lawns
Hotel and motel	1.0		
Bed and breakfast homestays and bed and breakfast inns (accessory & non accessory)	2.0+ 1.0 per guestroom		Parking spaces may be compacted mulch or gravel, if approved by city engineer
Office and banks without drive-through		2.5	
Small office (less than 3,000 SFGFA)		3.0	
Bank with drive-through		3.0	
Medical, dental, optical, chiropractor office		3.0	
Medical clinic and professional buildings		4.5	
Shopping center		4.0	
General retail sales		4.0	
Supermarket and discount store		3.5	
Furniture store		1.5	
Bowling alley, per lane			4.5
Auto sales		2.5 for sales office	
Day care center/school, per employee			1.3
Putt-putt golf, per hole			1.0
Theaters, freestanding, per seat			0.3
Restaurant, per seat			0.4
Restaurant with lounge, per seat			0.5
Fast food restaurant with drive-in, per seat			0.5
Senior high school, per student			0.4
Elementary and junior high school, per teacher			1.2

Land Use and/or Building Type	Per Unit	Per 1,000 SFGFA* or SFGLA**	Per Student/Member/Seat/Employee/etc. + Other provisions
University or college, per daytime student			1.0
Church, per seat in sanctuary, and other auditoriums			0.25/seat within the main auditorium; or 1.0/45 sq.ft. net floor area within the main auditorium if there are no fixed seats_
Hospital, per bed			2.0
Nursing home, per room			0.5
Industrial park with offices		1.8	
Light industry		1.8	
Manufacturing		1.0	
Warehousing and distribution centers		0.4	
Recreation clubs (golf, yacht, etc.), per member			0.2
Lodges and assembly, per seat			0.2
Public parks, playgrounds, community centers, museums, educational centers, and similar public places			To be determined by City Commission having first conducted a parking study based on expected usage.

*Square Feet, Gross Floor Area (SFGFA) is defined as the total floor area of a building from its outside dimensions.

**Square Feet, Gross Leasable Area (SFGLA) is defined as the floor area of a building, less administrative, public and similar areas. This applies to net floor area as well.

The number of parking spaces required for uses not specifically listed in the above table shall be determined by the city commission, or its designee. The commission shall consider requirements for similar uses and appropriate traffic engineering and planning data, and shall establish a minimum number of parking spaces based upon the principles of this section.

(B) *Off-Street Parking for the Physically Disabled.* All development covered by 316.1955 - .1956, Florida Statutes, shall provide parking for the physically disabled pursuant to the requirements of those sections. In addition, all residential developments with greater than 25 required parking spaces shall comply with the requirements of 316.1956, Florida Statutes.

(C) *Special Parking Restrictions For Trucks and Recreational Vehicles (RVs) In Residential Districts.* The following regulations pertain to the parking regulations on private property.

(1) In all residential districts, no heavy trucks, commercial motor vehicles, trailers, semitrailers that exceed 25 feet in length shall be parked for storage purposes, including overnight, on any public right-of-way or on private property.

- (2) RVs and trailers of 35 feet and less. In all residential districts, RVs and trailers, must be parked in an enclosed garage or five feet behind the front building line, no less than 15 feet from the curb of any street, and must meet the setbacks of the zoning district as an accessory use. When the lot is a corner lot, all of these types of vehicles must be parked behind both the front and side building lines of said lot. No vehicle may be inhabited.
 - (3) *Motorized Grove or Agricultural Equipment.* In all residential districts all motorized grove or agricultural equipment must be parked in an enclosed garage.
 - (4) *Temporary Parking.* In all residential districts, heavy industrial equipment such as those used for construction, tree trimming and the like, may be temporarily parked on private property during periods when actually in use and for 48 hours preceding and after such use.
- (D) *Special Parking Restrictions For Trucks and Recreational Vehicles (RVs) In Commercial Districts C1, C2, C3.* The following regulations pertain to the parking regulations on private property.
- (1) In a C1 zoning districts, no heavy trucks, (over one ton) commercial motor vehicles, trailers, semitrailers or recreational vehicles may be parked unless the trucks, commercial vehicles and RVs are associated with the business operation and owned, leased, or offered for sale by those with occupational licenses authorizing the accessory use or sale (i.e.; a furniture delivery truck, repair/tow truck, or RV sales). Storage for these vehicles as a primary business may be permitted in a C2 zoning district with approval of a Site Development Plan by the Planning Board. Parking is not limited on developed property in a C3 zoning district.
 - (2) Parking of heavy trucks (over one ton), commercial motor vehicles, trailers, semitrailers or recreational vehicles is permitted in developed parking areas within all Commercial Zoning Districts in order to conduct personal business for up to a collective maximum of two hours per day. In the case the parking event involves two calendar days, the maximum amount of time for the individual parking event will be two hours. An extension may be granted if the truck or recreational vehicle is in the process of being serviced by a business which is licensed by the City to do such service.
 - (3) In C1, C2 or C3, parking of trucks, commercial vehicles, and RVs is not permitted on an undeveloped, vacant property.
- (E) *Bicycle Parking.* One (1) bicycle parking space shall be provided for every 10

automobile parking spaces, or fraction thereof, required for the use, except as provided below:

Use	Required Bicycle Spaces
Educational	
Elementary and Junior High	5.0 per required auto space
Senior High Schools	1.0 per required auto space
Colleges	.5 per required auto space
Entertainment and Recreation	
Arcades, games, skating, tennis, handball, racquetball, swimming pool	.25 per required auto space

(1) *Design Standards.* The Chief Building Official shall maintain a list of approved bicycle parking facilities. Other bicycle parking devices may be used if it is established to the satisfaction of the Department that the standards below are met.

(i) The rack or other facility shall:

be designed to allow the frame and wheels of each bicycle to be secured against theft; be designed to avoid damage to the bicycles; Be anchored to resist removal and solidly constructed to resist damage by corrosion and vandalism; be located to prevent damage to bicycles by cars; and , be located so as not to interfere with pedestrian movements.

(F) *Location of Parking Spaces.* Parking spaces required by this Section shall be located as follows:

- (1) Parking spaces required in this Section shall in no part exist upon, and no portion of any vehicle shall overhang, the right-of-way of any public road, street, alley, or walkway. There shall be no off-street parking in the front yards of single-family residences, except as normally exists in driveways.
- (2) Parking spaces for all other dwellings shall be located on the same development site as the main building.
- (3) Parking spaces for all other uses shall be provided on the same development site as the main building, or not more than 300 feet distant, as measured along the nearest pedestrian walkway. Such parking area may be located in an adjacent residential district provided that such parking area is screened so as to prevent headlights from shining on

residential properties and to minimize vehicular noise.

- (4) Parking requirements for two or more uses, of the same or different types, may be provided by the establishment of the required number of spaces for each use in a common parking area.
- (G) *Required Parking Lot Improvements.* Any off-street parking lot serving any use other than dwellings of two units per building or less shall meet the following requirements for off-street parking lot improvements:
- (1) The parking area will be buffered and canopy provided pursuant to section 3.07.00.
 - (2) Except as provided below, all areas reserved for off-street parking spaces, loading zones and/or vehicle use areas, in accordance with the requirements of this section, shall have one of the following surface treatments: (a) concrete; (b) asphalt concrete; or (c) an industry recognized porous paving system such as Turf Stone *, porous concrete, Grass Pave *, or other types of paver blocks. All surface treatments shall be installed to comply with all relevant industry standards and the standards of the City of Lake Alfred. If there is a conflict between industry standards and the standards of the City, the city engineer shall decide which standards shall be applicable.
[* Indicates specific proprietary paving system.]

In the following circumstances, paving of parking spaces is not required:

- (i) In all zoning districts, 50 percent of the parking spaces in excess of the minimum number of parking spaces required by this section may be unpaved.
- (ii) For all churches and places of public assembly, those spaces in excess of the sum of handicapped spaces and those spaces needed on a Monday-through-Friday daytime basis, may be unpaved.
- (iii) When a residential dwelling is converted to an office use allowed by the zoning district, with the exception of handicapped parking spaces, the parking spaces may be unpaved.
- (iv) When the parking is solely for the purpose of long-term storage of vehicles, long-term storage" shall mean that vehicles are left in place for periods exceeding seven days.
- (v) For all bed and breakfast homestays and bed and breakfast inns.

- (3) Where lighting facilities are provided for the parking area, they shall be designed and installed so as to direct the light away from any contiguous residential property.

3.03.03 Off-Street Loading

Off-street loading spaces shall be provided in accordance with the following standards:

- (A) Every hospital, institution, commercial or industrial building or similar use shall be provided with one (1) loading space for each 20,000 square feet or more of floor area, and requiring the receipt or distribution by vehicles of materials or merchandise shall have at least one (1) permanent off-street loading space for each 20,000 square feet of gross floor area, or fraction thereof, immediately adjacent to the principal building.
- (B) Retail operations, wholesale operations, and industrial operations, with a gross floor area of less than 20,000 square feet shall provide sufficient space for loading and unloading operations in order that the free movement of vehicles and pedestrians over a sidewalk, street or alley shall not be impaired.
- (C) Every off-street loading and unloading space shall have a direct access to a public street or alley, and shall have the following minimum dimensions:
 - i. Length: 30 feet;
 - ii. Width: 12 feet;
 - iii. Height: 15 feet.
- (D) Mobile home and recreational vehicle sales establishments shall provide adequate space off the public right-of-way for the maneuvering of mobile homes and recreational vehicles into position on the property without blocking traffic on the abutting street or road.

3.03.04 Design Standards for Off-Street Parking and Loading Areas

- (A) *Location* All required off-street parking spaces shall be located on the same parcel as the use which they serve.
- (B) *Size*
 - (1) Standard and compact parking spaces for varying parking lot designs shall be sized according to Figure A below.
 - (2) Parallel parking spaces shall be a minimum of eight (8) feet wide and 22 feet long. If a parallel space abuts no more than one (1) other parallel space, and adequate access room is available, then the length may be reduced to 20 feet.

- (3) Tandem parking spaces must be a minimum of nine (9) feet wide and 20 feet long.
- (4) A standard motorcycle parking space shall be four (4) feet wide and nine (9) feet long.
- (5) The length of one or more of the loading spaces shall be increased up to 55 feet, if full-length tractor-trailers must be accommodated.

Figure A

A (Degrees)	B (Feet)	C (Feet)	D (Feet)	E (Feet)	F (Feet)
0	9.5	10.0	12.0	23.0	32.0
20	9.5	16.2	12.0	29.2	44.4
30	9.5	18.7	12.0	20.0	49.4
40	9.5	20.5	12.0	15.6	53.0
45	9.5	21.2	12.0	14.1	54.4
50	9.5	21.7	16.0	13.1	59.4
60	9.5	22.3	18.0	11.5	62.6
70	9.5	22.2	20.0	10.6	64.4
80	10.0	21.4	24.0	10.2	66.8
90	10.0	20.0	24.0	10.0	64.0

A = Parking Angle
 B = Stall Width
 C = Stall Depth
 D = Aisle Width
 E = Curb Length Per Car
 F = Lot Width

(C) *Layout*

- (1) Pedestrian circulation facilities, roadways, driveways, and off-street

parking and loading areas shall be designed to be safe and convenient.

- (2) Each off-street parking space shall open directly onto an aisle or driveway that, except for single-family and two-family residences, is not a public street.
- (3) Aisles and driveways shall not be used for parking vehicles, except that the driveway of a single-family or two-family residence may be counted as meeting the parking space requirements for the dwelling unit, provided it is at least 20 feet in length.
- (4) The design shall be based on a definite and logical system of drive lanes to serve the parking and loading spaces.
- (5) Parking spaces for all uses, except single-family and two-family residences, shall be designed to permit entry and exit without moving any other motor vehicle.
- (6) No parking space shall be located so as to block access by emergency vehicles.

[RESERVED]

design standards adopted by the City of Lake Alfred.

3.04.02 Design Standards

- (A) *Compliance With Technical Construction Standards.* All utilities required by this Chapter shall meet or exceed minimum design standards adopted by the City of Lake Alfred.
- (B) *Placement of Utilities Underground*
 - (1) All electric, telephone, cable television, and other communication lines exclusive for transformers or enclosures containing electrical equipment, including but not limited to switches, meters, or capacitors that may be pad mounted), and gas distribution lines shall be placed underground within easements or dedicated public rights-of-way, installed in accordance with the City's adopted design standards.
 - (2) Lots abutting existing easements or public rights-of-way where overhead electric, telephone, or cable television distribution supply lines and service connections have previously been installed may be supplied with such services from the utility's overhead facilities, provided the service connection to the site or lot is placed underground.
 - (3) Screening of any utility apparatus placed above ground shall be required.

3.04.03 Utility Easements

When a developer installs or causes the installation of water, sewer, electrical power, telephone, or cable television facilities and intends that such facilities shall be owned, operated, or maintained by a public utility or any entity other than the developer, the developer shall transfer to such utility or entity the necessary ownership or easement rights to enable the utility or entity to operate and maintain such facilities.

[RESERVED]

3.05.00 Stormwater Management

Treatment of stormwater runoff shall be required for all development, redevelopment and, when expansion occurs, existing developed areas. The stormwater treatment system or systems can be project specific, or serve sub-areas within the County. The design and performance of all stormwater management systems shall comply with applicable State Regulations (Chapter 17-25 and Chapter 17-302, Florida Administrative Code) and the rules of the Southwest Florida Water Management District stated in Chapter 40D-4, F.A.C. Stormwater discharge facilities shall be designed so as to not lower the receiving water quality or degrade the receiving water body below the minimum conditions necessary to maintain their classifications as established in Chapter 17-302, F.A.C. Steps to control erosion and sedimentation shall be taken for all development.

3.05.01 Stormwater Management Requirements

(A) Performance Standards. All development must be designed, constructed and maintained to meet the following performance standards:

- (1) While development activity is underway and after it is completed, the characteristics of stormwater runoff shall approximate the rate, volume, quality, and timing of stormwater runoff that occurred under the site's natural unimproved or existing state, except that the first one (1) inch of stormwater runoff shall be treated in an off-line retention system or according to FDEP's Best Management Practices.
- (2) Maintenance activity may be undertaken so long as it does not change or affect the quality, rate, volume or location of stormwater flows on the site or of stormwater runoff.
- (3) Actions may be undertaken during emergency conditions that violate these regulations to prevent imminent harm or danger, or to protect property from fire, violent storms, hurricanes or other hazards. Upon cessation of the emergency, all activities shall conform to this Section.
- (4) Agriculture activity may be engaged in, provided farming activities are conducted in accordance with the requirements set forth in an approved Soil Conservation Service conservation Plan. If the Conservation Plan is not implemented accordingly, this exemption shall become void and a stormwater permit shall be required.

B *Residential Performance Standards.* It is intended that all of the standards in the citations from the Florida Administrative Code are to apply to all development and redevelopment and that exemptions based on project size thresholds and individual structures do not apply for concurrency determinations. All development must meet F.A.C. and subsequently meet the following

performance standards.

- (1) *New Construction.* For the purposes of determining whether residential development of 1-4 units on an individual lot requires retention, all the following standards must be met.
 - i Structure and all impervious surface can be placed less than 100 feet from the receiving water body; and,
 - ii the topography of the lot is greater than a 6% slope; and,
 - iii the total of all impervious surface is 10% or more of the total lot area.

- (2) *Infill development.* Infill development within an existing subdivision or a developed residential area is exempt from a retention area, when each of the following condition has been met:
 - i Infill residential development shall be designed so as to not lower the receiving water quality or degrade the receiving water body below the minimum conditions necessary to maintain their classifications as established in Chapter 17-302, F.A.C.

3.05.02 Design Standards

To comply with the foregoing performance standards, the proposed stormwater management system shall conform to the following design standards:

- (A) Detention and retention systems shall be designed to comply with the FDEP's Best Management Practices.
- (B) To the maximum extent practicable, natural systems shall be used to accommodate stormwater.
- (C) The proposed stormwater management system shall be designed to accommodate the stormwater that originates within the development and stormwater that flows onto or across the development from adjacent lands.
- (D) The proposed stormwater management system shall be designed to function properly for a minimum 20-year life.
- (E) The design and construction of the proposed stormwater management system shall be certified as meeting applicable requirements, by a professional engineer registered in the State of Florida.
- (F) No surface water may be channeled or directed into a sanitary sewer.
- (G) The proposed stormwater management system shall be compatible with the

stormwater management facilities on surrounding properties or streets, taking into account the possibility that substandard systems may be improved in the future.

- (H) The banks of detention and retention areas shall be sloped at no less than a 3:1 ratio and shall be planted with appropriate vegetation.
- (I) Dredging, clearing of vegetation, deepening, widening, straightening, stabilizing or otherwise altering natural surface waters shall be minimized.
- (J) Natural surface waters shall not be used as sediment traps during or after development.
- (K) Water reuse and conservation shall, to the maximum extent practicable, be achieved by incorporating the stormwater management system into irrigation systems serving the development.
- (L) Vegetated buffers of sufficient width to prevent erosion shall be retained or created along the shores, banks or edges of all natural or man-made surface waters.
- (M) In phased developments, the stormwater management system for each integrated stage of completion shall be capable of functioning independently.
- (N) All detention and retention basins, except natural water bodies used for this purpose, shall be accessible for maintenance from streets or public rights-of-way.

3.05.03 Dedication or Maintenance of Stormwater Management Systems

If a stormwater management system approved under this Code will function as an integral part of a County-maintained drainage system, as determined by the County Engineer, the facilities shall be dedicated to Polk County. The applicant shall be an acceptable entity and shall be responsible for the operation and maintenance of the stormwater management system from the time construction begins until the stormwater management system is dedicated to and accepted by another acceptable entity. All stormwater management systems that are not dedicated to Polk County shall be operated and maintained by one of the following entities:

- (A) The City of Lake Alfred.
- (B) An active water control district created pursuant to Chapter 298, Florida Statutes, or drainage district created by special act, or Community Development District created pursuant to Chapter 190, Florida Statutes, or Special Assessment District created pursuant to Chapter 170, Florida Statutes.

- (C) A State or Federal agency.
- (D) An officially franchised, licensed or approved communication, water, sewer, electrical or other public utility.
- (E) The property owner or developer if:
 - (1) Written proof is submitted in the appropriate form by either letter or resolution, that a governmental entity or such other acceptable entity as set forth in paragraphs A-D above, will accept the operation and maintenance of the stormwater management and discharge facility at a time certain in the future.
 - (2) A bond or other assurance of continued financial capacity to operate and maintain the system is submitted.
- (F) For-profit or non-profit corporations including homeowners associations, property owners associations, condominium owners associations or master associations if
 - (1) The owner or developer submits documents constituting legal capacity and a binding legal obligation between the entity and the City affirmatively taking responsibility for the operation and maintenance of the stormwater management facility.
 - (2) The association has sufficient powers reflected in its organizational or operational documents to operate and maintain the stormwater management system as permitted by the City, establish rules and regulations, assess members, contract for services and exist perpetually, with the Articles of Incorporation providing that if the association is dissolved, the stormwater management system will be maintained by an acceptable entity as described above.

If a project is to be constructed in phases, and subsequent phases will use the same stormwater management facilities as the initial phase or phases, the operation and maintenance entity shall have the ability to accept responsibility for the operation and maintenance of the stormwater management systems of future phases of the project.

In phased developments that have an integrated stormwater management system, but employ independent operation and maintenance entities for different phases, such entities, either separately or collectively, shall have the responsibility and authority to operate and maintain the stormwater management system for the entire project. That authority shall include cross easements for stormwater management and the authority and ability of each entity to enter and maintain all facilities, should any entity fail to maintain a portion of the stormwater management system within the project.

[RESERVED]

Maximum Permitted Sound Level In Decibels			
Octave bands in cycles per second	Along property line abutting a residential district		Along property line abutting an industrial or commercial district
	8:00 am to 6:00 pm	6:00 pm to 8:00 am	
0-75	70	65	79
75-150	65	50	74
150-300	57	43	66
300-600	50	38	59
600-1200	44	33	53
1200-2400	38	30	47
2400-4800	32	28	41
Over-4800	30	26	39

3.06.02.04 Dust and Dirt

Every use shall be so operated as to prevent the emission into the air of dust or other solid matter that may cause damage to property and health of persons or animals at or beyond the lot line of the property on which the use is located. Emissions must comply with applicable DEP rules.

3.06.02.05 Industrial Sewage and Waste

Every use shall be so operated as to prevent the discharge into any stream, lake or the ground of any waste that will be dangerous or discomforting to persons or animals or that will damage plants or crops beyond the lot line of the property on which the use is located. Industries shall comply with applicable DEP rules and the Lake Alfred Ordinance entitled "Article III. Regulation of Wastewater Collection and Treatment System, Section 18-40 inclusive, Lake Alfred Municipal Code."

3.06.02.06 Hazardous Waste

The handling and discharge of all hazardous waste shall follow all applicable standards

established by the County health department, State Legislature and the U.S. Congress. Appropriate City officials shall review all procedures involving the handling and discharge of all hazardous waste to ensure that it does not create any safety or health problems.

3.06.02.07 Odors

Every use shall be so operated as to prevent the emission of objectionable or offensive odors in such concentration as to be readily perceptible at any point at or beyond the lot line of the property on which the use is located. There is hereby established, as a guide in determining the quantities of offensive odors, table III, chapter 5, Air Pollution Abatement Manual of the Manufacturing Chemists Association, Inc., Washington, D.C.

3.06.02.08 Glare

Every use shall be so operated as to prevent the emission of glare of such intensity as to be readily perceptible at any point on the lot line of the property on which the use is located. Buffering may provide a means of meeting this standard.

3.06.02.09 Fumes, Vapor and Gases

There shall be no emission of fumes, vapors, or gases of a noxious, toxic or corrosive nature that can cause any danger or irritation to health, animals, vegetation, or to any form of property.

3.06.02.10 Heat, Cold, Dampness, or Movement of Air

Activities that shall produce any adverse effects on the temperature, motion or humidity of the atmosphere beyond the lot line shall not be permitted.

3.06.02.11 Fire and Safety Hazard

Each use shall be operated so as to minimize the danger from fire and explosion. The specific regulations to be met are set forth in the building code and the fire prevention code of the City.

3.06.02.12 Radioactive Emission

There shall be no radiation emitted from radioactive materials or by-products exceeding a dangerous level of radioactive emissions at any point. Radiation limitations shall not exceed quantities established as safe by the U.S. Bureau of Standards.

3.06.02.13 Electromagnetic Radiation

(A) *Compliance with FCC Regulations.* No person shall operate or cause to be operated, any planned or intentional source of electromagnetic radiation for such

purposes as communication, experimentation, entertainment, broadcasting, heating, navigation, therapy, vehicle velocity measurement, weather survey, aircraft detection, topographical survey, personal pleasure, or any other use directly or indirectly associated with these purposes that does not comply with the current regulations of the Federal Communications Commission regarding such sources of electromagnetic radiation. Further, such operation in compliance with the Federal Communications Commission regulations shall be unlawful if such radiation causes an abnormal degradation in the performance of other electromagnetic receptors or radiators of quality and proper design because of proximity, primary field, blanketing, spurious re-radiation, conducted energy in power or telephone systems or harmonic content.

- (B) *Evaluation of Performance.* The determination of abnormal degradation in performance and of good quality and proper design shall be made in accordance with good engineering practices as defined in the principles and standards of the American Institute of Electrical Engineers, the Institute of Radio Engineers, and the Radio Manufacturer's Association. In case of any conflict between the latest standards and principles of the above groups, the following precedence in the interpretation of the standards and principles shall apply: (1) American Institute of Electrical Engineers; (2) Institute of Radio Engineers; (3) Radio Manufacturer's Association.

Recognizing the special nature of many of the operations that may be conducted in connection with research and educational activities, it shall be unlawful for any person, firm, or corporation to operate or cause to be operated, to maintain or cause to be maintained, any planned or intentional source of electromagnetic energy, the radiated power from which exceeds 1000 watts.

[RESERVED]

3.07.00 Compatibility, Landscaping and Buffering Standards

The City Commission finds that landscaping makes important contributions to the public safety and the general welfare of the City. The purpose and intent of this Section is to set forth requirements and standards for the provision of canopy trees, buffer yards, the conservation of native plants and trees, and the conservation of water resources in the City. Specifically, it is intended that buffer yards will aid in reducing the potential negative impacts caused by glare, noise, dust, dirt, litter, odors and view of various land uses on adjacent land uses. It is further intended that the planting of canopy trees will aid in lowering the ambient temperature of the air through increased shading; in conserving water; in enhancing the appearance of properties; in improving property values; and generally in protecting the health, safety and welfare of the public through the improvement of the quality of the human environment. As part of the development approval process, the City of Lake Alfred shall ensure that all new development is properly buffered to prevent adverse impacts on surrounding land uses. The requirements of this Section shall apply to:

- (A) The construction of any new building or improvements that require off-street parking and other impervious surfaces to be constructed on the site, other than a single-family, detached residence or a detached duplex structure, that are exempt from all provisions of this Section.
- (B) The alteration of existing structures or improvements, other than a single-family, detached residence and a detached duplex structure, where the alteration adds usable floor area that requires additional off-street parking and other impervious surfaces to be constructed on the site.
- (C) The construction or expansion of off-street parking and/or loading areas.
- (D) The paving of any existing unpaved off-street parking and/or loading areas.
- (E) Prior to issuance of any development permit covered, a Landscape Plan shall be submitted showing tree canopy and buffer yard information required by this Section. The Landscape Plan shall be drawn to a scale with sufficient clarity and detail to indicate the type, nature and character of the improvements on the site, and the relative location of all landscaping in relation to said improvements. The Landscape Plan may be submitted separately, but shall be a part of the site development plan, when a site development plan is required under Section 7.05.00.
- (F) The Green Swamp Area of Critical State Concern has specific requirements for buffers. Those requirements are listed at the end of this section.

3.07.01 Classification of Land Uses

For the purposes of this Section, all land uses are classified in accordance with the following list. Classifications are based upon the incompatibilities present between various types of land uses. Uses with similar density, intensity, off-street parking, paved areas, and traffic generation make up Classifications I through IX.

LAND USE CLASSIFICATIONS	
Class	Land Use
I	Single family detached dwellings, including mobile homes on platted lots.
II	Duplex, single family attached, mobile home parks and multi-family residential developments not exceeding 4 units per acre; outdoor recreation facilities; and cemeteries.
III	Professional offices with no more than 8 off-street parking spaces; and child care centers in converted residential structures.
IV	Duplex, single family attached, mobile home parks and multi-family residential developments at a density of 4-8 units per acre.
V	Mobile home parks, single family attached, and multi-family residential developments at a density of more than 8 units per acre; substations, switching stations, or transfer facilities for electric power, natural gas, telephone and cable television service.
VI	Professional offices with 9 or more off-street parking spaces; churches; schools; government buildings and facilities (excluding water and sewer treatment and public works storage and equipment facilities); and commercial development sites with not more than 10 off-street parking spaces.
VII	All retail, wholesale, service, and supporting business uses not already classified; full-service automobile service stations; shopping centers; motels and hotels; and hospitals.
VIII	Light industrial uses; governmental public works storage and equipment facilities.
IX	Heavy industrial uses; water and sewer treatment facilities.

3.07.02 Landscaping

- (A) Landscaping shall include the conservation of native plants and trees; the selection and planting of canopy trees to shade parking areas and other impervious surfaces; and the design, the selection of trees and shrubbery, the planting and the establishment of buffer yards.

- (B) The Green Swamp Area of Critical State Concern has specific requirements for buffers. Those requirements are listed at the end of this section.

3.07.02.01 Selection of New Trees and Shrubs

Canopy trees, small trees for buffer yards, and shrubbery that are best acclimated to the environment in the City are listed in Tables 3.07A through 3.07C. Canopy areas shown in Table 3.07A are for the mature growth canopy of each tree, that shall be the credit for canopy at the time of planting. In order to satisfy the requirements of this Section, trees and shrubs from these lists must be selected for new landscape installations.

3.07.02.02 Preservation of Existing Trees and Shrubs

An existing canopy tree shall be preserved whenever possible and its canopy calculated as it exists or from Table 3.07A, whichever is greater. When a buffer is to be provided by preserving existing trees and shrubs, all healthy species growing in the location shall be acceptable to the City, and shall be maintained in their natural setting.

3.07.03 Canopy Trees

Canopy trees shall be required for the purpose of shading impervious surfaces associated with all development in the City, except single-family, detached residences and detached duplex structures. Structures shall not be used in calculating or estimating the area of impervious surface. This subsection requires the calculation of the total impervious surface on a given site and the shading of one-third of that total impervious surface. To standardize the calculation, each paved parking space shall require 200 square feet of canopy area. Loading zones, sidewalks and other paved surfaces, with the exception of swimming pool decks and aprons, shall be calculated separately and one-third of the total area shall be shaded with canopy trees.

- (A) Canopy trees shall be selected from Table 3.07A and planted no closer than five (5) feet to any paved surface.
- (B) Planting areas for canopy trees shall be no less than 100 square feet in area.
- (C) Planting areas under canopy trees should be planted in compatible shrubs from Table 3.07C or ground covers. Grass may be planted but is discouraged because of the high water demand of grass versus shrubs and ground cover.
- (D) Single family and duplex development on individual lots are exempted from all landscaping provisions except canopy tree provisions: one six foot (6') canopy tree is required for each new construction dwelling unit.
- (E) The Green Swamp Area of Critical State Concern has specific requirements for

buffers. Those requirements are listed at the end of this section.

Table 3.07A, Canopy Trees

Species	Common Name	Height (feet)	Canopy (s.f.)
Acer Rubrum	Red maple	35-50	500
Carya glabra	Pignut hickory	80-100	700
Carya Illinoensis	Pecan	60-100	700
Carya tomentosa	Mockernut hickory	80-100	700
Celtis laevigata	Sugarberry (Hackberry)	40-60	1,300
Cinnamomum camphora	Camphor	40-50	700
Fraxinus caroliniana	Pop ash	40-60	500
Liquidambar styraciflua	Sweetgum	60-100	500
Magnolia grandiflora	Southern magnolia	50-100	500
Pinus clausa	Sand pine	60-80	500
Pinus elliottii	Slash pine	80-100	500
Pinus elliottii var. densa	South Florida slash pine	80-100	500
Pinus palustris	Longleaf pine	80-100	500
Platanus occidentalis	Sycamore	50-80	700
Quercus laurifolia	Laurel oak	60-100	970
Quercus nigra	Water oak	60-100	700
Quercus virginiana	Live oak	50-60	2,000
Tilia Caroliniana	Carolina basswood	50-60	500
Ulmus slata	Winged elm	20-25	500
Ulmus americana	Florida elm	80-100	700

Table 3.07B, Small Trees for Buffer Yards

Species	Common Name	Height (feet)	Canopy (s.f.)
Baccharis halimifolia	Groundsel tree salt bush	7-12	50
Betula nigra	River birch	45-65	200
Callistemon viminalis	Weeping bottlebrush	15-20	80
Carpinus caroliniana	American hornbeam	25-35	120
Carya folridana	Scrub hickory	10-20	120
Chionanthus virginicus	Fringe tree	15-25	80
Cornus florida	Flowering dogwood	20-30	200
Crataegus	Hawthorne	15-20	120
Eriobotrya japonica	Loquat, Japanese plum	15-20	80
Eucalyptus cinerea	Silver dollar eucalyptus	15-25	120
Gleditsia aquatica	Water locust	40-60	180
Gordonia lasianthus	Loblolly bay	30-40	200
Ilex attenuata	East palatka holly	25-30	200
Ilex cassine	Dahoon holly	25-30	200
Ilex opaca	American holly	30-45	200
Juniperus silicicola	Southern red cedar	25-30	120
Koelreuteria elegans	Golden rain tree	30-50	320
Lagerstroemia indica	Crepe myrtle	15-25	120
Magnolia virginiana	Sweetbay magnolia	30-60	200
Osmanthus americana	Wild olive, Devilwood	15-30	50
Osmanthus megacarpa	Scrub olive	12-15	80
Parkinsonia aculeata	Jerusalem thorn	20-30	200
Persea borbornia	Red bay	20-60	120
Prunus caroliniana	Cherry laurel	30-40	120
Prunus serotina	Wild black cherry	50-65	320
Quercus chapmanii	Chapman oak	15-20	180
Quercus geminata	Sand live oak	15-30	120
Quercus incana	Bluejack oak	20-30	120
Quercus laevis	Turkey oak	40-50	180
Quercus myrtifolia	Myrtle oak	15-20	80
Taxodium distichum	Bald cypress	60-100	320
Ulmus parvifolia	Drake elm, Chinese elm	30-40	320

Table 3.07 C, Shrubs

Species	Common Name	Species	Common Name
Abelia grandiflora	Glossy abelia	Jasminum pubescens	Downy jasmine
Baccharis halimifolia	Groundsel tree/saltbush	Juniperus "Pfitzeriana"	Pfitzer juniper
Befaria racemosa	Tarflower	Juniperus conferta "compacta"	Dwarf shore juniper
Bumelia tenax	Silver buckthorn	Junipera squamata "expansa"	
Camellia japonica	Camellia	Leucophyllum frutescens	Texas sage
Carrissa	Boxwood beauty	Ligustrum japonicum	Ligustrum
Cortaderia selloana	Pampas grass	Lyonia ferruginea	Rusty lyonia
Cycas revoluta	King sago	Lyonia lucida	Shiny lyonia/fetterbush
Duranta repens	Golden dewdrop	Myrica cerifera	Wax myrtle
Garberia heterophylla	Garberia	Persea humilis	Silk bay
Gardenia jasminoides	Gardenia	Photinia glabra	Red tip
Hydrangea macrophylla	Hydrangea	Pittosporum tobira	Green pittosporum
Hypericum hypericoides	St. Andrew's cross	Pittosporum tobira "compacta"	Compact pittosporum
Hypericum reductum	St. John's wort	Pittosporum tobira "variegata"	Variegated pittosporum
Ilex cornuta "Bufordi"	Buford holly	Raphiolepis indica	India hawthorn
Ilex cornuta "Dwarf Bufordi"	Dwarf Buford holly	Rhododendron "Duc de Rohan"	Azalea, "Duc de Rohan"
Ilex cornuta "rotunda"	Rotunda holly	Rhododendron simsii	Indian azalea
Ilex glabra	Gallberry	Rhododendron serrulatum	Swamp azalea
Ilex opaca arenicola	Scrub holly	Serenoa repens	Saw palmetto
Ilex vomitoria "nana"	Shillings holly	Thryallis glauca	Thryallis, Shower-of-gold
Ilex vomitoria "Pendula"	Weeping yaupon holly	Vaccinium darrowi	Little blueberry
Illicium anisatum	Japanese anise	Viburnum obovatum	Blackhaw
Illicium floridanum	Star anise	Viburnum odoratissimum	Sweet viburnum
Illicium parviflorum	Florida anise	Viburnum suspensum	Sandankwa viburnum
Itea virginica	Virginia willow	Zamia floridana	Coontie
Jasminum natidum	Shining jasmine		

3.07.04 Buffer Yards

- (A) A buffer yard is a landscaped strip along parcel boundaries that serves as a buffer between incompatible or potentially incompatible uses and zoning districts. The purpose of this subsection is to establish minimum buffer yard widths and landscaping requirements, in order to ensure compatibility between adjacent properties and land uses. The minimum required width of the buffer yard is therefore based on the potential degree of incompatibility between two abutting land uses. In no case shall the buffer yard width be less than the minimum setback required by the zoning district.
- (B) The Green Swamp Area of Critical State Concern has specific requirements for buffers. Those requirements are listed at the end of this section.

3.07.04.01 Establishment of Buffer Yards

Table 3.07D establishes the buffer yard between a proposed and an existing land use. Table 3.07E establishes the buffer yard between a proposed land use and a vacant property. A buffer is required for vacant property based on its zoning district classification at the time of the proposal to develop the abutting property. Buffer yards are intended as landscaped open space, therefore, they shall be free of pavement and permanent structures other than fences, play equipment, unpaved pedestrian paths, and drainage and retention facilities.

3.07.04.02 Buffer Yard Width and Landscaping Requirements

The number of trees and shrubs required in a buffer yard depends on the nature of the adjoining land uses. The standards for buffer yard width and the associated number of trees and shrubs are set forth in Figures A, B, C, and D that specify the number of each type of plant required per 100 linear feet. For each buffer yard standard, several options for the developer as to the width are offered and different numbers of each type of plant are specified, depending on the width. Any option fulfills the buffer yard requirement, therefore, the developer is free to choose the option that best fits the site constraints and the features of the site design. As buffer yard width increases, planting requirements are reduced. Trees and shrubs may be spaced evenly along the length of the buffer yard or grouped to best display the plant material. When natural plant material is present, it counts toward fulfilling the total requirement for trees and shrubs.

3.07.04.03 Buffer Yards Between Proposed Uses and Vacant Property

When the property adjacent to a proposed development is vacant, the need for a buffer yard is determined by the zoning classification of the vacant site. If the zoning will permit the development of a land use that requires a buffer, the buffer standard that applies will be found in Table 3.07E. Generally, the buffer yards for vacant property are

only about half of those required next to an existing land use.

**Table 3.07D, Landscape Requirements
Between Proposed and Existing Land Uses**

Proposed Class		Existing								
		I	II	III	IV	V	VI	VII	VIII	IX
I.	Single family detached dwellings.	N	A	B	B	C	C	C	D	D
II.	Duplex; s.f. attached; m.f. residential up to 4 units/acre; outdoor recreation facilities and cemeteries.	A	N	A	B	B	C	C	D	D
III.	Prof. offices with up to 8 parking spaces; and child care centers in converted residential structures.	B	A	N	A	B	B	C	C	D
IV.	Duplex, s.f. attached, mobile home parks and m.f. developments at 4-8 units/acre.	B	B	A	N	A	B	C	C	D
V.	Mobile home parks, s.f. attached, m.f. developments at 8+ units per acre; utility substations, switching stations, etc.	C	B	B	A	N	A	B	C	C
VI.	Prof. offices with 9+ off-street parking spaces; churches; schools; government facilities; and commercial development sites with up to 10 parking spaces.	C	C	B	B	A	N	A	C	C
VII.	Other retail, wholesale, service businesses; automobile service stations; shopping centers; hotels/motels; hospitals.	C	C	C	C	B	A	N	B	C
VIII.	Light industry; governmental public works storage/equipment facilities.	D	D	C	C	C	C	B	N	B
IX.	Heavy industry; water and sewer treatment facilities.	D	D	D	D	C	C	C	B	N

N = No buffer required

**Table 3.07E, Landscape Requirements
Between Proposed Land Uses and Vacant Property**

Proposed Class		Principal Use Permitted by Zoning District on Vacant Adjoining Property								
		I	II	III	IV	V	VI	VII	VIII	IX
I.	Single family detached dwellings.	N	N	A	A	B	B	B	C	C
II.	Duplex; s.f. attached; m.f. residential up to 4 units/acre; outdoor recreation facilities and cemeteries.	N	N	N	A	A	B	B	C	C
III.	Prof. offices with up to 8 parking spaces; and child care centers in converted residential structures.	A	N	N	N	A	B	B	B	C
IV.	Duplex, s.f. attached, mobile home parks and m.f. developments at 4-8 units/acre.	A	A	N	N	A	A	B	B	C
V.	Mobile home parks, s.f. attached, m.f. developments at 8+ units per acre; utility substations, switching stations, etc.	B	A	A	A	N	A	A	B	B
VI.	Prof. offices with 9+ off-street parking spaces; churches; schools; government facilities; and commercial development sites with up to 10 parking spaces.	B	B	B	A	A	N	A	B	B
VII.	Other retail, wholesale, service businesses; automobile service stations; shopping centers; hotels/motels; hospitals.	B	B	B	B	A	A	N	B	B
VIII.	Light industry; governmental public works storage/equipment facilities.	C	C	B	B	B	B	B	N	A
IX.	Heavy industry; water and sewer treatment facilities.	C	C	C	C	B	B	B	A	N

N = No buffer required

3.07.05 Installation, Irrigation and Maintenance

Installation of Plants. All plants shall be "Florida No. 1" or better, shall be healthy and free of diseases and pests, and shall be selected from Tables 3.07A through 3.07C. The trunks of canopy trees at the time of planting shall be a minimum of three inches in diameter 12 inches above the ground; and small trees shall be a minimum of one and one-half inches in diameter 12 inches above the ground. Shrubs shall be a minimum of nursery stock in two gallon containers. There is no minimum standard for ground cover.

- (A) Plants shall be installed during the period of the year most appropriate planting the particular species. If this requirement results in the planting of some or all of the landscaping subsequent to development approval, a performance bond shall be posted prior to the issuance of a certificate of occupancy, in an amount sufficient to ensure that the required landscaping is installed.
- (B) Landscape plants shall not interfere at maturity with power, cable television, or telephone lines, storm sewer or water pipes, or any other existing or proposed overhead or underground utility service.
- (C) The developer shall provide an appropriate planting soil medium for required plants and shall irrigate plant materials to sustain healthy growth of all plants to maturity. Required plants that die shall be replaced before the next growing season.
- (D) All landscaped areas shall be provided with an appropriate irrigation system, consistent with the needs of the plants contained therein. Properties on which required landscape areas are in disrepair or improperly maintained shall be subject to Code Enforcement action by the City.

3.07.06 Exemptions

The following shall be exempted from all landscaping provisions of this Section:

- (A) Single family and duplex development on individual lots: are exempted from all landscaping provisions except canopy tree provisions. See Section 3.07.03 (D).
- (B) Alteration of an existing development site that qualifies as a minor modification under Section 7.05.08.

3.07.07 Xeriscaping

- (A) Xeriscaping, as a landscaping technique, is encouraged in the area of the City known as the Green Swamp. Xeriscaping is a method of landscaping that conserves water and protects the environment by using mostly native plants, an efficient watering system, mulches, property maintenance and less lawn. The

key to xeriscaping is to cluster plants according to similar sunlight and water needs, creating landscape “zones.” Typically, xeriscaping reduces watering costs by 20 to 50 percent per month. Reducing the amount of watering reduces the amount of runoff from the property, which reduces the amount of pollutants, including fertilizer, that leaves the homeowner’s property.

- (B) As an example, there may be three zones to one yard: the Oasis, the Drought Tolerant and the Natural Zone. The zones would be defined by watering needs. The Oasis Zone would be located in high-visibility areas and includes showy, thirsty plants like roses and grass. The Drought-Tolerant Zone needs occasional watering, maybe every week or two. The Natural Zone may never need watering and consists of drought-resistant plants that survive on rainfall alone.
- (C) When drawing a landscape plan for your yard, the water management district offers the following tips. Draw a map of your yard that shows current conditions: permanent structures, slopes, drainage and existing vegetation. Then create a design of your yard that would reduce its dependence on water. Mark Oasis Zones, gardens, desired barriers (drought tolerant plants between you and an alley, for example), trees you leave intact and others you will plant. Don’t forget to allow room for plants to expand, as your yard plan will evolve over time.
- (D) For more information on xeriscaping, call the Southwest Florida Water Management District at their headquarters in Brooksville, Florida, at 352-796-7211, ext. 4226; or visit their Web site at www.swfwmd.state.fl.us/. Xeriscaped sites to visit are listed and a plant guide is available.

3.07.08 Upland Buffers Required in Green Swamp

For areas determined to be in upland buffers on development sites in the Green Swamp ACSC, the Tables 3.07F and 3.07Gs on the following pages apply.

Table 3.07F, Trees for the Green Swamp Upland Buffer Zone

Species	Common Name	Height (feet)	Canopy (s.f.)
Acer Rubrum	Red maple	35-50	500
Carya glabra	Pignut hickory	80-100	700
Carya Illinoensis	Pecan	60-100	700
Carya tomentosa	Mockernut hickory	80-100	700
Celtis laevigata	Sugarberry (Hackberry)	40-60	1,300
Cinnamomum camphora	Camphor	40-50	700
Fraxinus caroliniana	Pop ash	40-60	500
Liquidambar styraciflua	Sweetgum	60-100	500
Magnolia grandiflora	Southern magnolia	50-100	500
Pinus clausa	Sand pine	60-80	500
Pinus elliottii	Slash pine	80-100	500
Pinus elliottii var. densa	South Florida pine	80-100	500
Pinus palustris	Longleaf pine	80-100	500
Platanus occidentalis	Sycamore	50-80	700
Quercus laurifolia	Laurel oak	60-100	970
Quercus nigra	Water oak	60-100	700
Quercus virginiana	Live oak	50-60	2,000
Tilia Caroliniana	Carolina basswood	50-60	500
Ulmus slata	Winged elm	20-25	500
Ulmus americana	Florida elm	80-100	700

Table 3.07G, Shrubs for the Green Swamp Upland Buffer Zone

Species	Common Name	Species	Common Name
Abelia grandiflora	Glossy abelia	Jasminum pubescens	Downy jasmine
Baccharis halimifolia	Groundsel tree/saltbush	Juniperus "Pfitzeriana"	Pfitzer juniper
Befaria racemosa	Tarflower	Juniperus conferta "compacta"	Dwarf shore juniper
Bumelia tenax	Silver buckthorn	Junipera squamata "expansa"	
Camellia japonica	Camellia	Leucophyllum frutescens	Texas sage
Carrissa	Boxwood beauty	Ligustrum japonicum	Ligustrum
Cortaderia selloana	Pampas grass	Lyonia ferruginea	Rusty lyonia
Cycas revoluta	King sago	Lyonia lucida	Shiny lyonia/fetterbush
Duranta repens	Golden dewdrop	Myrica cerifera	Wax myrtle
Garberia heterophylla	Garberia	Persea humilis	Silk bay
Gardenia jasminoides	Gardenia	Photinia glabra	Red tip
Hydrangea macrophylla	Hydrangea	Pittosporum tobira	Green pittosporum
Hypericum hypericoides	St. Andrew's cross	Pittosporum tobira "compacta"	Compact pittosporum
Hypericum reductum	St. John's wort	Pittosporum tobira "variegata"	Variegated pittosporum
Ilex cornuta "Bufordi"	Buford holly	Raphiolepis indica	India hawthorn
Ilex cornuta "Dwarf Bufordi"	Dwarf Buford holly	Rhododendron "Duc de Rohan"	Azalea, "Duc de Rohan"
Ilex cornuta "rotunda"	Rotunda holly	Rhododendron simsii	Indian azalea
Ilex glabra	Gallberry	Rhododendron serrulatum	Swamp azalea
Ilex opaca arenicola	Scrub holly	Serenoa repens	Saw palmetto
Ilex vomitoria "nana"	Shillings holly	Thryallis glauca	Thryallis, Shower-of-gold
Ilex vomitoria "Pendula"	Weeping yaupon holly	Vaccinium darrowi	Little blueberry
Illicium anisatum	Japanese anise	Viburnum obovatum	Blackhaw
Illicium floridanum	Star anise	Viburnum odoratissimum	Sweet viburnum
Illicium parviflorum	Florida anise	Viburnum suspensum	Sandankwa viburnum
Itea virginica	Virginia willow	Zamia floridana	Coontie
Jasminum natidum	Shining jasmine		

Figure A

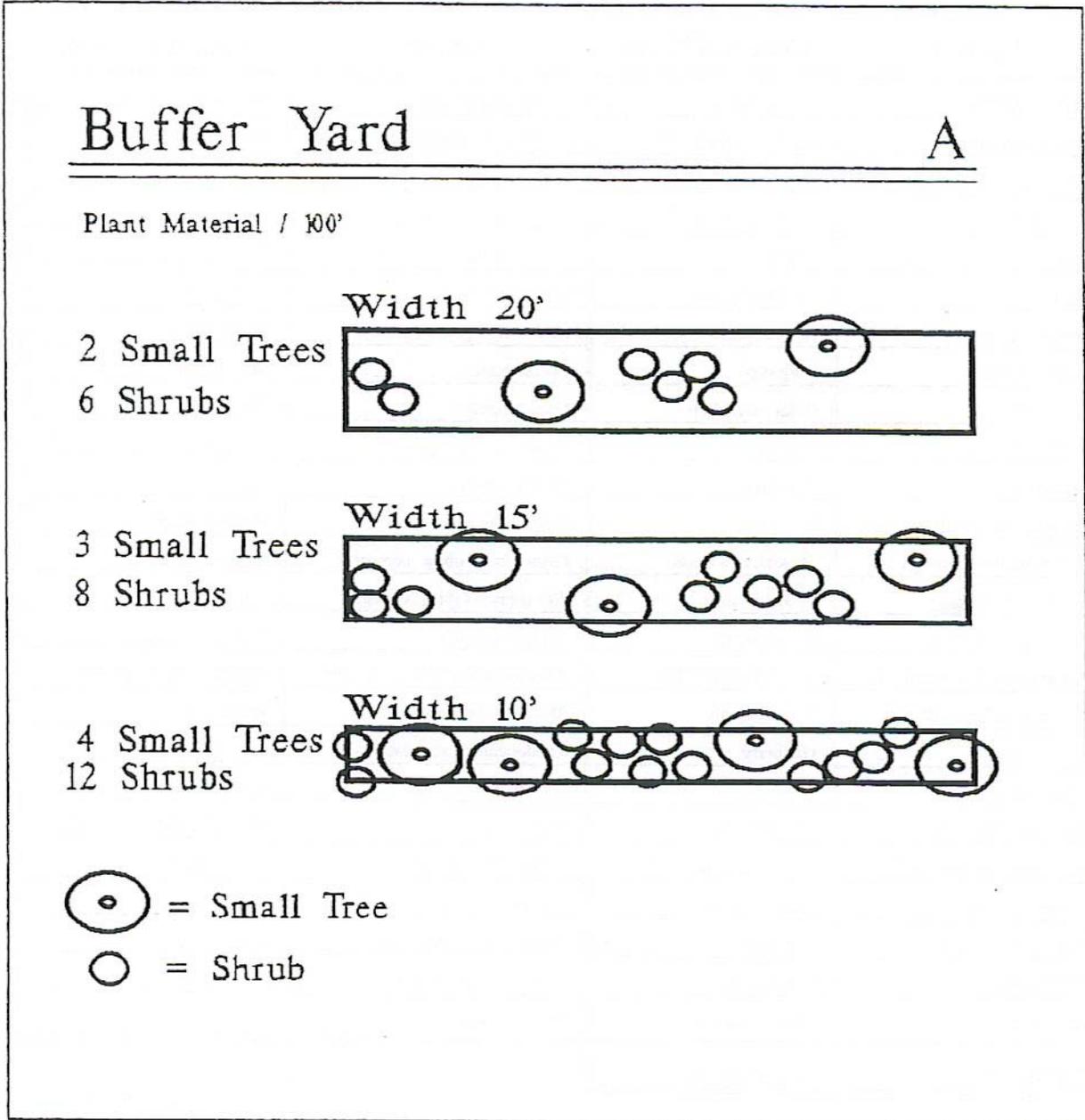


Figure B

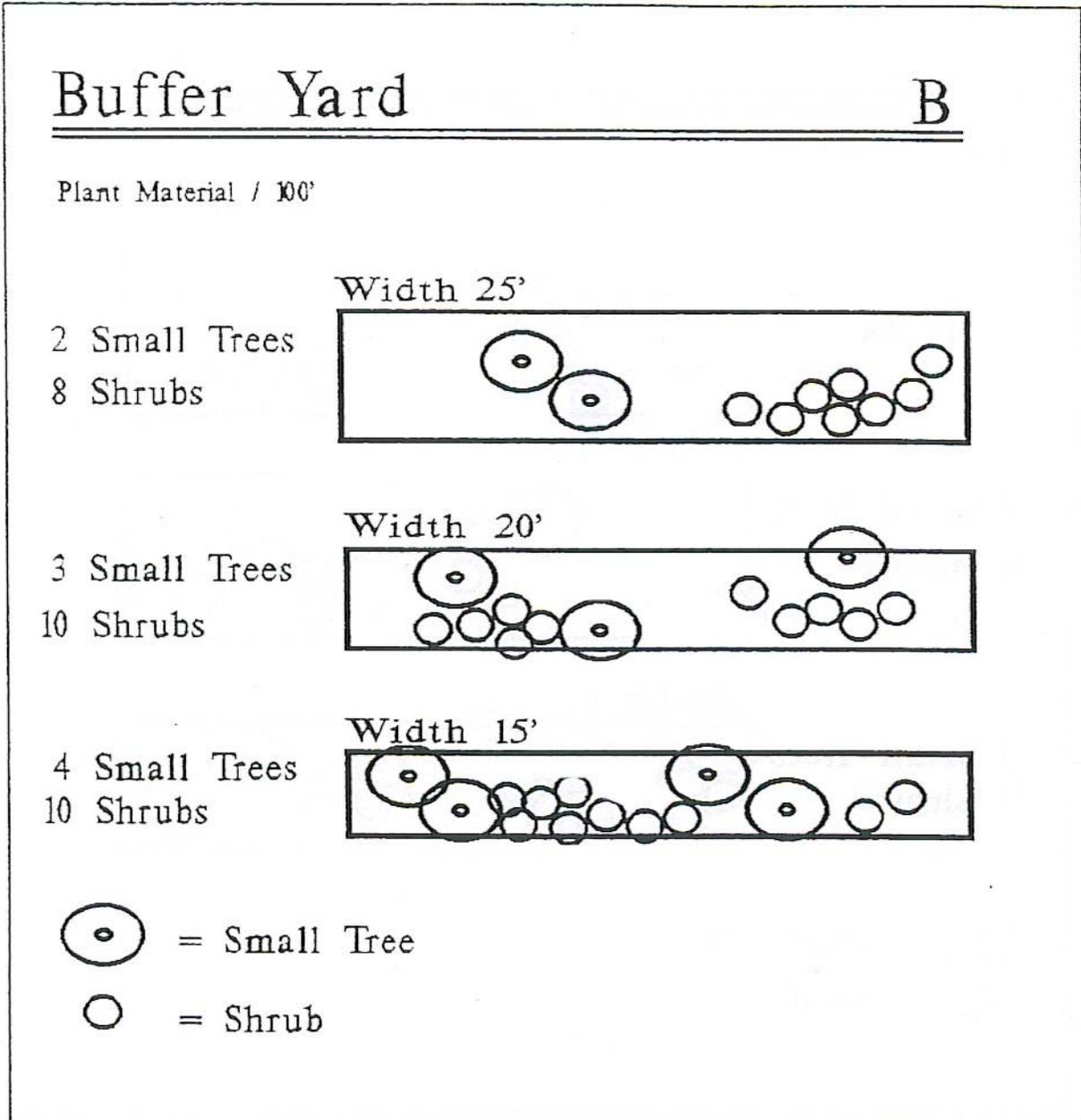


Figure C

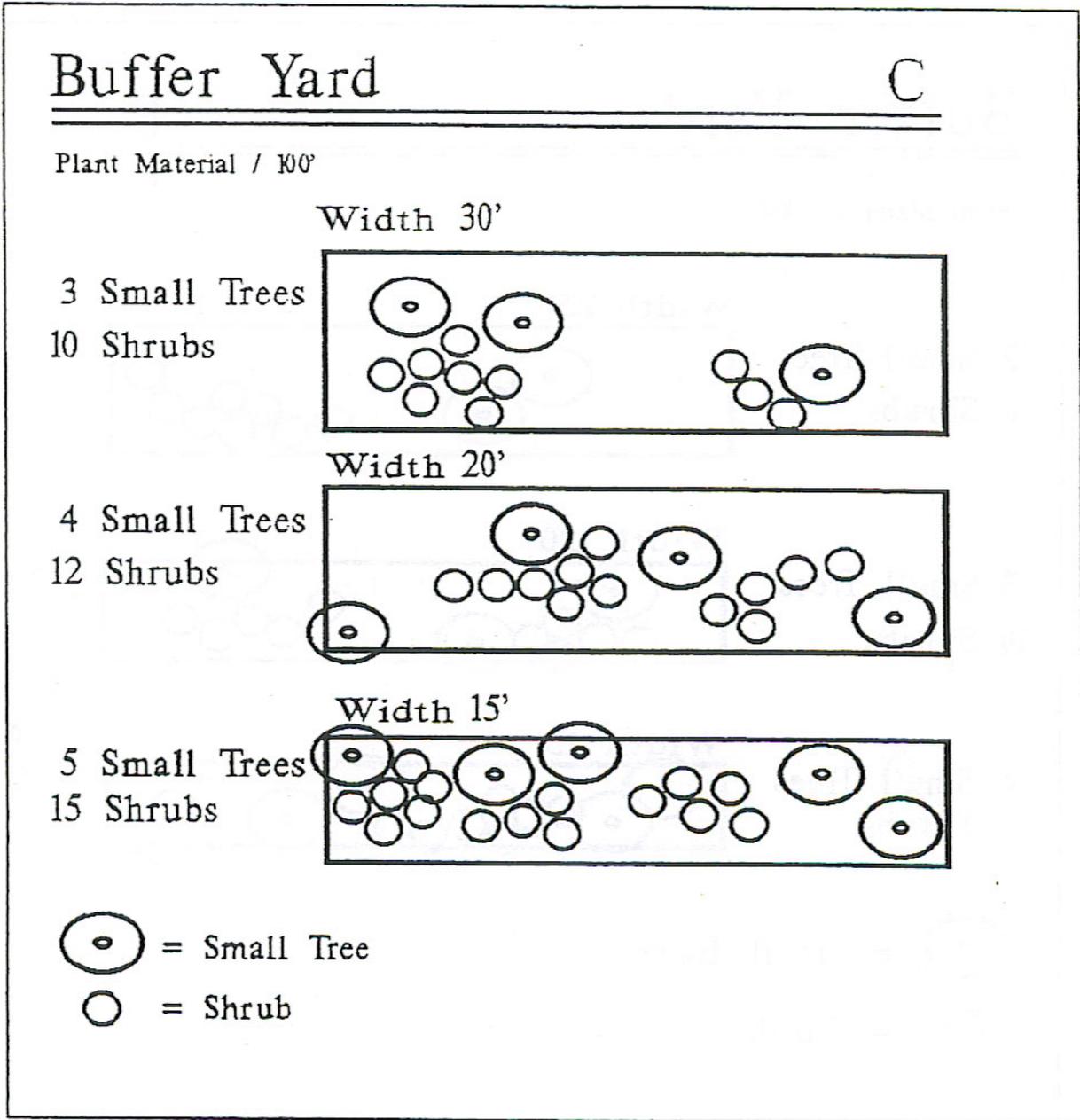
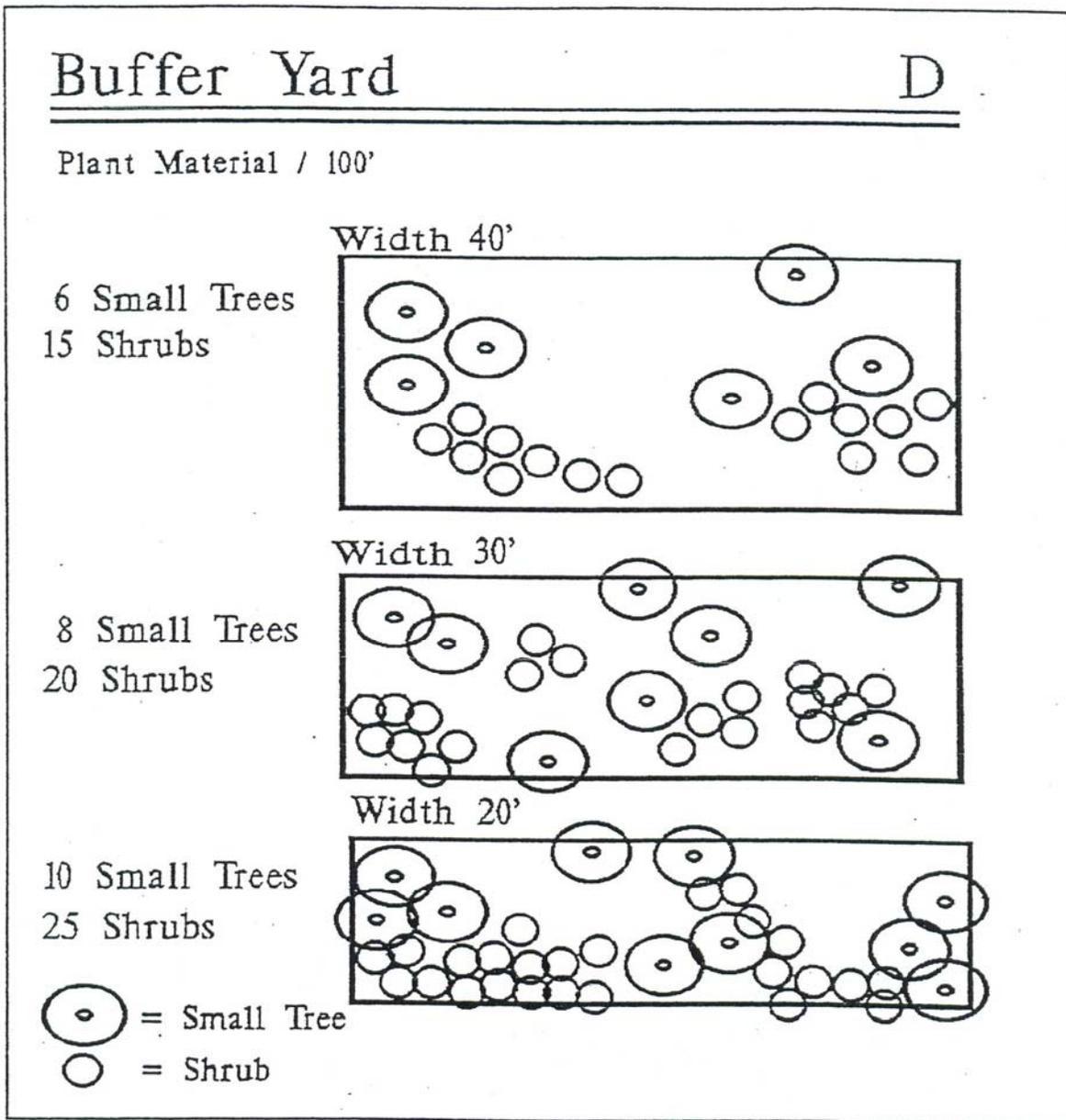


Figure D



[RESERVED]

3.08.00 Development Standards for the Lake Alfred Green Swamp ACSC

The Green Swamp Area of Critical State Concern (ACSC) lies directly north of the City of Lake Alfred. In accordance with the Agreement between the Florida Department of Community Affairs (DCA) and the City of Lake Alfred executed on September 13, 1996, and the Special Area Plan for the Green Swamp ACSC, limited portions of the larger ACSC may be annexed and developed at a density higher than that permitted in Polk County.

3.08.01 Green Swamp Critical Area Resource Management Plan – Selected Area Plan

- (A) Critical Area Resource Management Plan - Selected Area Plan and associated maps are on file with the Chief Planning Official of the City. All development in the Green Swamp Area of Critical State Concern (ACSC) shall be compatible and consistent with the Selected Area Plan (SAP) and with associated policies of the Comprehensive Plan of the City of Lake Alfred. Residential development is permitted on uplands at and above the elevation of 135 feet above Mean Sea Level (M.S.L.) at a gross density not greater than three (3) units per acres; however, the density shall not exceed one unit per ten acres unless the development is served by paved roads, municipal water and sanitary sewer.
- (B) In accordance with the Agreement of September 13, 1996, between the State and the City, a minimum of 30% of the land within the designated area of the Lake Alfred Green Swamp ACSC shall be held in permanent open space. Included in the calculation for the minimum 30% shall be: land located within the 100-year floodplain; all wetlands and areas largely characterized by wetlands lying below the elevation of 135 feet above Mean Sea Level (M.S.L.); but excluding all surface water courses and lakes.
- (C) The City may permit development but under strict regulations. All development must be in compliance with and meet or exceed the goals, objectives and policies adopted in the City’s Comprehensive Plan in the Conservation and Future Land Use Elements.

3.08.02 Permitted Principal Uses and Structures

Principal uses and structures permitted in the Green Swamp ACSC include: residential, public utilities, such as potable water, sanitary sewer, power and telephone/cable facilities uses and structures; conditional non-residential uses (see Section 3.08.04); and recreational uses and structures. Accessory uses and structures customarily incidental and subordinate to permitted principal uses are allowed (see Article 2, Section 2.05.00).

3.08.02.01 Single Family Detached

- (A) All types, models and configurations of single family detached, residential development are permitted. Lot coverage and impervious surface are restricted as follows, in order to achieve the overall goal of 60% open space on the development sites situated on the high sand hills in the Green Swamp ACSC.
- (1) Lot coverage by the principal dwelling shall not exceed 30%.
 - (2) Impervious surface coverage of a lot shall not exceed 40%, which shall include the principal dwelling, all paved areas, accessory structures and swimming pools.

3.08.02.02 Single Family Detached Cluster

- (A) Single family detached units may be clustered at densities up to five (5) dwelling units per net acre, but the gross density for the development site may not exceed three (3) dwelling units per gross developable acre. The minimum floor area of each dwelling unit shall be 1,200 square feet. For those developing Residential Cluster Developments in the Green Swamp ACSC, the development standards of R-1AAA Cluster must be used.
- (B) Whenever single family detached dwelling units are clustered the portion of the upland site shall not be developed with additional residential units at any time in the future and shall therefore remain a common area in perpetuity. The common areas portion of the site shall: be annotated as “perpetual open space” (POS); shall be zoned Preservation (PRES), Conservation (CN) or Public Recreation (PR); and shown as such on the Subdivision Plat and the Site Development Plan. This regulation shall be specified in a Development Agreement between the developer, the City and any established homeowners’ association. The perpetual open space shall be a recorded deed restriction that runs with the land and shall be recorded against every dwelling unit of the residential cluster development and shall be enforceable by the homeowners’ association, the City or any other affected party.
- (1) Perpetual open space may be dedicated to the City, if the City is willing to accept the dedication and the perpetual responsibility for maintenance of the land and whatever facilities may be located upon it.
 - (2) Perpetual open space may remain in the ownership of a homeowners’ association, which shall be responsible in perpetuity for maintenance of the land and whatever facilities may be located upon it.
 - (3) Perpetual open space may be placed in a Conservation Easement, which

shall, at a minimum: remove all development rights to the land; indicate the maintenance measures that are established; and, identify the individual, entity or agency responsible for the enforcement of the easement.

- (C) The common areas shall be classified according to their permitted use as separate tracts on the subdivision plat or site plan as a conversation tract, passive recreation tract, or recreational amenity tract. A minimum of forty percent (40%) of the required common areas shall consist of passive recreation and/or recreational amenities tract(s).

Permitted uses by common area tract are as follows:

- Conservation Tract: the upland buffer, protected or endangered habitat, native upland communities, areas containing soils considered as having “serve limitations” by Polk county Soil Conservation Service, and storm water retention areas.

Not more than sixty percent (60%) of the required common areas shall be conservation tract(s):

- Passive Recreation Tract: boardwalks, nature trails, exercise trails such as jogging and bicycle paths or other pedestrian facilities; bridle paths, the area between a residential lot line and the ordinary high water line of a lake. Passive recreation tracts shall retain the natural characteristics and features of the land and shall not require off-street parking and utilities. For the purposes of this section natural shall be defined as the state of the site prior to development, but exclusive of any non-native or invasive plants species.

- Recreational Amenities Tract: Clubhouses; swimming pools; tennis courts; shuffleboard courts; picnic areas and pavilions; parks; playgrounds; golf courses; boat ramps; parking associated with the preceding areas; storage areas for boats; trailers; recreational vehicles and riding stable; and landscaped areas.

Golf courses are subject to stringent review on a case-by-case basis, in accordance with the provisions of Section 3.08.04.03.

Impervious surfaces in common areas shall be limited to ten (10%) percent for each tract or by the cumulative total of impervious surface for the entire site which ever of the two calculations is more restrictive.

- (D) Combined impervious surface and lot coverage shall not exceed forty (40%) percent.
- (E) As an incentive to leaving large areas open and natural, combined impervious

surface and lot coverage percentages per lot may be permitted up to fifty (50%) percent depending on lot size, density, and minimum floor area. The following criteria must be met in its entirety:

- (1) The minimum lot size shall be no less than 9,500 square feet.
- (2) The minimum floor area shall be not less than 3,200 square feet.
- (3) The cumulative impervious surface coverage shall not exceed forty (40%) percent for the entire site. Calculations demonstrating that the site's maximum impervious surface coverage shall be provided and approved by City Staff.
- (4) Pervious brick pavers or other pervious surface materials approved by the City's engineer shall be used for driveways, walkways, pool decking, and elsewhere deemed appropriate to minimize impervious surfaces as much as possible.

Each proposal will be assessed on an individual basis, and as part of the entire Green Swamp Selected Area Plan, so that the thirty (30%) percent overall open space required by the DCA 380 Agreement is not compromised.

3.08.02.03 Single Family Attached Cluster

- (A) Single family attached clusters are permitted to a maximum density of five (5) dwelling units per acre; however, the gross density for the development site may not exceed three (3) dwelling units per gross developable acre. The minimum floor area of each dwelling shall be 1,200 square feet. For those developing single family attached cluster subdivisions in the Green Swamp ACSC, the development standards of R-1AAA Cluster must be used.
- (B) The Subdivision Plat and the Site Development Plan for single family attached residential cluster development in the Green Swamp ACSC shall specify the location and net density of the clustered residential development and shall clearly specify the remaining portion of the site as common area in perpetuity. The designated common area in perpetuity *shall not be developed* with additional residential units *at any time in the future*. The common area portion of the site must remain natural and may also be developed in a limited range of outdoor recreation uses, such as, parks and playgrounds, exercise courses and trails, bridle paths and riding stables, golf courses, and permitted uses by common area tracts found in section 3.08.02.03 (C). The Conservation (CN) or Public Recreation (PR); shown as such on the Subdivision Plat or the Site Development Plan. This regulation shall be specified in a Development Agreement between the developer, the City and any established homeowners' association. The perpetual open space shall be a recorded deed restriction that runs with the land and shall be recorded against every dwelling unit of the development and shall be enforceable by the homeowners' association, the City

or any other affected party.

- (1) Perpetual open space may be dedicated to the City, if the City is willing to accept the dedication and the perpetual responsibility for maintenance of the land and whatever facilities may be located upon it.
- (2) Perpetual open space may remain in the ownership of a homeowners' association, which shall be responsible in perpetuity for maintenance of the land and whatever facilities may be located upon it.
- (3) Perpetual open space may be placed in a Conservation Easement, which shall, at a minimum: remove all development rights to the land; indicate the maintenance measures that are established; and identify the individual entity or agency responsible for the enforcement of the easement.

Golf courses are subject to stringent review on a case-by-case basis, in accordance with the provisions of section 3.08.04.02 below.

- (a) The required perpetual common area shall not be less than forty (40%) percent of the total upland developable area.
- (b) Combined impervious surface and lot coverage shall no exceed 40%.

3.08.03 Development Standards

Before property can be zoned in the Green Swamp ACSC, land owners must file for an amendment to the Future Land Use Map of the City and undergo review by both the City and the Department of Economic Opportunity (DEO), and found in compliance by the DEO per Chapter 163, Florida Statutes. Prior to the issuance of a Building Permit for any development in the Green Swamp ACSC, development plans must be submitted to DEO and found in compliance with the regulations adopted by the City per the 380 Agreement with the City that is in accordance with 380.032 F.S. The following development standards apply.

- (A) The maximum gross density of residential development areas within the Green Swamp ACSC is three (3) dwelling units per acre. For regulations governing nonresidential uses, see paragraph 3.08.04 below.
- (B) Based on the high probability of wetlands, floodplains, endangered species and habitat, and historic archeological sites below 135 feet M.S.L., that elevation is the base line for development and *no development shall occur at an elevation lower than the 135 feet M.S.L.* Furthermore, there is no development right to lands below 135 feet M.S.L.
 - (1) To ensure the conservation and protection of all floodplain areas, wetlands

areas and areas largely characterized by wetlands, and lands below 135 feet M.S.L. shall be classified and zoned Preservation (PR) or Conservation (CN) on the Future Land Use Map (FLUM) and on all other planning and zoning maps of the City.

- (2) Land containing “upland natural plant communities” as defined in *The Green Swamp Critical Area Resource Management Plan for the City of Lake Alfred Selected Area, pages 22-24*, lie above 135 feet M.S.L., but shall be classified and zoned Preservation. Since they lie above 135 feet M.S.L., the development density of three (3) dwelling unit per acre associated with these special areas shall be included in the calculation of gross density permitted for the development site in which they are located.
 - (3) No density credit is given for lands that are wetlands, floodplains, lakes, rivers or streams, nor for lands classified Conservation or Preservation lying below 135 feet M.S.L. There shall be no right to transfer density from lands below 135 feet M.S.L. to developable lands above that elevation within the same ownership nor from one owner to another on the same parcel or on different parcels. Within the Green Swamp ACSC, density may only be counted at a maximum of three (3) dwelling units per acre on that portion of a parcel that is identified as upland and above the 135 feet elevation. A general location of such lands is shown in *The Green Swamp Critical Area Resource Management Plan for the City of Lake Alfred Selected Area*, specifically those areas labeled “Developable” on Map 9.
- (C) No structure shall be placed at an elevation lower than the 135 feet M.S.L. nor within 100 feet of 135 feet M.S.L. contour line.
 - (D) The use of package plants within the Green Swamp ACSC is strictly prohibited.
 - (E) The City shall require a 75 foot minimum setback between the drain field and all wetlands when onsite sewage disposal systems are used; and a minimum lot size of one acre is required. Inspection and pump-out at five year intervals is required.
 - (F) The placement of wastewater sludge within the boundaries of the Green Swamp ACSC is strictly prohibited.
 - (G) Wetlands shall be maintained in their natural and unaltered state. However, controlled burns, selective thinning, and ecosystem restoration and maintenance activities may be conducted within the wetlands, provided they are performed in accordance with current *Silviculture Best Management Practices*, published by the Florida Division of Forestry. Any isolated wetland of less than one acre shall be exempt from these requirements.

- (H) Impervious surfaces shall be kept to a minimum. Paving stones or open blocks rather than conventional paving are encouraged; as well as any other building innovations that reduce the amount of overall impervious surface.
- (I) Recharge Standard: Single family detached homes developed without a subdivision plat are exempt from this standard. Subdivisions and any development other than residential must comply with this standard.
 - (1) Projects or portions of projects in Most Effective Recharge Areas must retain three inches of runoff from directly connected impervious areas within the project. Applicants may instead demonstrate that the post-development recharge will be equal to or greater than the pre-development recharge.
 - (2) “Most Effective Recharge Areas” are defined as those areas with soils classified by the Soil Conservation Service as Type “A” Hydrologic Soil Group.
 - (3) “Directly connected impervious areas” are defined as those impervious areas which are connected to the surface water management system by a drainage improvement such as a ditch, storm sewer, paved channel or other man-made conveyance.
 - (4) Stormwater must be infiltrated into the soil or evaporated such that the storage volume is recovered within 14 days following a storm event.
 - (5) Pollution abatement requirements shall be the first inch (or 2.5 times the impervious area) of run off for the developed site, or as per the Water Management district, with this volume being recovered within 72 hours.
- (J) The City has conducted a survey of endangered species, both vegetative and animal, and mapped probable areas of habitat within the Selected Area Plan (SAP) in the Green Swamp ACSC, in order to establish a basis for habitat management. This data is on file with the City, and shall be considered the base data when any development is proposed within the Green Swamp ACSC and within the SAP.
- (K) Xeric landscaping and minimum irrigation systems are required, to reduce the effects of stormwater runoff, pollution of groundwater and surface water sources and to foster potable water conservation. See Article 3, Section 3.07.07, “Xeriscaping” for a description of xeric landscaping techniques.
- (L) To ensure that natural systems are not disrupted by development, development may not fragment conservation and preservation areas below 135 M.S.L. A clear connection between adjacent conservation and preservation areas must remain intact or be created if none currently exists.

- (M) To ensure that wildlife corridor connections in the uplands are not disrupted, and to preserve the natural systems within the uplands of a developable area, open space areas within a development shall be designed adjacent and connected to the surrounding open space areas of all other developments.
- (N) To ensure that agricultural areas and uses are not impacted by development, development may not be located adjacent to agricultural areas. A buffer of open space shall be provided by uplands developers between their development and agriculture where ever a developable area is adjacent to an agricultural use. Open space areas within a development are to be designed adjacent and connected to the surrounding open space areas of all other developments. The buffer area may be rented out as pasture land for horses, cattle, or similar grazing animals by the owner of the land, such as the homeowners' association or the City, at a minimum of one acre of pasture per animal. The buffer area may be planted and farmed with non-motorized equipment and without the spraying of airborne pesticides or fertilizers or other contaminants that could cause harm to the people in the adjacent development. This section does not apply to "limited agricultural uses" as defined in Article 9, Definitions, of the Land Development Code.
- (O) The type of development known as Planned Unit Development or "PUDs", and regulated in Article 2, Section 2.04.02.24 and Article 7, Section 7.04.00 in the Unified Land Development Code, shall be allowed in the Green Swamp ACSC consistent with Section 3.08.00 of the LDRs.
- (P) All streets within the Green Swamp Area of Critical State Concern SAP shall comply with Section 3.02.03 Street Design Standards of the Unified Land Development Code.
- (Q) The lowest floor level of any habitable structure must be built a minimum of one foot above the 100-year flood level, as determined by and in accordance with FEMA regulations.
- (R) Water reuse lines shall be installed for irrigation purposes in both common areas and for homeowner use at the time of development, as capacity will allow.

3.08.03.01 Upland Buffer

- (1) An *Upland Buffer*, consisting of a 50 foot conservation buffer and a 50 foot structure setback shall be surveyed or otherwise identified upland from the 135 feet M.S.L. The 50 foot conservation buffer shall be maintained as a natural zone to minimize the impact of development on the habitat and the environmentally sensitive lands below that elevation. In addition, the *upland buffer* is to provide upland habitat that is necessary for bird and animal foraging and nesting; and to prevent the runoff of contaminants into

wetlands and lakes.

- i) When the growth of natural plants, ground cover and grasses in the upland buffer is sparse, it may be supplemented by planting the species of trees and shrubs from the lists found in Article 3, Section 3.07.08, Table 3.07F and 3.07G, "Listed Species for Green Swamp Upland Buffer Zone."
 - ii) If the topography of the upland buffer on the parcel is greater than a 6% slope, then a berm shall be placed between the dwelling unit and the upland buffer zone, on the building side of the buffer and at the boundary of the buffer, to prevent fertilizer contaminated runoff from inundating the buffer zone.
 - iii) This *upland buffer* shall be planted and maintained by the developer, a land manager, a homeowners association, or the homeowner, whichever may be specified in a deed or subdivision restriction or other instrument addressing the creation, ownership and maintenance of the upland buffer.
- (2) The 50 foot conservation boundary is in addition to and shall not be a part of any required rear, side or front yard setback.
 - (3) The combination of the *upland buffer* and the rear, side or front yard setback, whichever is adjacent to the upland buffer, shall be a minimum of one hundred (100) feet from any structure.
 - (4) The *upland buffer* may be offered or dedicated to the City of Lake Alfred at the City's option and with the City's consent to accept ownership and/or maintenance.
 - (5) In the case where a structure is served by a septic system rather than sanitary sewer, the setback to any part of the septic system shall be the *upland buffer* plus seventy-five (75) feet.

3.08.04 Non-Residential Land Uses

Nonresidential land uses such as proposed commercial, office, employment center, institutional, utility, and golf courses may be allowed in limited areas of the Green Swamp ACSC. All proposals require review by the Planning Board and approval by the City Commission in accordance with the detailed provisions of Article 2, Section 2.04.02.24 and Article 7. Prohibited uses include all Industrial uses, major Institutional and utility uses such as hospital, airport/aviation, correctional facility, electric power plant, jail, and sewage disposal facility, as well as peat and lime rock mining and sand mining.

Institutional and utility uses may only be developed on land assigned the Future Land Use classification of "Public Buildings and Grounds," per Policy 1.1.15 of the Future Land Use Element. Golf course development is only allowed on land assigned the Future Land Use classification of "Recreation and Open Space," per Policy 1.1.16 of the Future Land Use Element. Commercial development is only allowed on land assigned the Future Land Use classification of Commercial per Policy 1.1.13 of the Future Land Use Element, Neighborhood Convenience Center per Policy 1.1.10 of the Future Land Use Element, or Specialty Center per Policy 1.1.11 of the Future Land Use Element. For, annexed land, owners with existing uses seeking the Commercial, Neighborhood Convenience Center, Specialty Center, Public Buildings and Grounds, or Recreation and Open Space Future Land Use classification must file for an amendment to the Future Land Use Map of the City and undergo review by both the City and the DEO, and be found in compliance by the DEO, prior to applying for a Conditional Use Permit or a Planned Unit Development (PUD).

3.08.04.01 Commercial

- (A) When Commercial uses existing before these regulations were adopted annex into the City, the use shall be mapped as "Commercial" on the Future Land Use Map. Commercial uses may not change or be expanded without review by the City. An existing commercial use proposed to be expanded or changed within the boundaries of the Green Swamp ACSC is a Conditional Use and shall be applied for, reviewed and approved, first by the City in accordance with the provisions of Article 7, and then by DEO.
- (B) When reviewing all requests for change of use or expansion of use for commercial uses, the City shall be subject to the Green Swamp regulations for commercial uses adopted in the Comprehensive Plan, Objective 2.3 "Residential and Commercial Development Standards" and its Policies 2.3.1 through 2.3.9.

3.08.04.02 Planned Unit Developments – Non-Residential

Planned Unit Developments shall be allowed in the Green Swamp ACSC consistent with Section 3.08.00 of the LDRs. Prior to applying for a Planned Unit Development

designation, owners must file for an amendment to the Future Land Use Map of the City and undergo review by both the City and the DEO, and be found in compliance by the DEO. The following requirements must be met, as applicable:

- (A) If the property is designated as Specialty Center Future Land Use, the Floor Area Ratio (FAR) shall not exceed 0.75.
- (B) If the property is designated as Neighborhood Convenience Center Future Land Use, the Floor Area Ratio (FAR) shall not exceed 0.35.

3.08.04.03 Golf Course

A golf course proposed within the boundaries of the Green Swamp ACSC is a Conditional Use and shall be reviewed and approved first in accordance with the provisions of Article 7, then by DEO. The following standards and criteria are strict requirements of golf course development in the Green Swamp ACSC, shall be reviewed by the City in its approvals, and are subject to separate enforcement by DEO.

- (A) An approved Integrated Chemical and Pesticide Management Plan has been prepared, which demonstrates that the minimum amount of pesticides, herbicides and fertilizers possible shall be used on the course.
- (B) The developer has committed to a quarterly groundwater quality monitoring program of indefinite duration.
- (C) A detailed landscape plan shall be prepared that demonstrates the maximum feasible use of Xeric vegetation throughout the course.
- (D) Use of irrigation shall be the minimum required for tees and greens and shall be eliminated through golf course and system design wherever possible.
- (E) Stormwater runoff shall be captured, retained and treated on-site and shall not flow into wetlands, floodplains, lakes or rivers.
- (F) Paved areas may be constructed with pervious pavement or similar products to minimize runoff and maximize aquifer recharge.
- (G) Permanent structures on the golf course shall be kept to the absolute minimum required for convenience, shelter and maintenance to reduce runoff and maximize aquifer recharge. All clubhouses, restaurants and pro shops must be shown on a master plan and shall be reviewed and approved as part of the review of the golf course. These areas shall be mapped as Recreation and Open Space as part of the golf course. Impervious surfaces must be kept at a minimum by using alternate paving techniques for all parking areas.

3.08.05 Archeological Resource Protection

- (A) The combination of the buffer and the structural setback will provide 100 feet from the edge of the historic wetlands of water bodies to any new structure. Although this may seem a significant width, it will not limit development density and it provides only about one-third of the width of the highest archeological probability zone.
- (B) Generally, the standard for archeological excavation will be that single-family detached houses are exempt, but that any multi-story and attached development will require an on-site investigation before permit approval.

3.08.06 Wildlife Management Plan Required

- (A) For all land located within the *seven identified natural areas* of the Lake Alfred Green Swamp SAP, which are high probability areas for wildlife, a wildlife management plan must be submitted and approved by the City before any development can occur. [Requirement of DCA per letter dated 9-16-99.] The seven areas are identified on Page 9, Figure 3 “Map Depicting Natural Vegetative Communities” of the March 1998 HDR Engineering, Inc., *Cultural Resource and Listed Species/Habitat Reconnaissance*. The seven areas are described on page 7, Section 4.2, “Results”, which is on file with the City of Lake Alfred.
- (B) The wildlife management plan shall be developed and paid for by the applicant for development.

3.08.07 Survey for Florida Burrowing Owl Required

- (A) Within the 554 acres identified in the Lake Alfred Green Swamp SAP, a resurvey will be required on a parcel-by-parcel basis at the time when specific development approval is requested, for the Florida Burrowing Owl. [Requirement of DCA per letter dated 9-16-99]
- (B) This survey shall be conducted between April and August of any given year.
- (C) If owls are found, a Wildlife Management Plan must be submitted and approved by the City before any development can occur.
- (D) This survey and wildlife management plan shall be developed and paid for by the applicant for development.

3.08.08 Lake Grassy Floodplain Study Required

- (A) Because no development shall occur below the 135 foot elevation line within the

Green Swamp ACSC of Lake Alfred, no additional floodplain studies are required for proposed development within the Lake Alfred Green Swamp area. There is one exception, however, and that is the immediate area around Lake Grassy in Section 19. [Requirement of DCA per letter dated 9-16-99]

- (B) Around Lake Grassy, a detailed flood study shall be performed for all subdivision proposals and other proposed development which have five (5) acres or more within the unnumbered one hundred year floodplain.
- (C) The study shall be conducted in accordance with the *Flood Study Guidelines and Specifications for Flood Contractors*. The purpose of the study is to more clearly delineate the floodplain.
- (D) This survey and study shall be developed and paid for by the applicant for development.

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shopping center, and away from adjacent property, but may be of sufficient intensity to discourage vandalism and theft. Reference Section 3.06.00, Performance Standards, for applicable glare and lighting standards.

- (2) Fencing: Where a property line abuts and is contiguous to any residential land use classification, a six-foot solid face masonry wall, in addition to required buffer yards, shall be constructed along, or within ten (10) feet, of the property line.
- (3) Signs: A single sign shall be permitted for each abutting road right-of-way, not to exceed twenty (20) feet in height and 150 square feet in gross surface area. No other free-standing signs shall be permitted on the property, except traffic directional signage. Signs shall be set back at least ten (10) feet from all property lines.
- (4) Landscaping: Canopy and buffer yards shall be provided in accordance with the standards of Section 3.07.00.
- (5) Parking: There shall be a minimum of 4.5 parking spaces per 1,000 SFGLA.
- (6) Off-Street Loading: There shall be a minimum of one off-street loading space for each 25,000 SFGLA in the center.

3.09.02 Recreational Vehicle (RV) Campgrounds

It is the purpose of these standards to provide minimum development guidelines for a Recreational Vehicle (RV) Campground designed only to accommodate the Recreational Vehicle. For the purposes of this ordinance, an RV Campground is a development for overnight or limited vacation-season occupancy. These provisions are intended to protect established or permitted uses in the vicinity of such a campground, and to protect and promote the orderly growth and development of Lake Alfred.

3.09.02.01 General Requirements

RV Campgrounds shall be permitted with Site Development Plan approval in C-1 and C-2 districts.

RV Campgrounds meeting the required design and compatibility standards shall accommodate the traveling public for a defined maximum time period associated with the specialized seasonal vacation and transient characteristics of such development, in contrast to the more permanent and extended stay characteristics of a Recreational Vehicle Park and a Mobile Home Subdivision.

3.09.02.02 Environmental Requirements

- (A) *General.* Condition of soil, groundwater level, drainage, and topography shall not create hazards to the property or to the health and safety of the occupants.
- (B) *Soil and Ground Cover Requirements.* Exposed ground surfaces in all parts of every vehicle site area or other vehicle parking area shall be paved, or covered with stone screenings, or other solid material, or protected with a vegetative growth that is capable of preventing soil erosion and of eliminating objectionable dust.
- (C) *Drainage Requirements.* Surface drainage plans for the entire tract shall be reviewed by appropriate City staff, who shall determine whether the proposed plan is compatible with the surrounding existing drainage pattern and any relevant drainage plan of Polk County, prior to issuance of Site Development Plan approval and building permits. No permit shall be issued in such instance where the Chief Building Official finds the plan to be incompatible with surrounding areas.

3.09.02.03 Tract Requirements

- (A) The tract shall have at least 75 feet of frontage on a Principal Arterial roadway, as designated on the Future Traffic Circulation Map of the Lake Alfred Comprehensive Plan.
- (B) Minimum tract size for an RV campground development shall be five (5) acres.
- (C) Minimum width of the tract shall be 150 feet at the front building setback line.
- (D) Minimum depth of the tract shall be 200 feet.
- (E) Minimum perimeter setbacks shall be as follows:
 - (1) Front: 25 feet, measured from property line to the most forward projection of any structure or vehicle.
 - (2) Side and rear: 15 feet. Where a public right-of-way abuts a side or rear property line, the minimum setback shall be 25 feet.
- (F) Where any property line of an RV Campground abuts land either zoned for residential use or occupied by a residential use permitted by this Code, there shall be provided and maintained along, or within 10 feet of, said property line a solid face masonry wall, with a finish of stucco or other texture, no less than six (6) feet in height, that shall be in addition to the buffer yard required by Section 3.07.00.

3.09.02.04 Vehicle Site Requirements

- (A) The minimum vehicle site area shall be 1,200 square feet.
- (B) For the purpose of determining vehicle site width and depth, the width of a vehicle site shall be measured at right angles to and between the designated side boundary lines. The depth of a vehicle shall be measured at right angles to and between the designated front and rear boundary lines.
 - (1) The minimum vehicle site width shall be 20 feet.
 - (2) The minimum vehicle site depth shall be 40 feet.
- (C) Maximum density shall be 10 sites per gross acre.
- (D) The minimum distance between recreational vehicles shall be 10 feet. The minimum distance between an RV and any structure shall be 20 feet. The minimum allowable distance between recreational vehicles shall, for the purpose of this section, be measured from and between the outermost structural parts or attached accessory features.
- (E) Each vehicle site shall be clearly defined by a permanent marker, constructed of a durable material such as masonry or metal, placed at all corners.
- (F) The addition or attachment of any permanent structures, such as awnings, porches, carports, or individual storage facilities, not specifically designed and included as a standard part of the original recreational vehicle, shall be expressly prohibited in an RV Campground.
- (G) Pull-through lots or sites (defined as those sites having a street on each end of the lot) shall have a minimum length of 70 feet, with a minimum width of 36 feet. No part of any RV (excluding the tongue) shall be closer to the pavement than 22 feet, and the rear of such unit shall be no closer than 15 feet from the pavement.

3.09.02.05 Recreational and Open Space Requirements

There shall be provided within an RV Campground at least one area designed for recreational and open space use that is easily accessible from all vehicle sites. The size of such recreation area shall not be less than 10 percent of the entire tract area or 15,000 square feet, whichever is greater.

3.09.02.06 Street System and Off-Street Parking Requirements

- (A) *General.* All parking areas shall be provided with safe and convenient vehicular access from abutting public streets and roads to each vehicle site. Alignment and gradient shall be properly adapted to topography. Surfacing and maintenance shall provide a smooth, hard and dense surface that shall be well drained.
- (B) *Access.* Access to an RV Campground from a public street or road shall be designed to minimize congestion and hazards at the entrance and on adjacent streets. All traffic into or out of the parking areas shall be through such entrances and exits.
- (C) *Internal Streets.* All internal streets shall be designated. Road surfacing shall meet the following minimum width requirements:
 - (1) One-way travel, no parking on street: 10 feet.
 - (2) Two-way travel, no parking, serving less than 50 spaces, one-way with on-street parking on one side, serving less than 50 spaces: 18 feet.
 - (3) Two-way, no parking, serving 50 spaces: 20 feet.
 - (4) Two-way, parking on one side only: 24 feet.
 - (5) Two-way, parking on both sides: 34 feet
- (D) *Off-Street Parking and Maneuvering Space.* Each recreational vehicle Campground shall be designed so that parking, loading or maneuvering of vehicles incidental to parking spaces shall not necessitate the use of any public street, sidewalk, or right-of-way, or any private grounds not part of the RV campground parking area.

Sufficient maneuvering space and off-street parking facilities shall be provided at each site to accommodate a towing vehicle, if any.

3.09.02.07 Service Requirements

- (A) *Utilities*
 - (1) Water and Sewer
 - i) Every principal use and every lot within a newly platted subdivision shall have central potable water and wastewater hookup whenever required by the Comprehensive Plan and where the topography permits the connection to a public water or sewer line by running a connecting line no more than 200 feet from the lot to such line.

- ii) Water and sewer lines shall be placed in the street right-of-way. Under extreme and unusual circumstances, the City Commission may grant a variance to this requirement at the time of preliminary plat approval.
 - iii) All development shall comply with applicable DEP rules and the Lake Alfred Ordinance entitled "Article III. Regulation of Wastewater Collection and Treatment System, Section 18-40 inclusive, Lake Alfred Municipal Code."
- (2) Watering Stations. Each RV Campground shall be provided with one or more easily accessible water supply outlets for filling recreational vehicle water storage tanks in accordance with design and construction requirements established by the State of Florida.
 - (3) Sanitary Connections. Each RV Campground shall be provided with individual connections to each vehicle site in the RV Campground.
 - (4) Electrical and Gas Systems. Each RV Campground shall be provided with an electrical or gas system that shall be installed and maintained in accordance with applicable codes and regulations.
 - (5) Lighting. Adequate lighting shall be provided for all roads, walkways, service buildings, watering and sanitary stations, and other facilities subject to nighttime use in accordance with requirements established by appropriate City departments and in the Standard Lighting Guide published by the Illuminating Engineering Society.

3.09.02.08 Refuse Handling

- (A) *General*. The storage, collection and disposal of refuse (garbage, ashes, and rubbish) in an RV Campground shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazard or air pollution in accordance with requirements established by the State of Florida.
- (B) *Location*. All refuse shall be stored in watertight, fly-proof, rodent-proof containers, that shall be located within 150 feet of any vehicle.
- (C) *Collection*. All refuse containing garbage shall be collected at least twice weekly, in accordance with requirements established by the State of Florida.

3.09.02.09 Service Buildings and Facilities

- (A) *General*. The requirements of this section shall apply to service buildings,

recreation buildings and other service facilities, such as:

- (1) Management offices, repair shops and storage areas.
 - (2) Sanitary facilities.
 - (3) Laundry facilities.
 - (4) Indoor recreation areas.
 - (5) Convenience establishments such as groceries, ice sundries, bait and fishing equipment. Such establishments shall be designed to serve only the needs of occupants of the park and shall not, including their parking area, occupy more than five percent (5%) of the park area.
 - (6) Marinas and launching ramps, when appropriate to the park.
- (B) *Minimum Sanitary Facilities Required for RV Campgrounds.* A central service building containing the necessary toilet and other plumbing fixtures specified by the State of Florida shall be provided in an RV Campground that provides vehicle sites for dependent vehicles. Service buildings shall be conveniently located within a radius of approximately 300 feet of the sites to be served. Minimum sanitary fixture requirements for every RV Campground are as follows:

	1-100 Sites		For each Additional 25 Sites	
	Men	Women	Men	Women
Showers	5	5	1	1
Lavatories	4	4	1	1
Toilets	3	6	1	2
Urinals	3		1	

- (C) *Service Facilities in Connection with Other Businesses.* When an RV Campground is operated in connection with a resort or other business establishment, the number of sanitary facilities for such business establishment shall be in addition to those required by the public health standards for vehicle sites and shall be based upon the total number of persons using or expected to use such facilities.
- (D) *Pedestrian Access to Service Buildings and Facilities.* Surfaced, appropriately drained walkways having a width of not less than 3 feet shall be provided from the vehicle sites to all service buildings and facilities, refuse collection areas, and

recreation areas.

- (E) *Outdoor Cooking.* All outdoor cooking shall be so located, constructed, maintained and used as to minimize fire hazard and smoke nuisance both on the property on which they are used and on neighboring property.

3.09.02.10 General Operating Requirements

- (A) *General.* The person to whom appropriate permits and licenses are issued shall operate the RV Campground at all times in compliance with applicable state and local laws pertaining to the management and operation of such a facility.
- (B) *Duration of Stay.* Vehicle sites shall be rented by the day or week only, and the occupant of a vehicle site shall remain at that site and within the RV campground for a limited period of time consistent with the special seasonal, vacation and transient requirements of the RV user, but in no case exceeding 120 calendar days within any 360 day period, whether accumulated consecutively or intermittently.

3.09.02.11 Permit Procedures and Requirements

- (A) *Site Development Plan.* Any applicant for the required permits to establish, construct, alter or extend an RV Campground in Lake Alfred shall first request and receive approval of a Site Development Plan in accordance with the provisions of Article 3 and Section 7.05.00 of this Code.
- (B) *Health and Sanitation Permit.* After receipt of required land use approvals, applicant shall then apply for and receive a health and sanitation permit for the proposed RV Campground from the Polk County Health Department and the State of Florida in accordance with the requirements of appropriate agencies.
- (C) *Building Permit.* Upon completion of (A) and (B) above, application shall be made to the Chief Building Official for the building permit to construct, alter, or extend an RV Campground in accordance with the provisions of this Section. Before issuing a building permit for the construction, alteration or extension of an RV Campground, the Chief Building Official shall determine that all applicable review procedures and standards required under this Code have been satisfactorily met.

3.09.03 Recreational Vehicle (RV) Parks

It is the purpose of these standards to provide minimum development guidelines for a Recreational Vehicle (RV) Park designed only to accommodate the Park Model Recreational Vehicle. For the purposes of this ordinance, an RV Park is defined as a development in which park model mobile homes (recreation vehicles) are permanently

sited and occupied seasonally or year round. A Recreational Vehicle Campground, on the other hand, is a development for overnight or limited vacation-season type use (See Section 3.09.02 for Site Development Standards). These provisions are intended to protect established or permitted uses in the vicinity of such a park, and to protect and promote the orderly growth and development of Lake Alfred.

RV Parks are permitted with a Site Development Plan in R-2, C-1 and C-2 district. However, the development standards set forth in this Section shall supersede all development standards applicable in those districts.

3.09.03.01 Development Standards

(A) *Minimum Lot Requirements:*

- (1) Minimum size for development site: 5 acres, with a width of not less than 150 feet and a depth of not less than 200 feet.
- (2) Minimum size for RV site: Width of not less than 28 feet and depth of not less than 70 feet.

(B) *Maximum Building Height:* 35 feet

(C) *Floor Area:* 350 s.f. minimum, 500 s.f. maximum

(D) *Minimum Yard Requirements:*

- (1) No RV or structure shall be placed less than 50 feet from the front lot line or 30 feet from other lot lines. Where the development site adjoins property with a commercial or industrial zoning designation, the required side and rear setback shall be 15 feet.
- (2) RVs and structures shall be placed at least 20 feet from the pavement edge of private Park roads.
- (3) RVs and freestanding structures serving as common facilities shall be at least 15 feet apart. No carport or other appurtenant structure may be installed on a RV less than 10 feet from another RV or appurtenant structure. This distance shall be measured between the closest points of the units.

3.09.03.02 Allowable Accessory Uses

- (A) Clubhouse, laundry, swimming pool, and other shared facilities for the common use of the residents of a development.

- (B) No more than one single family conventional home, at least 800 s.f. in size, for the use of a resident manager.
- (C) Storage buildings for personal household goods; storage areas for boats, recreational vehicles, and other types of vehicles that exceed 30 feet in length. The storage area is for the use of Park residents only, and shall be fenced and landscaped. Storage units of any kind shall be prohibited on individual RV sites or on Park roads.

3.09.03.03 Other Requirements

- (A) *Ownership* RV Parks may not be platted or otherwise divided by fee simple ownership; however, the sale of interests or memberships on a condominium basis is permitted. All facilities, including roads, shall be privately owned or owned in common by residents of the Park, and shall not occupy parcels of land that are deeded separately from the rest of the Park. The City of Lake Alfred shall not be responsible for maintenance and/or repair of common facilities within an RV Park.
- (B) *Parking.* For each RV site, two (2) paved off-street Parking spaces of 10 feet by 20 feet each shall be provided.
- (C) *Common Open Space.* An area comprising 20 percent of the development site or 5 acres, whichever is less, shall be set aside as common open space as defined in Article 9.
- (D) *Nonconformities.* No new RVs may be added to an existing RV Park in an R-2 zone that does not comply with applicable requirements of this Code. However, previously installed units may be moved and additional property and common facilities may be incorporated into the site if such activities will eliminate nonconforming conditions or reduce the degree of nonconformity. See Section 7.12.00.
- (E) *Site Development Plan.* No RVs, structures or facilities shall be installed or constructed until a Site Development Plan meeting the requirements of Section 7.05.00 of this Code has been submitted to and approved by the City of Lake Alfred. All improvements, regardless of timing or project phasing, shall be substantially consistent with the approved Site Development Plan. Where an existing RV Park in an R-2 district has no Site Development Plan, such a plan shall be prepared and submitted to the City prior to the addition, improvement, rearrangement or replacement of Park facilities or RVs.

3.09.04 Mobile Home Parks

The purpose of this Section is to establish locations suitable for mobile home

development on undivided property, along with open space and other amenities for the common use of residents; to designate those uses and activities that are appropriate for and compatible with such areas; and to establish standards and provisions necessary to ensure proper development and public safety in a Mobile Home Subdivision setting.

Mobile Home Subdivisions are permitted with a Site Development Plan in an R-2 district. However, the development standards set forth in this Section shall supersede normal development standards applicable in R-2.

3.09.04.01 Development Standards

(A) *Minimum Lot Requirements:*

- (1) Minimum size for development site: 5 acres, with a width of not less than 150 feet and a depth of not less than 200 feet.
- (2) Minimum size for mobile home site:
 - i) Single Wide Unit: 30 feet in width, 100 feet in depth.
 - ii) Double Wide Unit: 50 feet in width, 100 feet in depth.
 - iii) Triple Wide Unit: Two lot minimum.

(B) *Maximum Building Height:* 35 feet

(C) *Minimum Floor Area:* Must be greater than 500 s.f.

(D) *Minimum Yard Requirements:*

- (1) No mobile home or structure shall be placed less than 50 feet from the front lot line or 30 feet from other lot lines. Where the development site adjoins property with a commercial or industrial zoning designation, the required side and rear setback shall be 15 feet.
- (2) Mobile homes and structures shall be placed at least 20 feet from the pavement edge of private Subdivision roads.
- (3) Mobile homes and freestanding structures serving as common facilities shall be at least 15 feet apart. No carport or other appurtenant structure may be installed on a mobile home less than 10 feet from another mobile home or appurtenant structure. This distance shall be measured between the closest points of the units.

3.09.04.02 Allowable Accessory Uses

(A) Clubhouse, laundry, swimming pool, and other shared facilities for the common

use of the residents of a development.

- (B) No more than 1 single family conventional home, at least 600 s.f. in size, for the use of a resident manager.
- (C) Carports, porches, and awnings that are physically attached to mobile homes. Such structures shall not exceed a cumulative total of 300 s.f. Freestanding cabanas, storage sheds, and other detached structures for private use are prohibited.
- (D) Storage area for boats, recreational vehicles, and other types of vehicles that exceed 30 feet in length. Storage area is for the use of Subdivision residents only, and shall be fenced and landscaped. Storage of these units shall be prohibited on individual mobile home sites or on Subdivision roads.

3.09.04.03 Other Requirements

- (A) *Ownership.* Mobile Home Subdivisions may be platted or may be conveyed by the sale of interests or memberships on a condominium basis. All facilities including roads however, shall be privately owned or owned in common by residents of the Subdivision, and shall not occupy parcels of land that are deeded separately from the rest of the Subdivision. The City of Lake Alfred shall not be responsible for maintenance and/or repair of common facilities within a Mobile Home Subdivision.
- (B) *Parking.* For each mobile home site, two (2) paved off-street parking spaces of 10 feet by 20 feet each shall be provided.
- (C) *Common Open Space.* An area comprising 20 percent of the development site or 5 acres, whichever is less, shall be set aside as common open space as defined in Article 9.
- (D) *Nonconformities.* No new mobile homes may be added to an existing Mobile Home Subdivision in an R-2 zone that does not comply with applicable requirements of this Code. However, previously installed units may be moved and additional property and common facilities may be incorporated into the site of such activities will eliminate nonconforming conditions or reduce the degree of nonconformity. See Section 7.12.00.
- (E) *Site Development Plan.* No mobile homes, structures or facilities shall be installed or constructed until a site development plan meeting the requirements of Section 7.05.00 of this Code has been submitted to and approved by the City of Lake Alfred. All improvements, regardless of timing or project phasing, shall be substantially consistent with the approved site development plan. Where an existing Mobile Home Subdivision in an R-2 district has no site development plan,

such a plan shall be prepared and submitted to the City prior to the addition, improvement, rearrangement or replacement of Subdivision facilities or mobile homes.

3.09.05 Cluster Development: Garden Homes, Town or Row Houses, Zero Lot Line Homes and Z-Lot Development

Developments containing single family attached dwelling units, as defined in Article 9, shall be designed and approved according to the following regulations:

- (A) *Development Plans.* Single family attached developments shall be platted according to the provisions of Section 7.06.00. In addition to all other required information, plats shall show building envelopes for all structures. A site development plan meeting the requirements of Section 7.05.00 shall be submitted to the City for review and approval before construction begins.
- (B) *Density.* Gross density of the development site shall not exceed 8 units per acre. For purposes of calculating density, the development site shall include all platted lots, together with roads, drainage facilities, utility sites and any other common property within the perimeter of the subdivision plat, regardless of whether such facilities will ultimately be dedicated to the City.
- (C) *Non-Residential Tracts*
 - (1) Prior to approving the final plat for recording in the public records of Polk County, the Chief Planning Official shall verify that all parcels or tracts not intended for use as residential lots are clearly delineated on the plat as to size and dimension. The purpose, ownership, and responsibility for maintenance for each parcel or tract shall be noted on the plat.

Unless specifically accepted by the City Commission, the City of Lake Alfred shall not be responsible for maintenance and/or repair of any common facilities or properties.
 - (2) Clubhouses, swimming pools, and other structures erected on common property shall be approved only after submittal of a site development plan in accordance with the requirements of Section 7.05.00. The Chief Planning Official may waive this requirement for structures under 300 square feet in size that do not require water, sewer, or parking facilities. Such structures shall be located a minimum of 25 feet from all property lines.
- (D) *Private Streets.* Where internal streets are to be retained in private ownership, a security gate or other form of barrier to restrict access may be installed. However, the developer or homeowners' association shall be responsible for

providing access to City emergency vehicles when necessary.

Private streets shall be placed on right-of-way meeting width requirements applicable to a public road. The use of easements to provide access to residential lots shall be prohibited.

(E) *Development Standards*

(1) Minimum Development Site Requirements

Duplexes:	7,500 square feet
Three units or more:	10,000 square feet
Minimum site width:	75 feet
Minimum site depth:	100 feet

(2) Minimum Residential Lot Requirements

Minimum lot size:	2,000 square feet
Minimum lot width:	20 feet

Where a lot fronts on a cul-de-sac or other curved right-of-way, there shall be no less than 12 feet of frontage, as measured along the arc of the curve.

(3) Setbacks

- i) All Structures shall be located at least 25 feet from the front lot line and 20 feet from the rear lot line. Side street setbacks on corner lots shall be 25 feet.
- ii) All principal structures shall be located at least 10 feet from side lot lines where there is no common wall.
- iii) Accessory structures on residential lots, where permitted, shall be set back at least 7.5 feet from side and rear lot lines. This requirement shall apply to swimming pools and screen enclosures.
- iv) Where the development site includes three units or more, and abuts a single family residential zoning district, all principal and accessory structures shall be located at least 25 feet from the perimeter of the site.

(4) Floor Area

Minimum floor area shall be 500 square feet.

(5) Maximum Site Coverage

Structural coverage on the development site shall not exceed 35 percent.

(6) Other Requirements

- i) No residential structure shall contain more than 10 dwelling units.
- ii) No structure shall exceed 35 feet in height.
- iii) Each unit shall have an individual access to the outside, both in the front and rear.
- iv) Where ingress/egress to residential lots is from an arterial or collector road, driveway access points shall be limited to one (1) per structure or one (1) for each 50 feet of frontage, which ever is less.
- v) Accessory structures, including swimming pools, shall be prohibited on residential lots of less than 5,000 square feet. Where permitted, such structures shall be limited to a cumulative total of 400 square feet per lot. Swimming pools and screen enclosures are not included in this size limitation.

3.09.06 Communications Towers and Antennas

- (A) *Receive Only Antennas / Residential Personal Wireless Services.* This section shall not apply to antennas that are used exclusively to receive signals, such as those that receive video programming services via multi-point distribution services, and those which receive television broadcast signals. Further, this section shall not apply to antennas attached to single family dwelling units that are utilized, solely, to provide personal wireless services to the occupants of the single family dwelling unit. Regulations for those type of antennas and dishes are found in Article 2, Section 2.05.03.
- (B) *Site Development Plan.* Communications Towers and Antennas shall be permitted with the approval of a Site Development Plan and only in PI and M1 zoning districts, as designated in Article 2, Section 2.04.00, Table 2.04.01(A) "Table of Land Uses" of this Code. The Site Development Plan shall be accepted and reviewed under the regulations set forth in Article 7, Section 7.0500 for Site Development Plans except as noted here under (I), (J) and (K).
- (C) *Purpose.* The purpose of this section is to provide for the siting, performance,

and construction standards and general regulations governing communications towers and antennas; and to:

- (1) Minimize adverse visual impacts of communications towers and antennas through appropriate design, siting, and landscape screening; and
 - (2) Accommodate the growing need for communications towers and antennas, while promoting and encouraging collocation of antennas on new and existing tower structures as a primary option rather than construction of additional single use towers.
- (D) *Definitions.* Definitions for *Camouflaged Construction, Communications Tower, Communications Antenna, FAA and FCC* shall be added to Article 9. As used in this section, the following terms shall have the meanings as set forth below:
- (1) *Height* shall mean, when referring to a communications tower or other structure, the distance measured from the finished grade of the parcel to the highest point on the tower or other structure, including the base pad and any antenna.
- (E) *Applicability.* All new communications towers and communications antennas located in the City shall be subject to the regulations contained in this section except as provided herein.
- (F) *Exceptions*
- (1) *Amateur radio station operators.* This section shall not apply to any communications tower or communications antenna that is owned and operated by a federally licensed amateur radio station operator that is less than the maximum height allowed in any zoning district. In addition, the said owner/operator must comply with any and all applicable federal and state laws, regulations and standards and the installation and use of the equipment must be in accordance with manufacturer's specifications, and grounding standards in conformance with those established by the National Electric Safety Code.
 - (2) *AM Array.* For purposes of this section, an AM array, consisting of one or more tower units and supporting ground system that functions as one AM broadcasting antenna, shall be considered one tower. Measurements for setbacks and separation distances shall be measured from the outer perimeter of the towers included in the AM Array. Additional tower units may be added within the perimeter of the AM Array.
 - (3) *Antennas installed prior to this amendment.* All communications towers and communications antennas legally installed in the City prior to the

effective date of this amendment to the Unified Land Development Code shall be considered permitted nonconforming uses, allowed to continue their usage as they presently exist; provided, however, that anything other than routine maintenance, shall comply with the requirements of this section. See Article 7, Section 7.12.00 “Nonconformities”, and specifically Section 7.12.07 for further regulations.

- (4) *Government owned and/or operated antennas.* This section shall not apply to communications towers and communications antennas approved by the City and that are governmentally owned and/or operated and primarily used for public health and safety.

(G) *Regulations for Communications Antennas*

- (1) To encourage collocation and to minimize the number of communications towers within the City, communications antennas shall be considered a permitted **accessory use** when placed on or attached to any structure which constitutes a principal use, including existing communications towers (whether or not such tower is considered a principal or accessory use). Subject to the height restrictions for each zoning district and set forth in the Table of Development Standards, Article 2, Table 2.04.01(B) for communications towers, communications antennas height restrictions shall be as follows:
 - i) In approved zoning districts, communications antennas shall not extend more than the district height maximum requirement as listed in Table 2.04.01(B).
- (2) Communications antennas shall not be placed on, or attached to, any structure used as a single family dwelling unit;
- (3) Communications antennas, including any supporting electrical and mechanical equipment, must be operated and installed in accordance with all applicable state or federal laws, regulations and standards, including applicable FCC regulations relating to radio frequency emissions and manufacturer standards.
- (4) Communications antennas and any supporting electrical and mechanical equipment shall be designed and installed to blend into or meet the aesthetic character of the principal structure to which it is attached. Other than camouflaged communication antennas, communications antennas shall not be placed on historic landmarks, recognized by federal, state, local law or ordinance, or listed in the National Register of Historic Places.
- (5) If a communications antenna is installed on a structure other than a tower,

the antenna and supporting electrical and mechanical equipment shall be of a neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible.

- (6) Communications antennas, including any supporting electrical or mechanical equipment, shall comply with the minimum accessory building setback requirements of the district in which they are located.

(H) *Regulations for Communications Towers*

- (1) *Lot size.* For purposes of determining whether the installation of a communications tower complies with the Table of Development Standards, Section 2.04.01(B) in any zoning district, the dimensions of the entire lot shall control, even though the tower may be located on leased parcels within such lot. Any further development on the lot would have to be setback from the tower as per Table 1 in Section (H)(6).
- (2) Communications towers shall either maintain a galvanized steel finish or, subject to any applicable standards of the FAA, be painted a neutral color so as to reduce visual obtrusiveness. Communications towers not requiring FAA painting/markings shall have either a galvanized finish or be painted a noncontrasting blue or gray finish. The color should be selected so as to minimize the equipment's obtrusiveness.
- (3) The design of the buildings and related structures at a tower site shall, to the extent practicable, use materials, colors, and textures that will blend them into the natural setting and surrounding buildings.
- (4) *Building Codes and Safety Standards.* To ensure the structural integrity of towers, the owner of a tower shall ensure that communications towers, and any accessory structures are designed, constructed, and maintained in compliance with the City's codes and to the extent not in conflict therewith, the applicable standards that are published by the Electronic Industries Association, as amended. Designs for new communications towers shall be signed and sealed by an engineer registered in the State of Florida.
- (5) *Setbacks.* Communications tower setbacks shall be measured from the base (including foundations above ground level) of the tower or protruding accessory building structure at the base of the tower, whichever is closest to the property line of the parcel on which it is located.

Each tower shall be set back from all property lines a distance equal to its height. Alternatively, a statement from a registered engineer in the State

of Florida may be provided to certify that, in the event of structural failure, the tower would fall within the boundaries of the property on which it is located. In no case shall the tower be set back a distance of less than 50 percent of its height.

- (6) *Separation from off-site uses/Designated areas.* The following separation from off-site uses/designated areas shall apply to all communications towers. Communications tower separation shall be measured from the base of the tower to the lot line of the off-site uses and/or designated area as specified in Table 1 below.

Table 1 for Communications Towers

Off-site Use/Designated Area	Separation Distance
Single family or duplex residential units, including modular homes and mobile homes used for living purposes.	200 feet
Vacant land zoned residential single family or duplex, which is either platted or has preliminary subdivision plan.	200 feet Separation is measured from base of tower to closest residential lot line.
Vacant unplatted residentially zoned lands. Includes any unplatted residential use properties without a valid preliminary subdivision plan or valid development plan approval and any multi-family residentially zoned land greater than duplex; and Land zoned for parks of any type.	100 feet or 100% height of tower, whichever is greater.
Existing multi-family residential units of a greater density than duplex units; and Commercially zoned property.	100 feet or 100% height of tower, whichever is greater.
All lands zoned or used other than for residential.	None; only setbacks set forth in subsection (5) "Setbacks."

- (7) *Separation distances between communications towers.* Separation distances between communications towers shall be measured between the proposed tower and the preexisting tower and shall be as specified in Table 2 below. The separation distance shall be measured by drawing or following a straight line between the base of the existing tower and the proposed base, pursuant to a site plan.

Table 2 for Communications Towers

	Lattice	Monopole or Guyed Greater than 75 feet	Monopole, Camouflaged, or Guyed up to 75 feet
Lattice: Not allowed in City	Not allowed in City	1500 feet	750 feet
Monopole or Guyed greater than 75 feet	1500 feet	1500 feet	750 feet
Monopole, Camouflaged, or Guyed up to 75 feet	750 feet	750 feet	750 feet

- (8) *Security fencing.* Communications towers and accessory structures, shall be enclosed by security fencing not less than six feet in height. The tower and the fence shall be equipped with an appropriate anti-climbing device.
- (9) *Landscaping.* Landscaping, as required by this section, shall be installed on the outside of security fences. Further, existing vegetation shall be preserved to the maximum extent and may be used as a substitute of or in supplement towards meeting landscaping requirements. Existing mature tree growth and natural land forms on the site shall be preserved to the maximum extent. In cases such as towers sited on large, wooded lots, natural growth around the property perimeter may be a sufficient buffer. Further, in cases where the tower is sited on paved or impervious surfaces, such as parking lots, the placement of landscaping required by this subsection may be modified so long as equivalent screening is provided. The following landscaping and buffering of communications towers shall be required around the perimeter of the tower and accessory structures:
- i) A row of trees a minimum of eight feet tall and a maximum of twenty-five feet apart shall be planted around the perimeter of the fence and be in place when the tower is completed; and
 - ii) A continuous hedge at least 30 inches high at planting capable of growing to at least 36 inches in height within 18 months shall be planted in front of the tree line referenced above; and
 - iii) All landscaping shall be of the evergreen variety; and once

installed, shall be preserved and maintained in an appropriate manner.

- (10) *Height.* No communications tower, whether freestanding or installed on another structure, shall exceed 150 feet in height from ground level. An existing communications tower may be modified to a taller height, not to exceed 150 feet in total height, to accommodate the collocation of an additional communications antenna(s); provided however, that any communications tower modified by greater than 40 feet must continue to be in compliance with all requirements of this section.

The height of a communication tower may be further regulated by the Polk County Airport Zoning Board, as our City primarily lies within the 20,000 foot airport buffer zone for Gilbert Field (Winter Haven Airport), located on US 92, southwest of the City. Tower height will be regulated by the City by distance zones from the airport. Zone A will not permit towers; Zone B will permit towers of 100 feet or less; Zone C will permit towers of 150 feet or less; and Zone D will permit towers of 200 feet. See the attached map.

Any variance must be requested from the City of Lake Alfred Board of Adjustment. An additional approved variance will be required from the Polk County Airport Zoning Board for height beyond zone regulations. A variance for height over 200 feet must be reviewed and approved by the FAA.

- (11) *Type of Construction.* Communications towers shall be monopole, guyed or camouflaged construction.
- (12) *Signs and Advertising.* The use of any portion of a communications tower for sign or advertising purposes including, without limitation, company name, banners, or streamers, is prohibited.
- (13) *Illumination.* Communications towers shall not be artificially lighted except to assure human safety or as required by the FAA. Strobe lighting is prohibited.
- (14) *Collocation*
- i) Monopole communications towers shall be engineered and constructed to accommodate a minimum of one additional communication service provider.
 - ii) Camouflaged communication towers may be engineered and constructed without accommodating additional communication service providers.

- iii) Communications towers located within electrical substations may be engineered and constructed without accommodating additional communication service providers.
 - iv) Onsite relocation. Before onsite relocation is allowed, a tower must be deemed conforming. This section does not apply to nonconforming towers. A communications tower which is being rebuilt to accommodate the collocation of an additional communication antenna may be moved onsite within 50 feet of its existing location; however, the tower shall meet the setback requirements of this section. After the communications tower is rebuilt to accommodate collocation, only one tower may remain on the site. The relocation of a tower in accordance with this subsection shall in no way be deemed to cause a violation of this section.
- (15) *Noninterference.* No communications tower or communications antenna shall interfere with public safety communication. Frequency coordination is required to ensure noninterference with public safety systems and/or public safety entities.
- (16) *Green Swamp Impact Assessment Statement.* No communications tower or communications antenna shall be approved for location in the Green Swamp Area of Critical State Concern by the City of Lake Alfred without a copy of the Green Swamp Impact Assessment Statement and proof of approval of the construction plan from the DCA Office in Tallahassee, Florida.
- (l) *Procedure for review of Site Development Plan.* **In addition to** the requirements of Article 7, Section 7.05.00 "Site Development Plan", the following items are required.
- (1) *Site Plan.* A site plan, scaled at a standard engineering scale, clearly indicating the location, type and height of proposed tower, on-site land uses and zoning, adjacent land uses and zoning, separation distances as set forth in Tables 1 and 2 of this section, adjacent roadways, proposed means of access, setbacks from property lines, elevation drawings of proposed tower and any other structures, topography, parking, and any other information deemed by the City to be necessary to assess compliance with this section;
 - (2) Separation distances between proposed tower and nearest residential unit; and between the proposed tower and other existing towers within one mile of the site including information about the nearest tower including height and design;

- (3) Proposed landscape plan;
 - (4) Method of fencing, finished color, and if applicable, the method of camouflage and illumination;
 - (5) A notarized statement of the applicant as to whether construction of the tower will accommodate collocation of additional communications antennas for future users.
 - (6) Identification by map of applicant's existing communications towers within the City; and
 - (7) A description of the applicant's authorized radio frequencies.
- (J) *Approval by the Planning Board.* In determining whether to approve the Site Development Plan pursuant to this section, the Planning Board shall consider the following factors:
- (1) Height of proposed tower;
 - (2) Nature of uses on adjacent and nearby properties and the proximity of the tower to all adjacent land uses.
 - (3) Surrounding topography;
 - (4) Surrounding tree coverage and foliage;
 - (5) Design of the tower and particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness, such as camouflaged construction;
 - (6) Proposed ingress and egress;
 - (7) Availability of suitable existing towers, other structures, not requiring the use of towers; and
 - (8) The Board **shall not** consider the environmental effects of radio frequency emissions, to the extent that the proposed tower, and attached communication antennas and related structures comply with the FCC's regulations concerning such emissions.
 - (9) *Availability of Suitable Existing Towers or Other Structures.* No additional towers will be allowed unless the applicant demonstrates that no existing tower or structure can accommodate the applicant's proposed

communications antenna(s). In this regard, an applicant shall submit information which may consist of the following:

- i) No existing towers or structures are located within the geographic area which meet the applicant's engineering requirements.
- ii) Existing towers or structures are not of sufficient height.
- iii) Existing towers do not have sufficient structural strength to support equipment.
- iv) The applicant's proposed communications antenna would cause electromagnetic interference with the antenna on the existing tower or vice versa.
- v) The fees, costs, contractual provisions required by the owner in order to share an existing tower or structure or to adapt an existing tower or structure for sharing are unreasonable. Costs exceeding new tower development are presumed to be unreasonable.
- vi) The applicant demonstrates that there are other limiting factors that render existing tower and structures unsuitable.

(K) *Denial by the Planning Board.* Any decision by the Planning Board to deny the Site Development Plan shall be in writing and supported by competent, substantial evidence contained in a written record.

(L) *Abandonment.* In the event the use of any communications tower or communications antenna has been discontinued for a period of 180 consecutive days, the tower or antenna shall be deemed to have been abandoned. Upon such abandonment, the owner/operator of the tower or antenna shall have an additional 180 days within which to reactivate the use, transfer the ownership/operation to another actual user, or dismantle the tower. In no case shall a tower remain in the state of abandonment for more than one calendar year. The owner of the real property shall be ultimately responsible for all costs of dismantling and removal, and in the event the tower is not removed within 180 days of abandonment, the City may initiate legal proceedings to do so and assess the costs against real property.

3.09.07 Development Standards for Mini-Warehouses

It is the purpose of these standards to provide minimum development guidelines for a mini-warehouse facility and to protect established or permitted uses under these regulations in the vicinity of such a facility.

No storage bay or unit in a mini-warehouse shall be used as a place of business by persons renting storage space, and no occupational license shall be approved for the property other than that of the mini-warehouse owner/operator.

No mini-warehouse shall be used as a place of residence or as a storage location for hazardous materials.

(A) *Development Site Requirements*

(1) Minimum Lot Size. An area not less than 20,000 square feet, with a minimum width of 100 feet and a minimum depth of 200 feet.

(2) Setbacks

Front: 35 feet.

Side: 40 feet if contiguous to property designated for residential use on the Future Land Use Map.

10 feet if contiguous to property designated for commercial or industrial use on the Future Land Use Map.

Rear: 40 feet if contiguous to property designated for residential use on the Future Land Use Map.

20 feet if contiguous to property designated for commercial or industrial use on the Future Land Use Map.

(3) Maximum Lot Coverage. No more than 40 percent of the development site shall be covered by structures.

(B) *Design Requirements*

(1) Lighting: All lights shall be shielded to focus and direct light onto the uses established, and away from adjacent property, but may be of sufficient intensity to discourage vandalism and theft. Reference Section 3.06.00, Performance Standards, for applicable glare and lighting standards.

(2) Fencing: Where a property line abuts and is contiguous to any residential land use classification, a six-foot solid face masonry wall shall be constructed along the property line.

(3) Signs: A single sign shall be permitted for each abutting road right-of-way, not to exceed 15 feet in height or 40 square feet in gross surface area. No

other signs shall be permitted on the property, except traffic directional signage. Signs shall be set back at least 15 feet from all property lines.

- (4) Landscaping: Landscaping shall be provided in all required setback areas according to the standards of Section 3.07.00.
- (5) Parking: There shall be a maximum of two (2) parking spaces, that shall be located in proximity to the business or manager's office on the site.

3.09.08 Development Standards for a Flea Market

It is the purpose of these standards to provide minimum development guidelines for a flea market in a Retail Commercial and Business district and to protect established or permitted uses under these regulations in the vicinity of such a facility.

Flea markets shall be permitted only on property fronting on an arterial road, as designated on the Future Traffic Circulation Map of the Lake Alfred Comprehensive Plan, with all major points of ingress/egress connecting to that road.

At least one enclosed building of 300 square feet or more in size shall be constructed on the property.

(A) Development Site Requirements

- (1) Minimum Lot Size. An area not less than five (5) acres, with a minimum width of 200 feet and a minimum depth of 300 feet.
- (2) Setbacks
 - Front: 50 feet
 - Side: 100 feet if contiguous to property designated for residential use on the Future Land Use Map
30 feet if contiguous to property designated for commercial or industrial use on the Future Land Use Map
 - Rear: 100 feet if contiguous to property designated for residential use on the Future Land Use Map
30 feet if contiguous to property designated for commercial or industrial use on the Future Land Use Map
- (3) Maximum Lot Coverage. No more than 40 percent of the development site shall be covered by structures.

(B) *Design Requirements*

- (1) Lighting: All lights shall be shielded to focus and direct light onto the uses established, and away from adjacent property, but may be of sufficient intensity to discourage vandalism and theft. Reference Section 3.06.00, Performance Standards, for applicable glare and lighting standards.
- (2) Fencing: Where a property line abuts and is contiguous to property zoned for residential use, a 6-foot solid masonry wall with a finish of stucco or other texture shall be constructed along the property line. Within required structural setback distances from public roads, the height of the wall shall be 4 feet.
- (3) Signs: Signs are permitted according to the standards established in Article 4.
- (4) parking: Required off-street parking spaces shall be required in accordance with Section 3.03.00. parking areas shall have a smooth, stabilized and dustless surface, provided that no more than 50 percent of the required parking spaces may be grass or other suitable material in overflow and remote locations. parking spaces within 150 feet of any structure on the development site shall be paved with asphalt, concrete or other rigid paving material.
- (5) Landscaping. Landscaping of vehicle use areas shall be in accordance with Section 3.07.00, except where a solid face masonry wall is required.

3.09.09 Outdoor Amusement Enterprises

Such facilities shall be subject to the following requirements:

- (A) No outdoor amusement enterprise shall be located within 300 feet of existing residential development or property designated for residential use on the Future Land Use Map of the Lake Alfred Comprehensive Plan. This distance shall be measured from the boundary of the property on which the proposed outdoor amusement enterprise would be located.
- (B) Minimum lot size shall be one (1) acre.
- (C) Lighting to illuminate buildings, stages, open areas or advertising shall be designed so as to shine only on the subject property, and shall be directed away from any public street or residential area.
- (D) Outdoor amusement activities shall be subject to applicable performance standards provided in Section 3.06.00.

- (E) No building, RV, trailer, vehicle, or mechanical equipment shall be located within 50 feet of any property line.

3.09.10 Indoor Amusement Enterprises

In C-2 and C-3, such facilities shall be subject to the following requirements:

- (A) All activities shall be conducted entirely within an enclosed structure.
- (B) No structure shall be located within 50 feet of any property line.
- (C) No bowling alley or skating rink shall be maintained or operated within 300 feet of a school, library, church, hospital, child care center, nursing home, or other similar public or semipublic institution.
- (D) Lighting to illuminate buildings, open areas or advertising shall be designed so as to shine only on the subject property, and shall be directed away from any public street or residential area.

3.09.11 Church

- (A) Development site shall front on a road with a functional classification of "Collector" or higher.
- (B) Structure shall be set back no less than 50 feet from any adjoining property under different ownership.
- (C) Minimum lot sizes shall be 30,000 square feet for less than 200 seat capacity and 40,000 square feet for 200 or more seat capacity.

3.09.12 Public School/College/University/Vocational-Technical School

- (A) The development site shall front on and have two primary access points shall on an arterial roadway.
- (B) The minimum lot size is ten (10) acres for a public school, and fifteen (15) acres for all other schools.
- (C) Landscaping, canopy trees and buffer yards shall be designed and installed in accordance with Section 3.07.00. Landscaping shall be provided in all setback areas according to Landscape Standard "D," including those where a solid face masonry wall may be required.

3.09.13 Service Station/Truck Stop

- (A) *Site - Service Station.* The minimum frontage on an arterial street shall be 150 feet. The minimum area of a service station development site shall be 15,000 square feet. Construction on site of minimum area shall include no more than two (2) service bays and two (2) pump islands. One (1) service bay and one (1) pump island may be added for each additional 2,000 square feet.

Site - Truck Stop. Development site shall be at least two (2) acres in size, and shall have no less than 85 feet of frontage on an arterial roadway. Mechanical work shall be limited to minor automotive repairs as defined in Article 9.

- (B) *Service Area.* Service areas shall be provided as follows:

- (1) Paving. The entire area of service station sites not covered by structures and landscaping shall be paved; either concrete or asphaltic concrete shall be used for the paved areas.
- (2) Curb. At the property line, face each street side of the service area that is not included in a driveway with a concrete vertical curb six (6) inches wide by 13 inches deep with a top six (6) inches above the finished pavement grade except where a transition is made to a driveway.
- (3) Equipment. Pits, hoists, and all lubricating, washing, and repair equipment and work space shall be enclosed within a building. Washing and lubricating service areas shall drain to a City standard sand and grease trap, drain field and dry well.
- (4) Off-Street parking. The service area shall include no less than one (1) employee parking space for each two (2) employees, with a minimum of two (2) employee parking spaces.
- (5) Truck parking Areas - Truck Stop. Truck parking areas shall be set back at least 50 feet from any property zoned or designated on the Future Land Use Map for residential use.

- (C) *Bulk Storage.* Liquid petroleum fuels shall be stored in accordance with applicable standards of the Department of Environmental Protection (DEP). No loading or unloading of freight shall be permitted on the site.

- (D) *Structures.* Structures shall conform to the following standards:

- (1) Building. The building shall be set back a minimum of 40 feet from street property lines. This distance shall be measured to vertical canopy supports if they are used, and the building vertical walls if vertical canopy supports are not used. The building shall be set back a minimum of 10

feet from interior property lines. A canopy overhang shall not project more than 10 feet from the canopy vertical supports.

- (2) Pump Islands. Pump islands shall be set back a minimum of 25 feet from any property line.
 - (3) Exterior Lighting. Exterior lighting fixtures shall cast no glare beyond a property line.
- (E) *Outdoor Display*. Outdoor displays shall be limited to the following:
- (1) Racks containing cans of lubricating oil may be displayed on each service island.
 - (2) One (1) rack or pedestal for the display of no more than one (1) tire may be placed on each service island and along any side of the main entrance.
 - (3) One (1) stationary storage cabinet may be located no more than four (4) feet from the wall of the main structure.
 - (4) The display of standards, banners, flags, and any sign not specifically authorized by City ordinance is prohibited except that one (1) permit for the display of standards, banners and flags for not more than 30 days may be issued to a newly constructed service station.
 - (5) The service area shall drain into a catch basin on the site and thence to a storm sewer if a storm sewer is available. If no storm sewer passes the site, a drainage plan approved by the City Engineer shall be used.
- (F) *Shopping Centers*. One (1) service station may be constructed at a shopping center having a building development with a floor area of not less than 100,000 square feet and having a land area of not less than 15 acres; provided, however, that such service station shall only be operated as an adjunct to a tenant's regular business and shall not comprise a major part thereof.
- (G) *Storage, Sale And Rental Of Vehicles And Trailers*. The storage of vehicles and trailers shall be permitted only as incidental to the customary servicing of vehicles and trailers, except that one (1) vehicle or trailer may be stored for each 200 square feet of land over 15,000 square feet of lot area. The sale of vehicles and trailers shall be prohibited. The rental of vehicles or trailers shall be permitted provided that an additional 200 square feet of lot area is provided for each rental vehicle and/or trailer.

3.09.14 Recycled Materials Processing Facility

The following regulations shall apply to Recycled Materials Processing Facilities in M-1, I-1 and I-2:

- (A) All processing activities, as well as associated machinery or equipment, shall be located inside a permanent structure.
- (B) No recycled materials shall be stored outdoors, either before or after processing.
- (C) Facility structure shall be set back no less than 40 feet from all property lines.
[RESERVED]

site shall be covered by structures.

(B) *Design Requirements*

- (1) **Lighting:** All lights shall be shielded to focus and direct light onto the shopping center, and away from adjacent property, but may be of sufficient intensity to discourage vandalism and theft. Reference Section 3.06.00, Performance Standards, for applicable glare and lighting standards.
- (2) **Fencing:** Where a property line abuts and is contiguous to any residential land use classification, a six-foot solid face masonry wall, in addition to required buffer yards, shall be constructed along, or within ten (10) feet, of the property line.
- (3) **Signs:** A single sign shall be permitted for each abutting road right-of-way, not to exceed twenty (20) feet in height and 150 square feet in gross surface area. No other free-standing signs shall be permitted on the property, except traffic directional signage. Signs shall be set back ten (10) feet from all property lines.
- (4) **Landscaping:** Canopy and buffer yards shall be provided in accordance with the standards of Section 3.07.00.
- (5) **Parking:** There shall be a minimum of 5.5 parking spaces per 1,000 SFGLA.
- (6) **Off-Street Loading:** There shall be a minimum of one off-street loading space for each 25,000 SFGLA in the center.

3.10.02 Development Standards for Junkyards and Storage Areas

(A) *Storage Of Materials*

- (1) Material that is not salvageable shall not be permitted to accumulate, except in bins or containers, and shall be disposed of in an approved sanitary landfill. The period of accumulation is limited to two (2) months.
- (2) In no case shall material that is not salvageable be buried or used as fill.
- (3) Any items that can be recycled or salvaged shall be accumulated in bins containers to be sold to a recycling firm.
- (4) Recyclable material that cannot be stored in bins or containers may be stored in the open.

- (5) Junkyard operators shall be responsible for compliance with all applicable Federal and State regulations pertaining to the handling, storage, and disposal of waste fluids. In no case shall disposal of waste fluids be permitted on-site, except with the express approval of the Florida Department of Environmental Protection (DEP).
 - (6) In any open storage area, it shall be prohibited to keep any ice box, refrigerator, deep-freeze locker, clothes washer, clothes dryer, or similar air-tight unit having an interior storage capacity of 1.5 cubic feet or more from which the door has not been removed.
- (B) *Screening.* All junkyards shall comply with the following screening requirements:
- (1) All outdoor storage facilities shall be surrounded by a substantial continuous masonry, wood or metal fence (not including chain link fences), or a wall, any of which shall be a minimum of eight (8) feet in height without openings of any type except for one entrance and/or one
 - (2) Gates at entrance or exit shall be of a material without openings.
 - (3) The screen shall be constructed of the noncorrosive material throughout.
 - (4) Screens shall be maintained and in good repair at all times.
- (C) *Buffer In Lieu Of Screening.* Where an outdoor storage facility does not abut a public street or highway, a vegetative buffer may be permitted in lieu of screening. Such buffer may be approved by the City Commission after a finding that the proposed buffer would provide screening equivalent to that required in Paragraph (B) above.

3.10.03 Sewage Disposal Facility

- (A) Minimum lot size shall be 10 acres.
- (B) All facilities or disposal activities, including spray equipment and land spreading areas, shall be set back no less than 100 feet from all property lines.
- (C) Property shall be screened from outside view by opaque fencing or vegetative buffer areas.
- (D) Facility shall meet all applicable standards of the Florida Department of Environmental Protection.

3.10.04 Airports and Airport Uses

- (A) Landing strips and heliports (accessory hangers and sheds) are subject to the Intensity class performance criteria applicable to the underlying zoning district.
- (B) The area proposed for this use shall be sufficient and the site otherwise adequate to meet the standards of the Federal Aviation Agency.
- (C) Any proposed runway or landing strip shall be situated so that any structures, high voltage power lines, towers, chimneys, and natural obstructions within the approach zones shall comply with regulations for height restrictions in airport approach zones of the Federal Aviation Agency.
- (D) There shall be sufficient distance between the end of each usable landing strip and the airport boundary to satisfy the requirements of the Federal Aviation Agency. If air rights or easements have been acquired from the owners of abutting properties in which approach zones fall, proof thereof shall be submitted with the application.
- (E) No existing or planned approach areas shall be permitted over existing residential areas or over vacant areas zoned for future residential development; however, approach areas may be allowed over such vacant areas if deed restrictions or other mechanisms ensure that they will not be developed for residential uses.
- (F) Off-street parking required: one (1) space for every plane space within the hangers plus one (1) space for every tie-down space plus one (1) for every two (2) employees.
- (G) Building setback: any building, hanger, or other structure shall be at least one hundred (100) feet from any street or lot line.
- (H) All repair of airplanes and machinery shall be done inside hangers.
- (I) Residential uses shall not be located within the approach path or the noise zone.

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