Chapter 110

DESIGN DISTRICT STANDARDS*

* **Cross References:** Concurrency, ch. 106; land use and design districts, ch. 109; general development standards, ch. 115; construction standards, ch. 118; resource protection, ch. 121

Sec. 110-1. Purpose and intent.

The Design Districts function to establish a consistent method for regulating a variety of uses and building types through specific performance standards that are provided in Sec. 110 and are regulated through three distinct Development Patterns as identified in Figure 1.0 and a four Design Districts as identified in Figure 2.0 in Sec. 109-3.1.

Sec. 110-2. Development Regulations.

Sec. 110-2.1. Application of District Regulations.

The regulations within each district shall be minimum or maximum limitations, as the case may be and shall apply consistently and uniformly to each class or kind of structure based upon the compatibility requirements provided herein, to each use, and to all land or water. The following general regulations shall apply, except where expressly modified elsewhere in these regulations.

(a) *Design District Affects Coverage, Yards, and Lot Size*. No building or structure shall hereafter be erected or altered in any manner contrary to the provisions of these regulations, including, but not limited to:

(1) Providing less lot area per dwelling unit;

(2) Occupying a greater percentage of lot area;

(3) Providing narrower or smaller yards, courts, or other open spaces; or

(4) Providing less separation between buildings or structures or portions of buildings or structures.

Sec. 110-2.1 Measurement of Standards.

(a) *Height*.

(1) Height of building is the vertical distance above finished grade to the highest point of a flat roof, to the deck line of a mansard roof, or to the average height between the plate and the ridge of a gable or hip roof.

(2) The height of a stepped or terraced building is the maximum height of any segment of the building.

(3) In floodprone areas where minimum floor elevations have been established by law, which exceed the minimum point of measurement established by this section, the building height shall be measured from such required minimum floor elevations.

(4) Height limitations do not apply to the following:

a. Flagpoles; antennas and transmission towers in conformance with these regulations; water tanks or fire towers; heating, ventilation or air conditioning equipment, elevator shafts, chimneys and unenclosed roof-top stairways/ladders (when and specifically as required by the Building Code) on buildings with four or more stories; or

b. Feed storage structures.

(5) Roof ornaments including spires, belfries, steeples, minarets, clock towers, or cupolas, or any other ornaments or appurtenances that are placed at or rising above the roof level may be made a part of residential or nonresidential structures.

a. In all residential districts, roof ornaments may be affixed to residential structures, and rooftops may be used for accessory uses such as swimming pools, spas, cooking facilities, playing courts, wet bars, railings, tables, chairs, umbrellas, tents and similar uses, provided no portion of any roof ornament or accessory use exceeds the maximum height limit for the land use district.

b. Roof ornaments associated with nonresidential structures in all land use districts shall be subject to the following:

1. No horizontal plane of the roof ornament shall exceed five percent of the total floor area of the building to which it is attached, nor shall the horizontal planes of all roof ornaments associated with the building exceed five percent of the total floor area of the building.

2. The height of a roof ornament may extend beyond the maximum height allowed in the district, but the amount of such extension shall not exceed 20 percent of the maximum height for the land use district in which the property is located. A cupola or other ornament may be placed atop a roof ornament, but in such case the roof ornament shall be considered a single ornament for purposes of this section.

(b) *Lot Area*. Minimum lot areas shall be exclusive of public rights-of-way or private streets and all lands seaward of the mean high water line.

(c) *Lot Width*. Width of a lot shall be considered to be the average distance between straight lines connecting front and rear lot lines at each side of the lot, measured as straight lines between the foremost points of the side lot lines in front (where they intersect with the street line) and the rear-most points of the side lot lines in the rear. The width between the side lot lines at their foremost points in the front shall not be less than 80 percent of the required lot width except in the case of lots on the turning circle of a cul-de-sac, where the width shall not be less than 60 percent of the required lot width or 60 feet, whichever is smaller.

(d) *Site Area*. The minimum area required for a particular type of development. The site may then be divided into smaller lots.

(e) *Yards*.

(1) *In General*. Every part of every required yard shall be open and unobstructed from 30 inches above the general ground level of the graded lot upward to the sky except as hereinafter provided or as otherwise permitted in these land use regulations.

(2) *Types of Yards and areas*.

a. There are three types of yards: street common lot, and rear/alley. The Building Type standards regulate these areas as a part of the Building Envelope.

b. Corner lots and through lots shall be considered to have two street yards and two common lot yards. However, where a non-ingress/egress easement is recorded along the entire frontage of one of the two street frontages for a through lot, that street frontage shall not be considered a street yard.

(3) *Measurement of Yards*.

a. Depth of a required street yard shall be measured at right angles to a straight line joining the foremost points of the side lot lines. The foremost point of the side lot lines, in the case of rounded property corners at street intersections and cul-de-sac lots, shall be assumed to be the point at which the side and front lot lines would have met without such rounding. However, for cul-de-sac lots in residential districts, no required street yard shall be less than ten feet in depth.

b. Width of a required street yard shall be measured in such a manner that the yard established is a strip of the minimum width required by district regulations with its inner edge parallel with the side lot line.

c. Depth of a required rear or alley yard shall be measured in such a manner that the yard established is a strip of the minimum width required by district regulations with its inner edge parallel with the rear lot line.

(4) *Exemptions.*

a. In all districts, roof overhangs and chimneys may project into a required yard not more than three feet where the required yard is eight feet or more in width. Roof overhangs may project into a required yard not more than two feet where the required yard is less than eight feet in width. In those districts where side yards are permitted to be less than five feet, roof overhang projections are prohibited.

b. Fire escapes, stairways and balconies, whether unroofed, open and unenclosed, or enclosed, shall not intrude into required yards.

c. Except as provided for below, fences, drives, privacy walls, parking lots and vegetation are permitted in required yards, provided such structures or vegetation do not block visibility at intersections or at vehicular access points to roadways.

d. Air-conditioning, mechanical, electrical and plumbing equipment located at above ground level or elevated due to FEMA elevation requirements is exempt from common lot and rear/alley yard setback requirements. In no case shall such equipment be located closer than three feet from the property line or in any easement.

e. Satellite dishes, in excess of one meter in diameter shall not be located on any residential building type lot between the main residential structure and street frontages.

Sec. 110-3. Development pattern and design districts.

The development patterns are classified as Urban, Suburban or Rural. Within each development pattern there are four design districts. They are categorized as 1) Neighborhood (NHB), 2) District (DST), 3) Center (CTR) and 4) Corridor (COR). These development patterns and district combinations are defined and described with graphic illustrations in Chapter 109. The design development standards for each pattern and district are provided herein.

(a) Building Lot Types The eighteen building lot types and three complex lot types are permitted in accordance with Sec. 110-3.1, Sec. 110-3.2,Sec.110-3.3 and Sec. 110.

(1) HOMESTEAD: a building lot located and designed to accommodate a detached building with large common lot yards, rear yards and street yards for a rural area.

(2) ESTATE: a building lot located and designed to accommodate a detached building with large common lot yards, rear yards and street yards.

(3) HOUSE: A building lot located and designed to accommodate a detached building with small common lot yards and a large street yard.

(4) COTTAGE: A building lot located and designed to accommodate a small detached building with small common lot and street yards.

(5) DUPLEX A building lot located and designed to accommodate a detached building with small common lot yards and a large street yard and containing two attached dwellings.

(6) TOWNHOUSE: A building lot located and designed to accommodate a building with common walls on both side building lot lines and a private garden to the rear.

(7) APARTMENT HOUSE: A building lot located and designed to accommodate a detached building which resembles a large house but which contains multiple dwellings above and beside each other.

(8) COURTYARD APARTMENT: A building lot located and designed to accommodate multiple dwellings arranged around and fronting on a central garden or courtyard that may be partially or wholly open to the street.

(9) APARTMENT BUILDING: A building lot located and designed to accommodate multiple dwellings above or beside each other in a building that occupies most of its building lot width and is placed close to the sidewalk.

(10) LIVE-WORK BUILDING. A building lot located and designed to accommodate an attached or detached building with residential uses, commercial uses, or a combination of the two within individually occupied live-work units, all of which may occupy any story of the building.

(11) MIXED-USE BUILDING LOT: A building lot located and designed to accommodate a multi-story building with multiple dwellings in upper stories and various commercial uses in any stories.

(12) MULTI-STORY COMMERCIAL BUILDING: A building lot located and designed to accommodate a multi story building with commercial and office uses in any story.

(13) LARGE-FORMAT RETAIL BUILDING: A building lot located and designed to accommodate a large footprint building with one or more uses.

(14) COMMERCIAL BUILDING: A building lot located and designed to accommodate single use office and retail that are predominately located on corridors as part of a retail complex.

(15) PEDESTAL BUILDING: A building lot located and designed to accommodate the tallest permissible building whose primary facade must be stepped back to reduce its apparent bulk when viewed from the sidewalk.

(16) LINER BUILDING: A building lot located and designed to accommodate a large footprint building such as a parking garage, cinema, supermarket, etc., which is surrounded by a liner building which conceals large expanses of blank walls and faces the street with ample windows and doors opening onto the sidewalk.

(17) INDUSTRIAL BUILDING: a building lot located and designed to accommodate industrial uses.

(18) CIVIC: A building lot located and designed to accommodate a building containing public or civic uses such as community services, day care, education, government, places of worship, or social services.

(19) APARTMENT COMPLEX: A complex is located and designed for development over five acres in size and accommodates one or more multifamily building lot type.

(20) RETAIL COMPLEX A complex is located and designed for development over five acres in size and accommodates commercial buildings, large format retail building lot type, mixed use building lot types, and multi-story commercial building lot types. A block structure will be required for this type of development and is outlined in Sec. 110-3.2(e).

(21) INDUSTRIAL COMPLEX: A complex is located and designed for development over five acres in size and accommodates multiple industrial building types in one complex.

Sec. 110-3.1. Urban performance standards.

The City of Eustis has established four (4) distinct design districts within the Urban Area: Neighborhood, Center, Corridor and District. The following provisions apply to all urban districts. Specific standards by district are also included herein.

(a) Urban Building Lot Types. The following Building Lot Types are permitted within the City's Urban Area.

Building Lot Types	Urban			
	NHD	DST	COR	CTR
ESTATE	X			
HOUSE	X		X	
COTTAGE	X (2)			X
DUPLEX	X		X	X
TOWNHOUSE	X		X	X
APARTMENT HOUSE	X		X	X
COURTYARD APARTMENT	X		X	X
APARTMENT BUILDING	X		X	X
LIVE/WORK BUILDING	X		X	X
MIXED-USE BUILDING	X(1)		X	X
MULTI-STORYCOMMERCIAL BUILDING	X(1)		X	X
LARGE-FORMAT RETAIL BUILDING		X	X	X
COMMERCIAL BUILDING		X	X	
PEDESTAL BUILDING				X
LINER BUILDING				X
INDUSTRIAL BUILDING		X		
CIVIC BUILDING	X	X	X	X
APARTMENT COMPLEX			X	
RETAIL COMPLEX		X	X	
INDUSTRIAL COMPLEX		X	X	

(x) permitted, Blank cell- prohibited
(1) the size shall be limited to neighborhood scale, maximum lot size shall not exceed 60 feet in lot width by 120 feet in lot depth.
(2) Up to four cottage building lot types when developed as one project, may apply for a waiver to permit an averaging of the side setback.

(b) Setbacks and Lot Requirements

The building lot typologies specify the setbacks permitted within each building lot type and provide a minimum and maximum range. Approved lot splits prior to July 3, 2008, that have a reduced lot size, or depth shall be permitted to utilize the building lot types permitted within the perspective design district. Infill development shall rely on the established street yard setback for the street the building shall be constructed on. If the building setbacks vary, setback averaging shall occur. Calculation of the setback will be the measurement of existing setbacks per building on the block in which the new building shall be located. The setback may vary no more than 5' on any side, front or rear.

(c) Frontage Buildout Requirements for "A" and "B" Streets

The minimum frontage requirements are only permitted along "B" streets and the maximum frontage requirement shall be met along "A" streets as outlined in Urban Street Types [110-3.(g)]. If any of the designated "A" streets do not have an alley or alternative drive access, the minimum frontage build out may be reduced to allow twenty four feet of driveway access.

(d) Residential Compatibility and Transitions from Design District

(1) The maximum residential density permitted within any Urban Design District shall be consistent with the maximum density of the applicable land use district assigned to each individual property.

(2) When any urban design district is adjacent to a suburban or rural design district the following shall occur.

a. When abutting parcels have a different design district, the maximum lot width shall not exceed the rear or side lot width of the adjacent parcel.
b. If the urban development is adjacent to vacant land, the maximum permitted lot width within the district may be used to determine the maximum lot width.

(3) Transitions within a Design District.

When any urban design district abuts an existing development, whether residential or commercial, the following shall occur:

a. Residential building lot typologies that are adjacent to existing residential may not exceed the lot width or intensity by more than 110 percent of what is existing.
b. Non-residential building lot typologies that are adjacent to existing residential may be permitted if utilizing the minimum lot requirements.

(4) Height

Building lot typologies provide for the maximum permitted stories for each lot type.

a. When a building lot typology over three stories is adjacent to existing residential areas, the minimum building separation shall be one hundred (100) feet for each additional story as measured by the property line of the existing residential structure.
b. When buildings are adjacent to Lake Eustis, three stories is the maximum permitted height. One additional story for every one hundred (100) feet from the lake shall be permitted.

(e) Urban Public space

The following public spaces are permitted within the City's Urban areas. The required minimum park space is provided in Section 109-5.3(c) of the Land Development Code.

Public Space Types	Urban			
	NHD	DST	COR	CTR
MINI-PARK/PLAYGROUND	X			X
PLAZA	X(1)			X
SQUARE	X(1)			X
GREEN	X			X
NEIGHBORHOOD PARK	X		X	
COMMUNITY PARK	X		X	
REGIONAL PARK		X	X	
SPORTS COMPLEX		X	X	
SPECIAL USE FACILITY	X	X	X	X
NATURAL RESOURCE AREA				
CULTURAL RESOURCE AREA	X	X	X	X
GREENWAY	X	X	X	X

(x) permitted, Blank cell- prohibited

(f) Block Configuration and Preferred Size

In order to create a system of land subdivision and development which links one area to another, land should be organized by development blocks to the maximum extent feasible given the topography and physical characteristics of each individual site. The flexibility to design each site to preserve on-site environmental resource and preservation areas is permitted through the development approval processes and the design criteria provided herein.

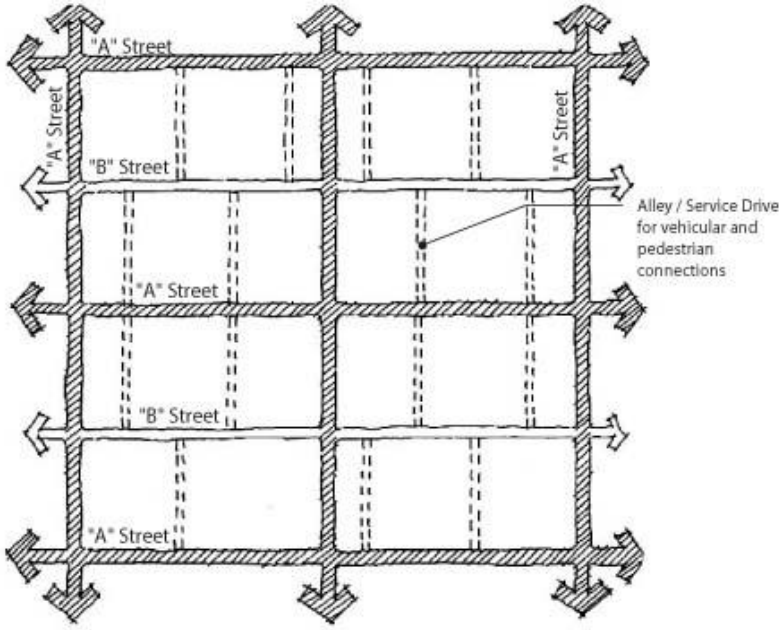


Figure 1, Block Configuration

Blocks shall be designed to conform to a street pattern that is connected and may be in a gridiron, curvilinear, organic, radial or any other style that provides internal connections and external linkages. The size, location and placement of blocks shall respect natural features by recognizing the natural and environmental features of the

area and incorporating the protection and preservation of these features as an amenity to the development, where such protection is required by applicable environmental regulations. The relative size and functional value of each feature shall be assessed as a part of the site design process to determine the protection measures required.

The preferred block length shall range from 300 to 400 feet including alleys that may bisect the block. The maximum block perimeter shall not exceed 1600 ft.

(g) Urban Street Types

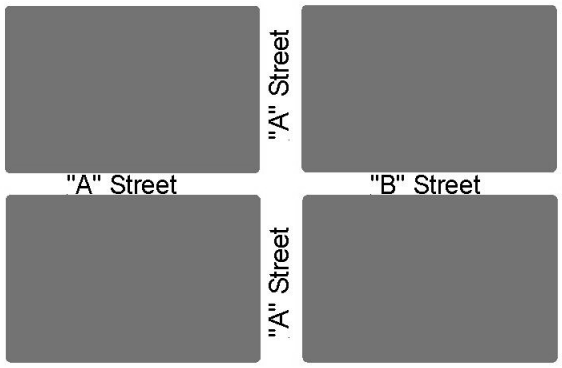
Alleys are required to serve all residential lots less than 50' in width. Alleys and other streets shall be interconnected whether multiple streets are being constructed or there are opportunities to connect to existing streets.

(1) Within the Urban Area, all newly constructed streets, excluding alleys and multi-use trails, shall be designated an "A" Street or a "B" Street on the Site Plan. "A" streets will be required to meet up to eighty (80) percent of the required building envelope frontage percentage as identified in building lot types. Land uses and block configurations shall follow standards outlined in Sec. 110.3-1. In addition, the following restrictions shall apply:

a. A street shall be classified an "A" Street unless otherwise designated on the Site Plan.

b. "B" Streets may be designated by individual block faces; however, no block face shall be split by "A" Street and "B" Street designations. See Figure 2 for illustration.

A. Acceptable A-B Street layout



B. Unacceptable A-B Street Layout

Figure 2, Street Layout examples

(2) The following streets are designated A Streets within the Urban Center, if a street has not been identified, it shall be designated a "B" Street.

Street	From	To
Bates Avenue	Bay Street	Mary Street
Gottsche Avenue	Bay Street	Mary Street
Clifford Avenue	Bay Street	Mary Street
Magnolia Avenue	Bay Street	Mary Street

Orange Avenue	Bay Street	Mary Street
Lemon Avenue	Bay Street	Mary Street
Bay Street	Lemon Avenue	Bates Avenue
Eustis Street	Orange Avenue	Clifford Avenue
Grove Street	Lemon Avenue	Bates Avenue
Center Street	Lemon Avenue	Bates Avenue
Mary Street	Lemon Avenue	Bates Avenue
MacDonald Avenue	Bay Street	Mary Street

Street Types	Urban			
	NHD	DST	COR	CTR
HIGHWAY				
BOULEVARD		X	X	X
AVENUE	X	X	X	X
DRIVE	X	X	X	X
COMMERCIAL STREET			X	X
STANDARD STREET	X	X	X	X
RESIDENTIAL STREET	X			
RESIDENTIAL ROAD				
GENERAL ROAD				
RURAL ROAD				
SERVICE ROAD				
REAR ALLEY		X	X	X

(x) permitted, Blank cell- prohibited

(h) Urban landscape

When buildings are brought up to the street and utilizing a build-to-line, an urban buffer shall be provided. The urban buffer shall be determined by the sidewalk width. An 8' wide pedestrian area must be maintained for at least 50% of the street frontage. Therefore, if the sidewalk is 5' wide an additional 3' shall be required as an urban buffer or front setback. ADA accessibility must be maintained at all times. The required front buffer for an urban type development shall be allowed to provide potted plants and small A-frame signage not exceeding 3' in height. At a minimum, a thirty-six (36) inch diameter pot by twenty four (24) inches high should be provided every twenty (20) lineal feet of building frontage. The plant species should be two (2) times as high as the height of the pot. Low growing plants, flowering annuals should be planted at the base of the pot. All efforts should be made to preserve existing tree canopy within the right of way.

Figure 3, Urban Landscape

(1) Street Trees. Trees shall have a minimum 3" caliper and be of Florida No. 1 grade as per "Grades and Standards for Nursery Plants," Florida Department of Agriculture and Consumer Services. All landscaping shall meet FDOT visibility standards.

(2) Tree Spacing: for Corridors and Centers, one street tree shall be planted for every thirty (30) linear feet or frontage or fraction thereof. For all other streets, one street tree shall be planted forty (40) to sixty (60) feet on center. Street trees shall be planted a minimum of ten (10) feet from any above ground utility, such as transformer pads and fire hydrants.

(3) Tree Species: Select tree species that are appropriate for street tree planting conditions shall be used. Each block face shall contain only one tree species, and both sides of each street shall be planted with the same species.

Sec. 110-3.2. Suburban performance standards.

The City of Eustis has established four (4) distinct design districts within the Suburban Area: Neighborhood, Center, Corridor and District. The following provisions apply to all districts. Specific standards by district are also included herein.

(a) SUBURBAN BUILDING LOT TYPES

The following Building Lot Types are permitted within the city's suburban Area:

Building Lot Types	Suburban			
	NHD	DST	COR	CTR
ESTATE	X			
HOUSE	X			
COTTAGE				
DUPLEX	X			
TOWNHOUSE	X(2)			X
APARTMENT HOUSE	X(2)			X
COURTYARD APARTMENT	X(2)			X
APARTMENT BUILDING	X(2)			X
LIVE/WORK BUILDING				X
MIXED-USE BUILDING	X(1)		X	X
MULTI-STORY COMMERCIAL BUILDING	X(1)		X	X
LARGE-FORMAT RETAIL BUILDING		X		
COMMERCIAL BUILDING		X	X	
PEDESTAL BUILDING		X		
LINER BUILDING				
INDUSTRIAL BUILDING		X		
CIVIC BUILDING	X	X	X	X
APARTMENT COMPLEX			X	X
RETAIL COMPLEX		X	X	X
INDUSTRIAL COMPLEX		X		

(x) permitted, Blank cell- prohibited

(1) the size shall be limited to neighborhood scale, maximum lot size shall not exceed 60 feet in lot width by 120 feet in lot depth

(2) all apartment, town home building types are permitted only on parcels with an MCR land use designation or as a part of a mixed-use project that requires a minimum of 15% of the development acreage to be devoted to non-residential support uses.

(b) Setbacks and Lot Requirements

The building lot typologies specify the setbacks permitted within each building lot type.

The frontage buildout percentage required by building lot type may be met if a knee wall is constructed with the following provisions.

(1) Only 50% of the required frontage may be credited as part of a knee wall.
(2) Minimum two (2) feet in height to a maximum of three (3) feet.
(3) The knee wall must be an opaque material which complements the primary building's architecture by utilizing the same architectural style.

(c) Suburban Residential Compatibility.

(1) The maximum residential density permitted within any Suburban Design District shall be consistent with the maximum density of the applicable land use district assigned to each individual property.

(2) The maximum residential density permitted within the Suburban Neighborhood Design District shall be consistent with the maximum density of the applicable land use district assigned to each individual property and shall further be limited by a compatibility assessment of the proposed development with the existing development patterns of nearby properties and the character of the surrounding area as determined by the following:

a. Applicants must demonstrate that the proposed development respects the context of the adjacent uses through:

1. Ensuring that the overall density of the development is not greater than twenty-five percent more than adjacent / surrounding developments. If an adjacent development has a Planned Unit Development Overlay, the overall density of the entire Master Plan shall be used for this compatibility assessment. Any density variation greater than 25% requires specific review and approval by the City Commission.

2. Providing compatible building lot types, where compatible lot types within the Suburban Neighborhood Design District are regulated as provided in Section 110-3.2(c)(3).

(3) Transitions within a Design District and adjacent to another Design District. Edge Condition Standards. When any suburban design district abuts an existing development, whether residential or commercial, the following shall occur:

a. The new residential building lot typologies that are proposed adjacent to existing or platted residential lots may not be smaller than 85% of the lot width or intensity of the existing adjacent residential lot(s).

b. Non-residential building lot typologies that are adjacent to existing residential may be permitted if utilizing the minimum lot requirements. If lot requirements exceed the minimum, a masonry wall and landscape shall be required or a street or alley may be sufficient in buffering. This determination shall be given during site plan review by the development services director.

(d) Suburban Public Space

The following public spaces are permitted within the City's Suburban Area. The required minimum park space is provided in Section 109-5.3(c) of the Land Development Code.

Public Space Types	Suburban			
	NHD	DST	COR	CTR
MINI-PARK/PLAYGROUND	X			X
PLAZA				X
SQUARE				X
GREEN	X			X
NEIGHBORHOOD PARK	X		X	
COMMUNITY PARK	X		X	
REGIONAL PARK		X	X	X
SPORTS COMPLEX		X	X	
SPECIAL USE FACILITY	X	X	X	X
NATURAL RESOURCE AREA	X	X	X	X
CULTURAL RESOURCE AREA	X	X	X	X
GREENWAY	X	X	X	X

(x) Permitted, Blank cell- prohibited

(e) Block Configuration and Preferred Size

When land within the suburban area is being redeveloped, infill or large open areas of five acres or greater, a block configuration will need to be introduced as part of the proposed development.

In order to create a system of land subdivision and development which links one area to another land should be organized by development blocks to the maximum extent feasible given the topography and physical characteristics of each individual site. The flexibility to design each site to preserve on-site environmental resource and preservation areas is permitted through the development approval processes and the design criteria provided herein.

Blocks shall be designed to conform to a street pattern that is connected and may be in a gridiron, curvilinear, organic, radial or any other style that provides internal connections and external linkages. The size, location and placement of blocks shall respect natural features by recognizing the natural and environmental features of the area and incorporating the protection and preservation of these features as an amenity to the development.

The preferred block length shall range from 500 to 700 feet including alleys that may bisect the block. The maximum block perimeter shall not exceed 2400 ft.

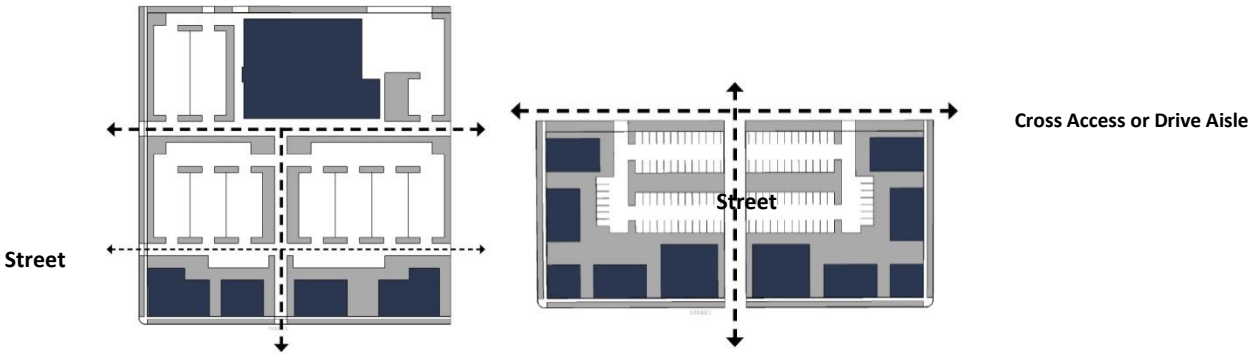


Figure 4 Retail Complex Block Structure

As illustrated above, two varying block assemblages can occur in the suburban area. In a retail complex or any assembly of more than five acres of land, internal streets shall be constructed to provide a block structure. One street parallel to the anchor store shall be provided and one street that bisects the parcel shall be constructed. This will provide for a modified block structure. Both streets shall include a sidewalk for pedestrian passage, bike lanes are not required. Street standards can be selected from any of the approved suburban area streets, Sec.110.3-2 (h). If a frontage road is adjacent to a proposed development, this road can be considered and measured as part of the block structure.

(f) Pedestrian Network Standards

(1) Within the Developed Area the following standards shall apply:

a. The pedestrian network shall provide direct pedestrian and bicycle pathways between and among the Centers, all neighborhoods, public and private schools, and Recreational Spaces greater than or equal to 5 acres in size within a suburban area.

b. The pedestrian network shall be in a connected block pattern throughout the Developed Area. Intersections of pedestrian facilities shall occur on every pedestrian facility every 500 feet at a minimum.

c. The following elements qualify as a pedestrian facility and may form a side of a block: Continuous sidewalks along roadways, alleys less than or equal to 500’ in length, pass-throughs located at mid-block locations or at cul-de-sac heads, boardwalks, and multi-use trails.

d. The following elements do not qualify as pedestrian facilities and may not form a side of a block: Recreational or Open Space without a designated pedestrian or multi-use path, alleys greater than 500' in length, and trails, sidewalks, and boardwalks that dead-end.

e. Pedestrian network standards may be modified under the following circumstances: 1) Boardwalks crossing environmental areas are physically impractical due to required length, or 2) Boardwalks crossing environmental areas are prohibited due to avoidable impacts to wetlands or native habitat.

(g) Alleys

Alleys are required to serve all residential lots less than 50' in width. Alleys and other streets shall be interconnected where multiple streets are being constructed or there are opportunities to connect to existing streets.

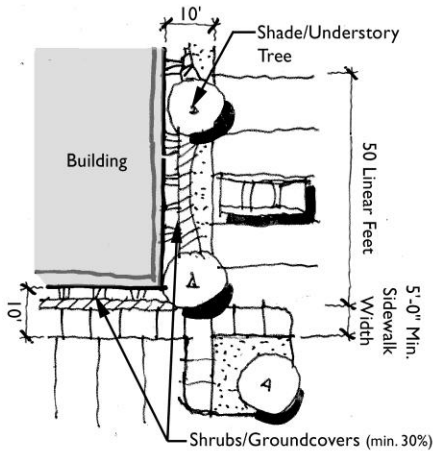
(h) SUBURBAN STREET TYPES

The following street types are permitted within the City's Suburban Area.

	Suburban			
Street Types	**NHD**	**DST**	**COR**	**CTR**
HIGHWAY		X	X	
BOULEVARD		X	X	X
AVENUE		X	X	X
DRIVE	X	X	X	X
COMMERCIAL STREET			X	X
STANDARD STREET		X	X	X
RESIDENTIAL STREET	X			
RESIDENTIAL ROAD	X			
GENERAL ROAD				
RURAL ROAD				
SERVICE ROAD		X	X	
REAR ALLEY		X	X	X
REAR LANE	X			

(x) permitted, Blank cell- prohibited

(i) Suburban Landscape for non-residential and any complex building lot typology



(1) Landscape Standards

a. All landscaping shall be designed and located to provide a logical, consistent and attractive pattern of landscaping that relates to the human-scale, softens the built environment, and creates an attractive environment within the City of Eustis.

b. All landscaping standards shall meet the requirements of Section 115-9.2 Xeriscaping standards, Table 1. List of recommended xeriscape plants for plant species, specification standard and use.

c. All parts of a required landscape buffer or other landscape planting area shall contain shrubs, groundcovers or sod. No portion of a required buffer may contain parking, non-landscaped retention or other non-landscaping treatment – such as gravel or mulch.

d. All irrigated landscape shall be equipped with a rain gauge or moisture sensor for water conservation.

(2) Building Open Areas

The green spaces around buildings shall be landscaped completely with trees, shrubs, groundcovers, annuals or sod.

a. A minimum ten (10) foot wide landscape area shall be located around all buildings. A five (5) foot sidewalk may be included in this buffer area. Suburban buildings that utilize the minimum front setback requirements shall be exempt from this requirement.

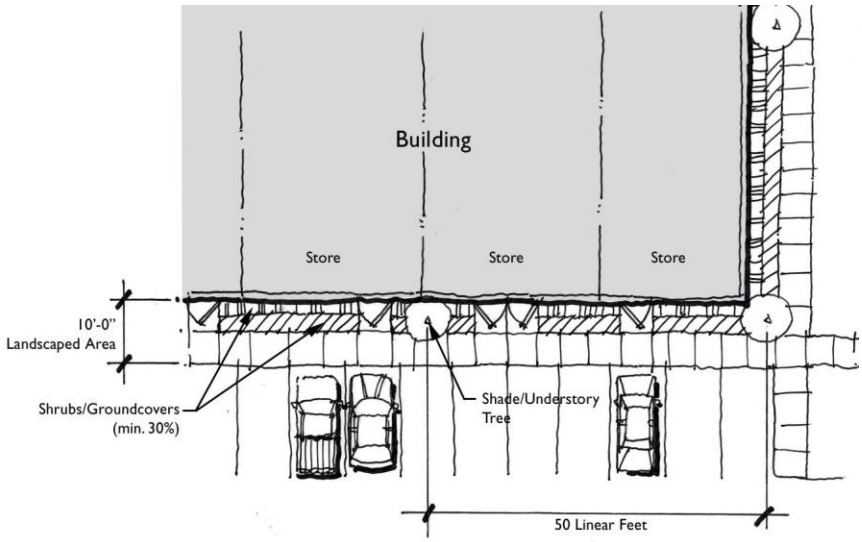


Figure 5 Multiple Tenant Building

b. An average of one (1) Canopy Tree shall be located for every fifty (50) linear feet of building perimeter.

c. All edges of buildings shall have a foundation planting of shrubs and groundcovers as a minimum. Shrubs and groundcovers shall comprise at least thirty (30) percent of the required green space.

d. Landscaping requirement around the perimeter of large Strip Commercial Centers or 'Big Box' structures with a continuous building length of at least one hundred and fifty (150) feet along the primary street frontage as follows:

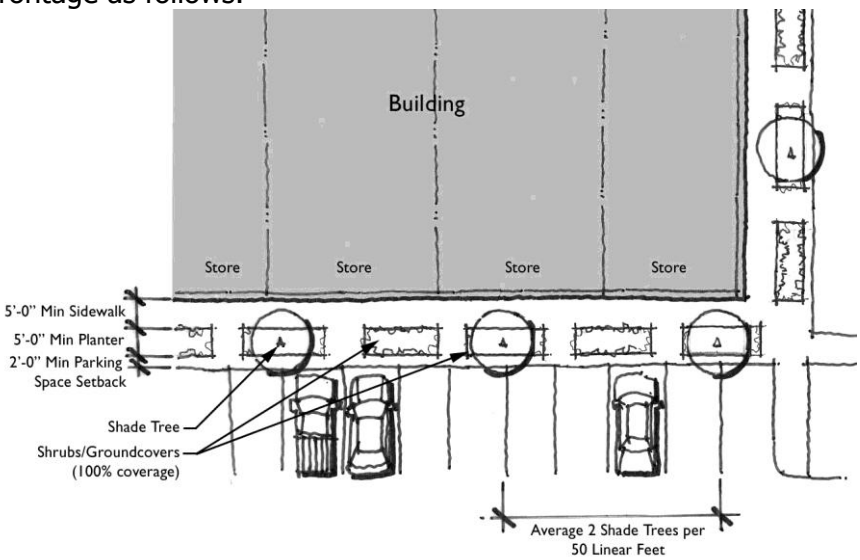


Figure 6 Big Box structures with a continuous building length of at least 150' along the primary street frontage.

1. Rear/Service area does not require planting.

2. The remaining three sides of building perimeter shall include a five (5) foot minimum continuous sidewalk as well as landscape

planter areas along at least sixty (60) percent of that linear distance.

3. The required sixty (60) percent landscape coverage shall be in at-grade or raised planters at least five (5) feet deep and five (5) feet wide. Raised planters shall not exceed twenty (24) inches overall height.

4. Planters may be located along building edge, or along street, drive or parking edge. Planters along head-in parking shall be located at least two (2) feet clear from edge of curb to allow for continuous pedestrian access without stepping in landscape area.

5. All required planters shall be planted one hundred (100) percent with shrubs and groundcovers. Sod is prohibited.

6. An average of one (1) canopy tree per fifty (50) linear feet shall be required for the remaining three sides of building perimeter. Trees may be placed in planter areas.

(3) Landscape Buffer Along Public Streets
Landscape Buffers along public streets shall meet the following guidelines.

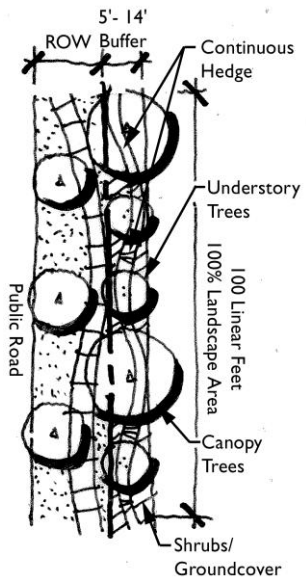
a. A fifteen (15) to twenty four (24) foot landscape buffer shall be required along public streets.

b. All planted shrub and groundcover areas shall achieve 100% coverage of their planting area within one (1) year.

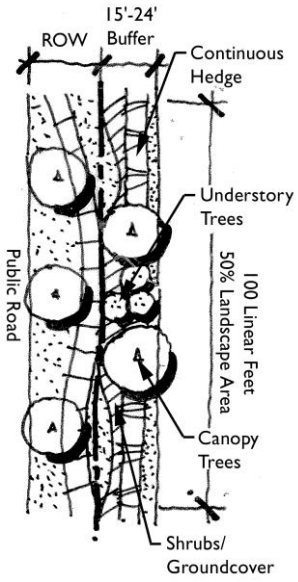
c. In areas where the buffer must be reduced to meet individual site constraints, the planting area should be planted according to the following table of required buffer standards. Buffers smaller than Fifteen feet may be permitted when the building lot typology is using a front setback range from five to fifteen feet. When a building lot typology follows the minimum setback, they shall be exempt from any street yard buffer requirement. The common lot yard requirement can also be waived if the building is using the maximum build out requirement by building lot typology.

d. Additional features such as maximum twenty four (24) inch knee walls and maximum forty eight (48) inch decorative 'wrought iron' picket fences shall also be allowable elements. Decorative fences must have at least fifty (50) percent of required buffer planting adjacent to right of way.

e. Permitted features for front buffers – sidewalks, signs, low wall and 'wrought iron' or decorative treated wood picket fences, retention features.



Front Buffer Yard - 5'-14' Width Buffer along Public Streets requires 100% coverage with shrubs and groundcover.



Front Buffer Yard - 15'-24' buffers along pubic streets require 75% coverage with shrubs and groundcover.

f. Prohibited features in front buffers – chain-link, untreated non-decorative wood or PVC fences, walls greater than two (2) feet, loading, service or dumpsters areas or similar items may not be placed in the front buffer or in any additional 'open space' adjacent to the street.

(j) Suburban Adjacencies for Non-residential Parcels

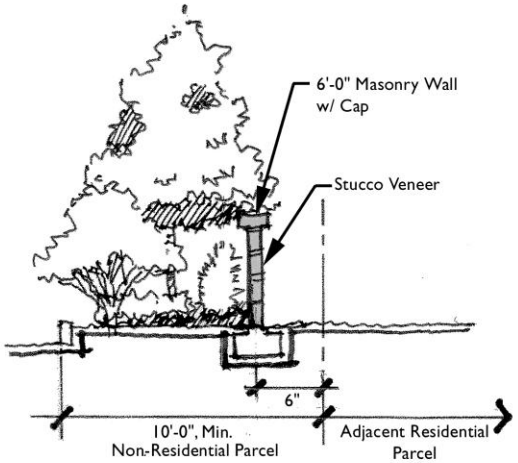
(1) Landscape Buffers Between Parcels

a. A minimum ten (10) foot landscape buffer is required between adjacent tracts (side and rear property boundaries). Shrubs and Groundcover shall comprise at least thirty (30) percent of the landscaped area.

Table 2.0 Side and Rear Buffer Requirements	
Canopy Trees (per 100 l.f.)	2 per 100 linear ft
Tree CAL/Height	2" cal, 12' overall height
Container size	30 gal
Understory Trees	3 per 100 linear fl
Tree CAL/Height	1 ½" - 2" cal, 7' overall height
Container size	15 gal
Shrub Screen (per 100 l.f.)	
Square Ft of Shrubs	(33) 3 gal plants, 24" minimum at installation to create 36"-42" high by 36" wide hedge or continuous landscape screen with a 90% opacity within 1 year of planting
Container size	3 gal

b. On adjoining parcels of similar use, when designed as one buffer (such as adjacent commercial outparcels with automobile and pedestrian cross access), the combined buffers may be reduced to a total of ten (10) feet if the shrub and groundcover landscape areas are increased to at least seventy five (75) percent of the total required buffer area. The combined ten foot buffer shall require a total of two (2) canopy trees and three (3) understory trees per one hundred (100) linear feet. No less than five (5) feet is required on each of the two (2) adjoining parcels.

c. Masonry wall: Side or rear buffers adjoining residential parcels shall also be designed with a six (6) foot masonry wall. The wall shall be of a decorative 'split face' concrete masonry, 'Norman' brick or standard concrete masonry clad with painted stucco or other masonry veneer. The wall shall include a continuous cap and end column features. The wall shall be placed a minimum of six (6)inches from the adjoining property line. In addition, all active 'yard and shop'



Section of typical Rear Buffer – adjacent residential use requires 6'-0" Masonry wall with cap.

spaces with open work areas or other supply areas shall be treated with a similar six (6) foot masonry wall.

Sec. 110-3.3. Rural performance standards.

The City of Eustis has established four (4) distinct design districts within the Rural Area: Neighborhood, Center, Corridor and District. The following provisions apply to all districts. Specific standards by district are also included herein.

(a) RURAL BUILDING LOT TYPES

The following Building Lot Types are permitted within the City's Rural Area.

Building Lot Types	Rural			
	NHD	DST	COR	CTR
HOMESTEAD	X			
ESTATE	X			
HOUSE	X			X
COTTAGE				X
DUPLEX	X			X
TOWNHOUSE				X
APARTMENT HOUSE				X
COURTYARD APARTMENT				
APARTMENT BUILDING				
LIVE/WORK BUILDING				X
MIXED-USE BUILDING				X
MULTI-STORY COMMERCIAL BUILDING				X
LARGE-FORMAT RETAIL BUILDING				
COMMERCIAL BUILDING				
PEDESTAL BUILDING				
LINER BUILDING				
INDUSTRIAL BUILDING		X		
CIVIC BUILDING	X	X	X	X
APARTMENT COMPLEX				
RETAIL COMPLEX			X	
INDUSTRIAL COMPLEX		X	X	

(x) permitted, Blank cell- prohibited

(b) Block Configuration and Preferred Size

Rural centers shall create a system of land subdivision and development which links one area to another and should be organized by development blocks to the maximum extent feasible given the topography and physical characteristics of each individual site, flexibility to design each site to preserve on-site environmental resource and preservation areas is permitted through the development approval processes and the design criteria provided herein. Rural Centers will be required to follow the Urban Block Configuration guidelines when a mix of residential and nonresidential building types are located in the center. The residential areas shall be considered a center when the following building types are used in concert with one another.

Building Lot Types
COTTAGE
DUPLEX
TOWNHOUSE
APARTMENT HOUSE
LIVE/WORK BUILDING
MIXED-USE BUILDING
COMMERCIAL BUILDING

(c) Rural Residential Compatibility.

(1) For Lands within the Rural Design District that are located north of CR 44A, determinations of residential compatibility within the Rural Design District shall be made in accordance with the following standards:

a. The base residential density shall be limited to a maximum of 1 dwelling unit per net buildable acre.

b. Density bonus may be permitted as follows:

Additional Performance / Design Standards	Density bonus – Additional Density
1. Increased Open Space (to a minimum of 60%)	25% bonus
2. Compliance with Xeriscape Standards provided in Section 115-9.2.	25% bonus
3. Green Development Certified with the Florida Green Building Coalition	25% bonus

(2) For other lands within the Rural Design District, the maximum residential density permitted shall be consistent with the maximum density of the applicable land use district assigned to each individual property and shall further be limited by a compatibility assessment of the proposed development with the existing development patterns of nearby properties and the character of the surrounding area as determined by the following:

a. Applicants must demonstrate that the proposed development respects the context of the adjacent uses through:

1. Ensuring that the overall density of the development is not greater than twenty-five percent more than adjacent / surrounding developments. If an adjacent development has a Planned Unit Development Overlay, the overall density of the entire Master Plan shall be used for this compatibility assessment. Any density variation greater than 25% requires specific review and approval by the City Commission.

2. Edge Condition Standards. Providing compatible building lot types, where compatible lot types within the area require that the new residential building lot typologies that are proposed adjacent to existing or platted residential lots may not be smaller than 85% of the lot width or intensity of the existing adjacent residential lot(s).

(d) Setbacks and Lot Requirements

The building lot typologies specify the setbacks permitted within each building lot type. The Rural Center design district may utilize Urban lot requirements as permitted in subsection (b) block configuration and preferred size.

(e) Buffer Requirements

Existing vegetation within the buffer area shall generally be maintained in their natural condition, but may be modified to restore the overall condition and natural functions of the area. In areas of the buffer that are not densely vegetated, the buffer shall be supplemented with plantings to establish a minimum planting scheme of four (4) canopy trees per one hundred (100) feet, six (6) understory trees per one hundred (100) feet and a continuous hedge with a minimum height of three (3) feet at planting. Canopy and understory trees may be clustered to accent entrances or other design features of the site. The areas shall only be irrigated where necessary, follow Florida Friendly Landscape criteria and provide moisture sensors in any of the conservation open space areas if irrigated. Opaque walls are expressly prohibited within the required buffer area.

Additional buffer areas shall be provided as follows:

From existing public rights of way, when	100 feet

located in the Rural Area	
From perimeter developments and rural districts	100 feet
From cropland or pasture land	50 feet
From all other agricultural production	100 feet

(f) Rural Residential Standards

Greater flexibility and creativity in the design of residential developments within the Rural Design Districts is permitted through the subdivision development approval process and the design criteria provided herein as a means to preserve on-site environmental resource and preservation areas. Rural Subdivisions shall be organized into three components: 1) Wetlands and Water Bodies; 2) Open Space; and 3) developed areas.

(1) Site Design Process. After delineating the wetlands and water bodies on a site, development within the Rural Design Districts shall generally follow a four-step design process as described below.

a. Step 1: Delineate Open Space Areas and Development Areas.

1. External Connectedness. Except as otherwise prioritized by subsection 3. below and when off-site open space exists, Open Space shall be configured to create or add to a larger contiguous off-site network of interconnected open space, particularly existing habitats, and opportunities for restoring native habitats. Whenever opportunities exist to create connections with existing or potential off-site open space, greenways or conservation systems on adjoining parcels or with existing or proposed local or regional recreational trails, such connections shall be provided. Opportunities for connections will be determined based upon the natural features of both the subject property and adjacent properties; the existence of connected natural systems, the existence of a proposed local or regional trail, or the existence of other such features that would function and support the purpose and intent of the Rural Design Districts. Where Open Space would further support critical linkages of either an existing or proposed local or regional recreational trail, such connection shall be made accessible to the public for such purpose.

2. Internal Connectedness. Open Space shall be configured to create connected and integrated Open Space within the subdivision parcel to the maximum extent practicable and shall be based upon the context sensitive site design standards and

priorities that are provided in subsection 3 below. Open Space shall still be considered connected if it is separated by a roadway or accessory amenity.

3. Context Sensitive Site Design. The areas to be preserved shall be identified on a case-by-case basis to address the individual natural features of each site. The open space preservation objectives, in order of priority, are to: 1) protect listed species, 2) create/enhance connectivity of open space, 3) protect native habitat and 4) restore native habitat. The relative size and functional value of each feature shall be assessed as a part of the site design process to determine the protection measures required. Based on an assessment of the quality and quantity of on-site natural resources, departures from the above prioritization are allowed. In addition to the protection of natural features as described above, other types of allowable open space may be provided as a secondary priority including:

   i. Viewshed protection of existing and planned public roadways.
   ii. Continuation of agriculture uses; and
   iii. Recreation.

4. Perpetual Easement. Open Space shall be preserved in perpetuity through the use of an irrevocable open space/conservation easement. The easement shall be in such form as is deemed acceptable by the city attorney and shall be recorded for the entire property which is subject to development including both the developed lots and the remaining open space.

5. Maintenance of Native Habitat Areas. Protected habitat areas within the Open Space, shall not be converted to other uses, and shall be maintained in their natural condition and managed to sustain or enhance their native function. These areas may be modified to restore the overall condition and natural functions of the features.

6. Land Management Plan. A plan for the use and maintenance of the Open Space shall be submitted, as a part of the Development approval process and compliance with said plan shall become a condition of the development approval, a condition of the subdivision approval and a condition of the perpetual open space /conservation easement. The Land Management Plan shall address the following:
   i. Ownership;
   ii. Baseline environmental assessment of the Open Space;
   iii. Detailed action plan for land management that addresses an initial 10-year timeframe. The Land Management Plan

shall include a schedule and process for re-submitting a revised and updated Land Management Plan during the ninth year of the plan as an additional requirement for the bi-annual monitoring report for that year; and

iv. Specific Responsibilities for the regular and periodic operation and maintenance of Open Spaces by private entities including strategies for preservation/conservation and/or restoration of native habitats to assure the connectivity, function and quality of a network of native habitats in perpetuity.

b. Step 2: Location of Development Lots.
The location of residential development lots shall be configured to meet the following:

1. Residential lots shall be arranged in a contiguous pattern and shall be clustered in such a way as to preserve the function, purpose and integrity of the on-site natural resource and environmental systems to the maximum extent practicable.

2. Minimize disturbance to woodlands, wetlands, and other natural features.

3. Protect and preserve the rural appearance of land when viewed from public roads and from abutting properties.

4. Minimize the amount of road length required for the subdivisions.

c. Step 3: Alignment of Streets and Trails.

1. Support of Open Space Areas. Streets shall avoid or at least minimize adverse impacts on the designated Open Space areas. To the greatest extent practicable, wetland crossings shall be avoided.

2. Continuation of Street Pattern between Phases. The street layout of subsequent phases shall be coordinated with the street system of previous phases.

3. A proposed trail network should be shown consistent with the obligations included herein that require external connectedness with existing or proposed local or regional recreational trails. Where critical linkages of either an existing or proposed local or regional recreational trail exist, such connection shall be made accessible to the public for such purpose.

d. Step 4: Design of Lots.

Lot lines for the subdivision should be drawn as the last step in the design process.

(g) Rural Public Space

The following public spaces are permitted within the City's Rural Area. The required minimum park space is provided in Section 109-5.3(c) the Land Development Code.

Public Space Types	Rural			
	NHD	DST	COR	CTR
MINI-PARK/PLAYGROUND				X
PLAZA				X
SQUARE				X
GREEN				X
NEIGHBORHOOD PARK	X		X	
COMMUNITY PARK	X		X	
REGIONAL PARK				
SPORTS COMPLEX				
SPECIAL USE FACILITY	X	X	X	X
NATURAL RESOURCE AREA	X	X	X	X
CULTURAL RESOURCE AREA	X	X	X	X

(x) permitted, Blank cell- prohibited

(h) RURAL STREET TYPES

The following street types are permitted within the City's Rural Area:

Street Types	Rural			
	NHD	DST	COR	CTR
HIGHWAY		X	X	
BOULEVARD				
AVENUE				
DRIVE				
COMMERCIAL STREET				X
STANDARD STREET				X
RESIDENTIAL STREET				
RESIDENTIAL ROAD	X			
GENERAL ROAD	X	X	X	X
RURAL ROAD	X	X	X	
SERVICE ROAD				
REAR ALLEY		X		X
REAR LANE	X		X	

(x) permitted, Blank cell- prohibited

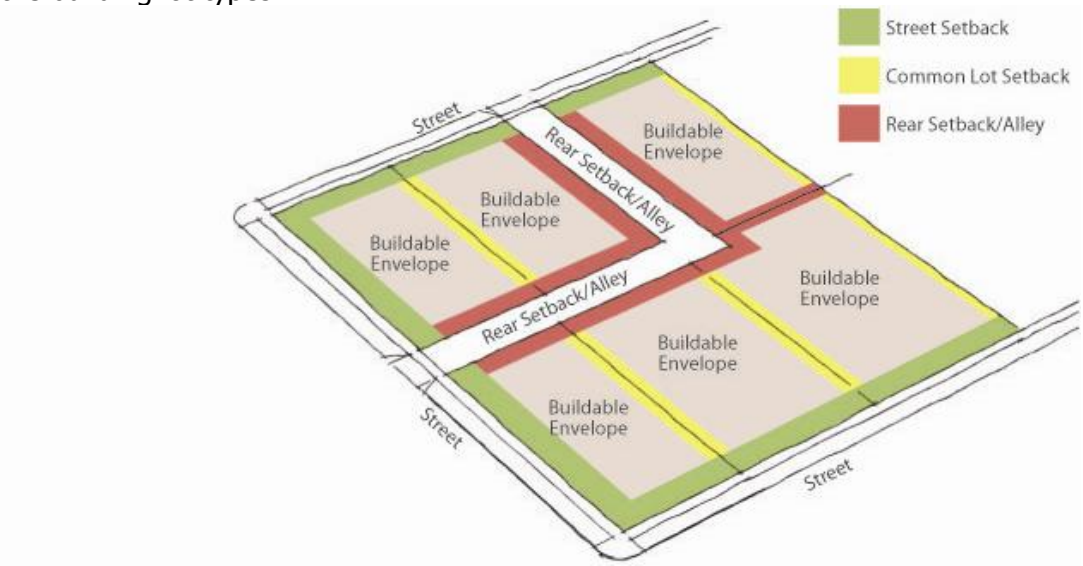
Sec. 110-4. Building Lot Types

The following pages illustrate the permitted building lot types within the city of Eustis. The use of lot types does not require the parcel to be a platted lot. Each building lot type has an illustrative example of the building type and a table that reflects minimum and maximum ranges permitted by building lot type. Each Area type, Rural, Suburban and Urban customizes the permitted ranges and shall be referenced in the relevant sections. Refer to Sections 110-3.1, 3.2 and 3.3 for the permitted building lot types by area type.

There are seven categories of regulation in the table which are described as follows.

(a) **Lot Requirements**: Provisions for minimum and maximums; lot depth, lot size and the permitted lot coverage.

(b) **Building Envelope Standards:** Provide setback requirements for: street, common lot and rear or alley setbacks. The following illustration identifies the types of setbacks included in the building lot types



The following illustrations show examples of how the frontage building may apply.

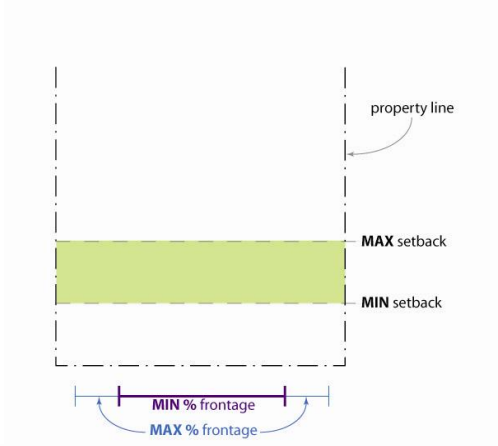
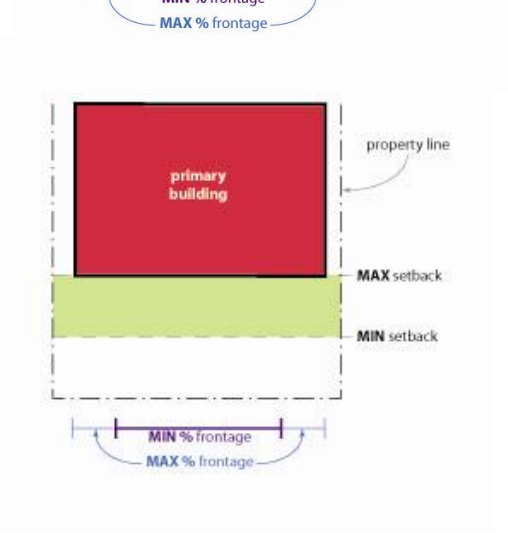
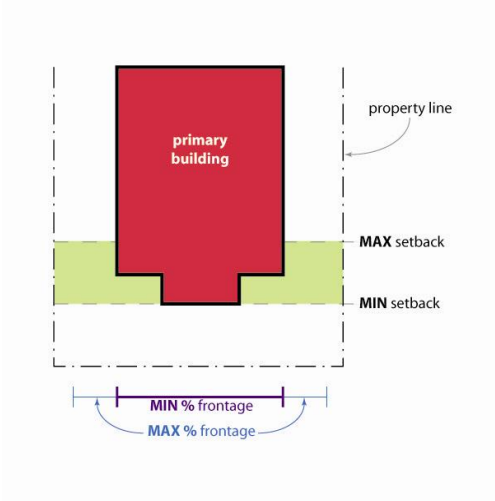


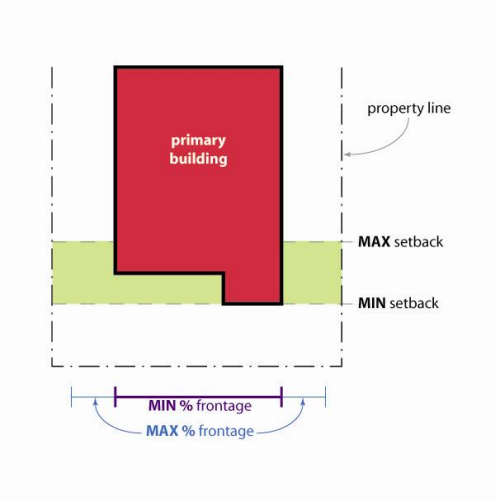
Illustration provides the foundation for how the frontage building is applied. There is a minimum and maximum setback as determined by the lot type. The maximum and minimum frontage is shown adjacent to the property line



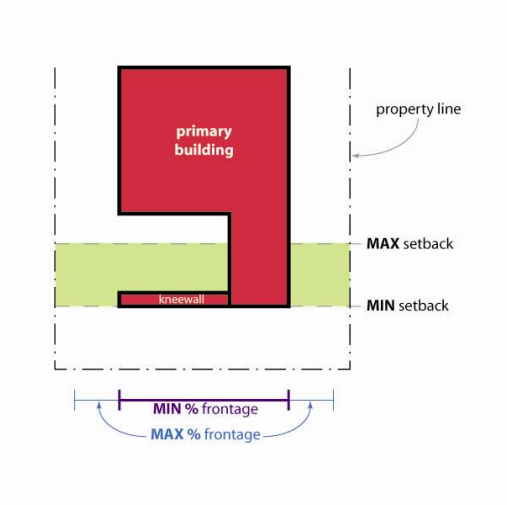
The primary building in this illustration is placed on the maximum setback and meets the maximum frontage requirements.



The primary building is within the min/max setbacks, and is meeting the minimum setback. This provides flexibility to the design of the building



The primary building is within the min/max setbacks, and is meeting the minimum setback. This provides flexibility to the design of the building.



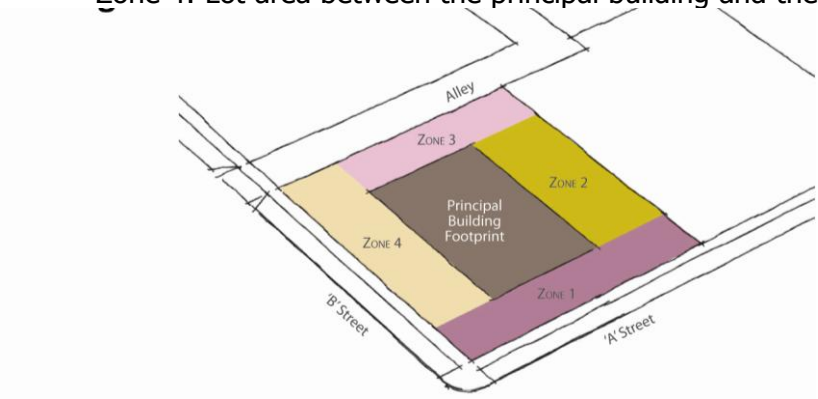
This provision is permitted only in the suburban areas in the city. A knee wall may be utilized to meet the frontage requirements as detailed in Sec. 110-3.2, suburban standards.

(c) **Accessory Building Envelope:** (ACC BLDG), Provisions for accessory building structures only, additional accessory uses are outlined in Section 109-4.1.

(d) **Building Height:** Provisions for permitted heights in stories (st). The maximum height for first floor development shall be fourteen (14) feet and the maximum height for second story and higher shall not exceed twelve (12) feet. Each building lot typology provides the range of height appropriate for the building type. The underlying land use determines the height that is permitted and shall be the determining factor in establishing the maximum height as outlined in Sec.109-5.3.

(e) **Parking Provisions:** The amount of parking shall be determined by Section 115-5 of the Land Development Code. Parking provisions provide zones where parking is permitted. The diagram illustrates an "A" and "B" street. In areas where A/B street designation has not been determined or required, all streets shall be considered "A" streets for determination of parking location only. Zones are defined and illustrated:

Zone 1: Lot area between the principal building and the right-of-way of any 'A' street.
Zone 2: Lot area between the principal building and any common interior lot line.
Zone 3: Lot area between the principal building and any rear lot line.
Zone 4: Lot area between the principal building and the right-of-way of any 'B' street.

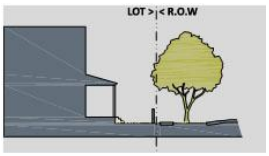


(f) **Building Function:** Provisions for the type of function the building can contain. The terms are general uses and do not grant the right to the use. It provides the dimensions by building lot type and the type of function that can be located in that building lot type. The use provisions detailed in Section 109-4 shall determine the permitted right.

(g) **Private Frontages:** Provisions for a variety of different street/public frontage types that are permitted by building lot type. The private frontage is the area between a building façade and the lot line. Frontage types may be counted as part of the building frontage requirements.

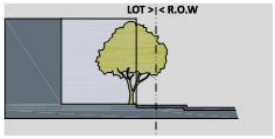
Common lawn: a landscaped front yard that is unfenced and visually continuous with adjacent front yards, supporting a common landscape. The deep setback provides a buffer from the higher speed thoroughfares.

Common lawn



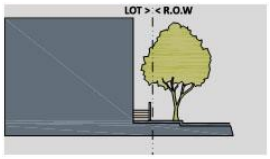
Porch & fence; a landscaped front yard in which the façade includes an attached front porch. A fence at the street right-of-way line maintains the spatial definition of the street. Porches shall be no less than eight ft. deep.

Porch & fence



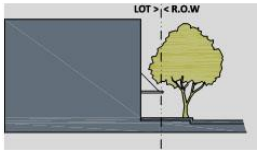
Forecourt: a frontage in which a portion of the façade is close to the street right-of-way line and the remainder is set back. The resulting forecourt is suitable for vehicular drop-offs. This type should be allocated in conjunction with other types of front yards. Large trees within the forecourts may overhang the sidewalks.

Forecourt



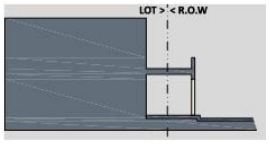
Stoop: a frontage in which the façade is placed close to the street right-of-way line. The first story is elevated above the sidewalk to secure privacy for the windows. The entrance is accessed by an exterior stair and landing. This type is recommended for ground-floor residential uses.

Stoop



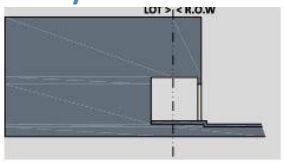
Shopfront & awning; a frontage in which the façade is aligned close to the street right-of-way line with the building entrance as the sidewalk. This type is typical for retail use. It has a substantial amount of glazing on the sidewalk level and an awning that should overhang the sidewalk by at least five ft.

Shopfront & awning



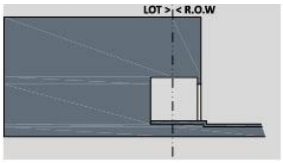
Gallery: a frontage wherein the façade extends beyond the property line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. This type is conventional for retail use. The gallery shall be no less than ten ft. wide and should overlap the sidewalk to within two ft. of the curb.

Gallery



Arcade: a colonnade supporting habitable space that overlaps the sidewalk, while the façade at sidewalk level remains at or behind the front setback line. This type is conventional for retail use. The arcade shall be no less than 12 ft. wide and should overlap the sidewalk to within two ft. of the curb.

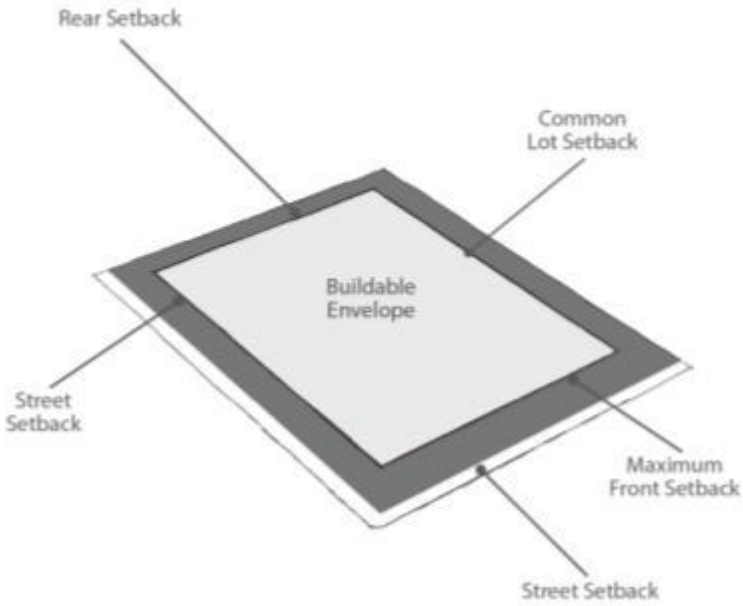
Arcade

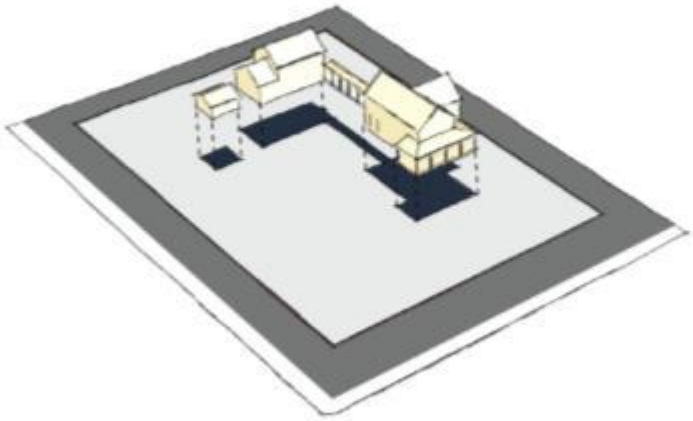


HOMESTEAD LOT

A building lot located and designed to accommodate a detached building with large common lot yards, rear yards and street yards for a rural area.

LOT REQUIREMENTS	MIN	MAX
Lot Width (ft)	200	--
Lot Depth (ft)	200	--
Lot Size (sf)	43,560	--
Lot Coverage (%)	--	15
BUILDING ENVELOPE	MIN	MAX
Street Setback (ft)	25	--
Common Lot Setback (ft)	25	--
Rear Setback (ft)	25	N/A
Frontage Buildout (%)	--	--
ACC BLDG ENVELOPE	MIN	MAX
Street Setback (ft)	25	--
Common Lot Setback (ft)	3	--
Rear Setback (ft)	5	--
Building Footprint (sf)	--	800
BUILDING HEIGHT	MIN	MAX
Principal Building (st)	1	3
Accessory Building(s) (st)	1	2
PARKING PROVISIONS		
Location	Zone 1, 2, 3, and 4	
BUILDING FUNCTION		
Residential	X	
Lodging	X	
Office		
Retail		
Civic		
PRIVATE FRONTAGES		
Common Lawn	X	
Porch and Fence	X	
Forecourt		
Stoop		
Shopfront and Awning		
Gallery		
Arcade		



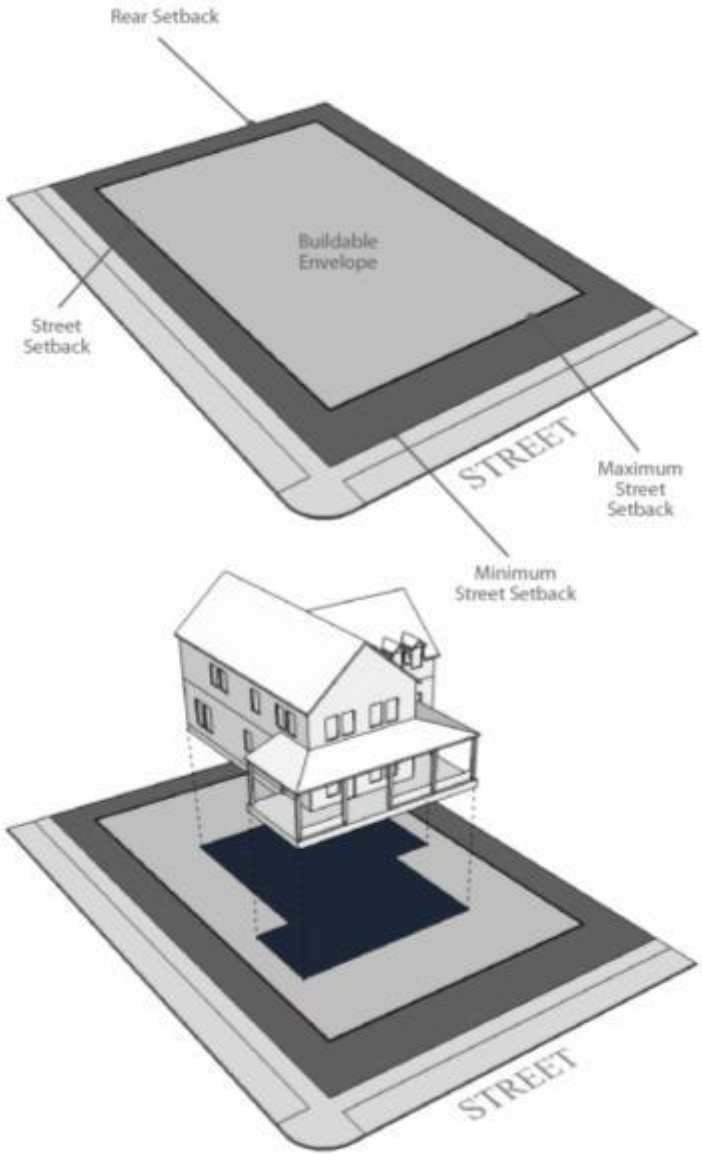


X- Permitted
Black cell - prohibited

ESTATE LOT

A building lot located and designed to accommodate a detached building with large common lot yards, rear yards and street yards.

LOT REQUIREMENTS	MIN	MAX
Lot Width (ft)	70	200
Lot Depth (ft)	120	660
Lot Size (sf)	10,000	43,560
Lot Coverage (%)	--	65--
BUILDING ENVELOPE	MIN	MAX
Street Setback (ft)	25	--
Common Lot Setback (ft)	10	--
Rear Setback (ft)	15	--
Frontage Buildout (%)	25	--
ACC BLDG ENVELOPE	MIN	MAX
Street Setback (ft)	25" behind bldg frontage	
Common Lot Setback (ft)	0	--
Rear Setback (ft)	5	--
Building Footprint (sf)	--	800
BUILDING HEIGHT	MIN	MAX
Principal Building (st)	1	2
Accessory Building(s) (st)	1	2
PARKING PROVISIONS		
Location	Zone 1, 2, 3, 4 for single family; zones 2 & 3 for other functions	
BUILDING FUNCTION		
Residential	X	
Lodging	X	
Office	X	
Retail	X	
Civic	X	
PRIVATE FRONTAGES		
Common Lawn	X	
Porch and Fence	X	
Forecourt		
Stoop		
Shopfront and Awning		
Gallery		
Arcade		



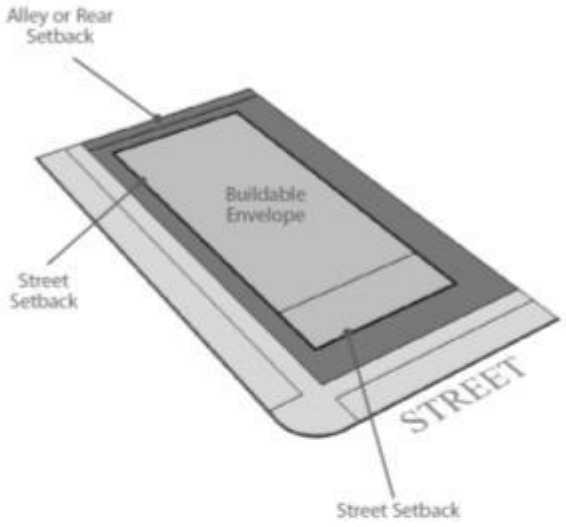
X- Permitted
Black cell - prohibited

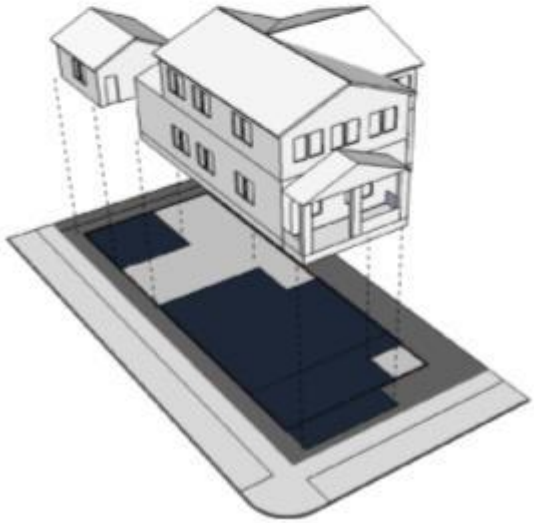
HOUSE LOT

A building lot located and designed to accommodate a detached building with small common lot yards and a large street yard.

	URBAN (u)	SUBURBAN (S) & RURAL (R)	U, S, R
LOT REQUIREMENTS	MIN	MIN	MAX
Lot Width (ft)	40	55	70
Lot Depth (ft)	100	120	140
Lot Size (sf)	4,000	6,600	9,800
Lot Coverage (%)	--		80
BUILDING ENVELOPE	MIN	MIN	MAX
Street Setback (ft)	10	25	25 Urban only
Common Lot Setback (ft)	5	5	--
Alley or Rear Setback (ft)	5	10	--
Frontage Buildout (%)	75	60	80
ACC BLDG ENVELOPE	MIN	MIN	MAX
Street Setback (ft)	25' behind bldg frontage		
Common Lot Setback (ft)	0	3	
Rear Setback (ft)	5	5	
Building Footprint (sf)	--	--	800
BUILDING HEIGHT	MIN	MIN	MAX
Principal Building (st)	1	1	3
Accessory Building(s) (st)	1	1	2
PARKING PROVISIONS			
Location	Zone 1, 2, 3, 4 for single family; zones 2 & 3 for other functions		
BUILDING FUNCTION			
Residential	X		
Lodging	X		
Office	X		
Retail	X		
Civic	X		
PRIVATE FRONTAGES			
Common Lawn	X		
Porch and Fence	X		
Forecourt			
Stoop			
Shopfront and Awning			
Gallery			
Arcade			

X- Permitted
Black cell - prohibited

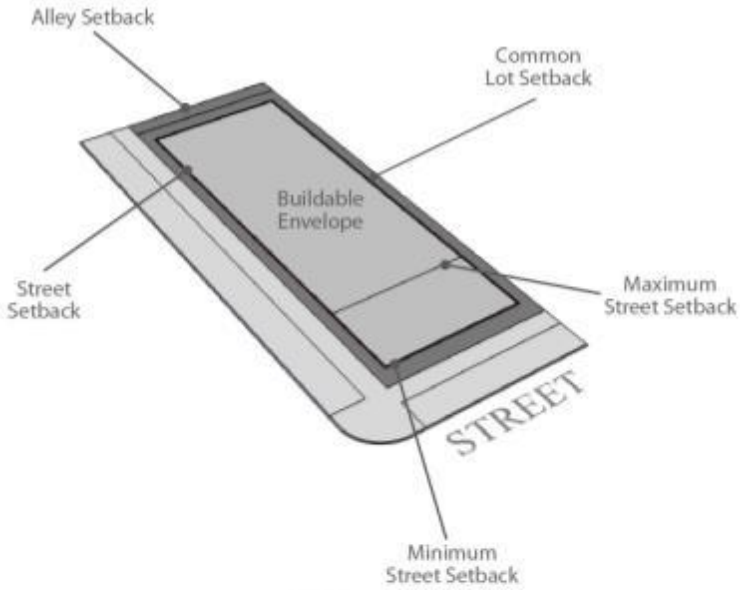


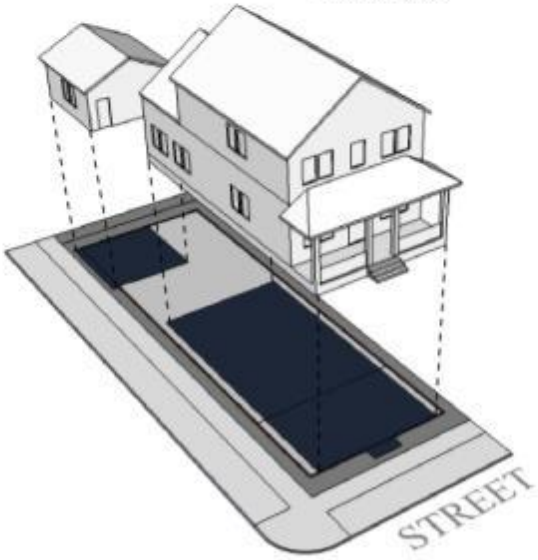


COTTAGE LOT

A building lot located and designed to accommodate a small detached building with small common lot and street yards.

LOT REQUIREMENTS	MIN	MAX
Lot Width (ft)	24	40
Lot Depth (ft)	100	120
Lot Size (sf)	2,400	4,800
Lot Coverage (%)	--	80
BUILDING ENVELOPE	MIN	MAX
Street Setback (ft)	5	25
Common Lot Setback (ft)	3	--
Alley Setback (ft)	10	--
Frontage Buildout (%)	70	90
ACC BLDG ENVELOPE	MIN	MAX
Street Setback (ft)	25" behind bldg frontage	
Common Lot Setback (ft)	0	--
Rear Setback (ft)	5	--
Building Footprint (sf)	--	625
BUILDING HEIGHT	MIN	MAX
Principal Building (st)	1	2
Accessory Building(s) (st)	1	2
PARKING PROVISIONS		
Location	Zones 2 and 3	
BUILDING FUNCTION		
Residential	X	
Lodging	X	
Office	X	
Retail	X	
Civic	X	
PRIVATE FRONTAGES		
Common Lawn	X	
Porch and Fence	X	
Forecourt		
Stoop		
Shopfront and Awning		
Gallery		
Arcade		



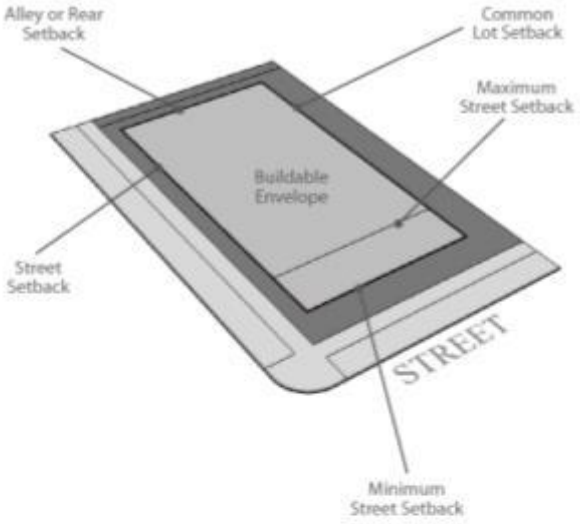


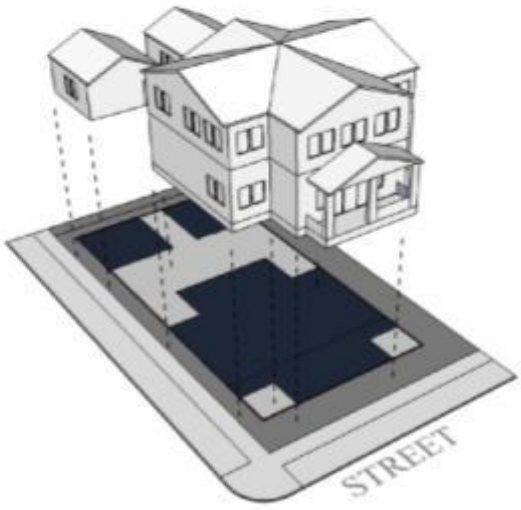
X- Permitted
Black cell - prohibited

DUPLEX LOT

A building lot located and designed to accommodate a detached building with small common lots and a large side yard and containing two dwellings.

	URBAN (U)	SUBURBAN(S) & RURAL (R)	U, S, R
LOT REQUIREMENTS	MIN	MIN	MAX
Lot Width (ft)	35	90	200
Lot Depth (ft)	100	120	660
Lot Size (sf)	5,000	10,800	43560
Lot Coverage (%)	--	--	65
BUILDING ENVELOPE	MIN	MIN	MAX
Street Setback (ft)	10	25	25 (urban)
Common Lot Setback (ft)	5	5	--
Alley or Rear Yard Setback	10	10	--
Frontage Buildout (%)	70	60	90-
ACC BLDG ENVELOPE	MIN	MIN	MAX
Street Setback (ft)	25' behind bldg frontage		
Common Lot Setback (ft)	0	--	--
Rear Setback (ft)	5	5	--
Building Footprint (sf)	--	--	625
BUILDING HEIGHT	MIN	MIN	MAX
Principal Building (st)	1	1	2
Accessory Building(s) (st)	1	1	2
PARKING PROVISIONS			
Location	Zone 1, 2, 3,4		
BUILDING FUNCTION			
Residential	X		
Lodging	X		
Office	X		
Retail	X		
Civic			
PRIVATE FRONTAGES			
Common Lawn	X		
Porch and Fence	X		
Forecourt			
Stoop			
Shopfront and Awning			
Gallery			
Arcade			



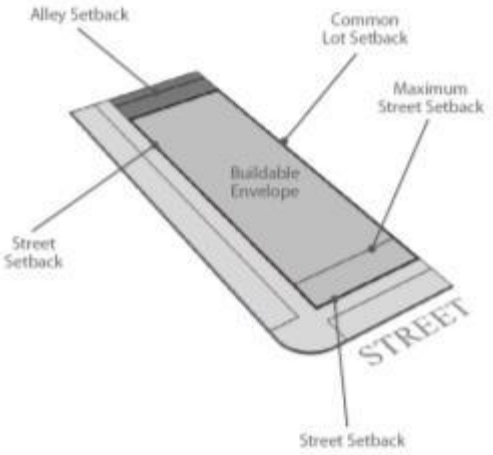


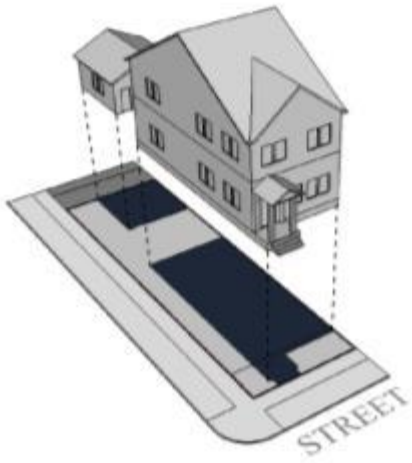
X- Permitted
Black cell - prohibited

TOWNHOUSE LOT

A building lot located and designed to accommodate a building with common walls on both side building lot lines and a private garden to the rear.

	URBAN (U)	SUBURBAN (S) & RURAL (R)	U, S, R
LOT REQUIREMENTS	MIN	MIN	MAX
Lot Width (ft)	16	22	32
Lot Depth (ft)	80	80	120
Lot Size (sf)	1,800	1,760	3,840
Lot Coverage (%)	--	--	80
BUILDING ENVELOPE	MIN	MIN	MAX
Street Setback (ft)	0		10
Common Lot Setback (ft)	0	0	--
Alley Setback (ft)	15	15	
Frontage Buildout (%)	90	80	100
Length Permitted of Grouped Townhomes	--	--	120' for S & R
ACC BLDG ENVELOPE	MIN	MIN	MAX
Street Setback (ft)	25' behind bldg frontage		
Common Lot Setback (ft)	0	0	--
Rear Setback (ft)	5	5	--
Building Footprint (sf)	--	--	625
BUILDING HEIGHT	MIN	MIN	MIN
Principal Building (st)	1	1	3
Accessory Building(s) (st)	1	1	2
PARKING PROVISIONS			
Location	Zone 3		
BUILDING FUNCTION			
Residential	X		
Lodging			
Office			
Retail			
Civic			
PRIVATE FRONTAGES			
Common Lawn	X		
Porch and Fence	X		
Forecourt			
Stoop			
Shopfront and Awning			
Gallery			
Arcade			





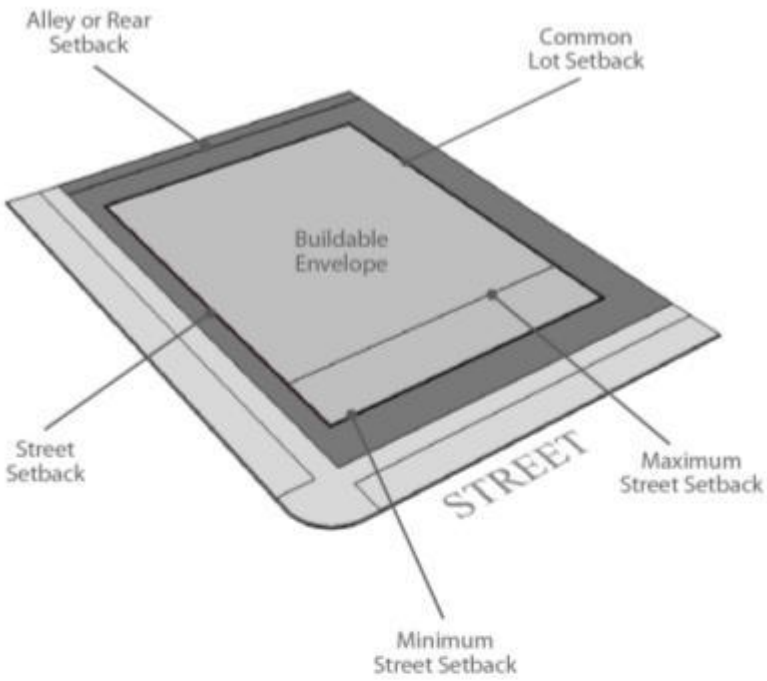
X- Permitted
Black cell - prohibited

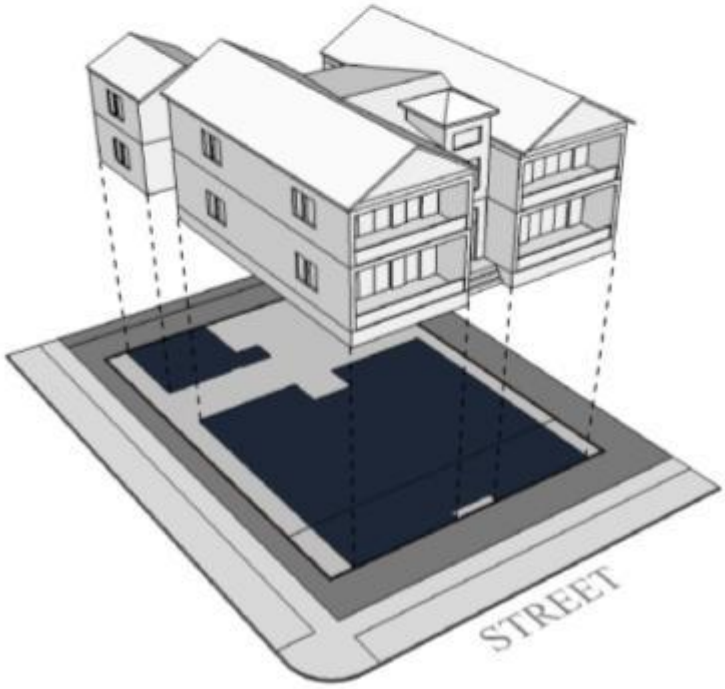
APARTMENT HOUSE LOT

A building lot located and designed to accommodate a detached building which resembles a large house but which contains multiple dwellings above and beside each other.

LOT REQUIREMENTS	MIN	MAX
Lot Width (ft)	48	120
Lot Depth (ft)	100	150
Lot Size (sf)	4,800	18,000
Lot Coverage (%)	--	80
BUILDING ENVELOPE	MIN	MAX
Street Setback (ft)	10	25
Common Lot Setback (ft)	5	--
Alley or Rear Setback (ft)	15	--
Frontage Buildout (%)	70	90
ACC BLDG ENVELOPE	MIN	MAX
Street Setback (ft)	25" behind bldg frontage	
Common Lot Setback (ft)	0	3
Rear Setback (ft)	5	25
Building Footprint (sf)	--	625
BUILDING HEIGHT	MIN	MAX
Principal Building (st)	2	3
Accessory Building(s) (st)	1	2
PARKING PROVISIONS		
Location	Zone 2 and 3	
BUILDING FUNCTION		
Residential	X	
Lodging		
Office		
Retail		
Civic		
PRIVATE FRONTAGES		
Common Lawn	X	
Porch and Fence	X	
Forecourt		
Stoop		
Shopfront and Awning		
Gallery		
Arcade		

X- Permitted
Black cell - prohibited

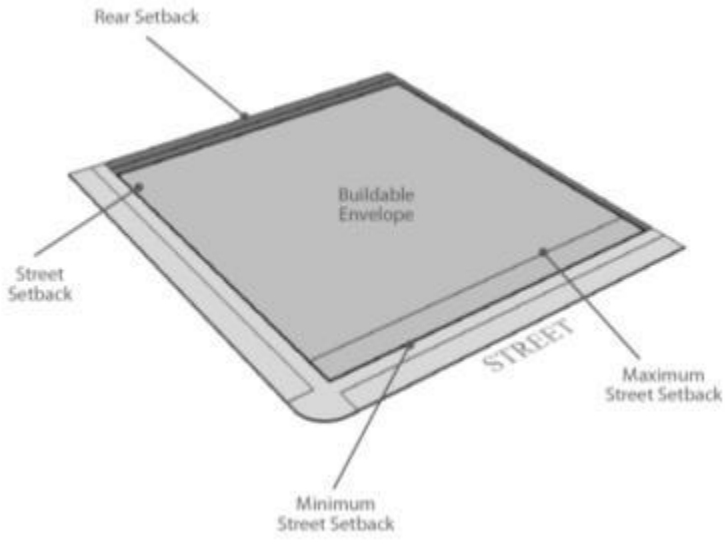


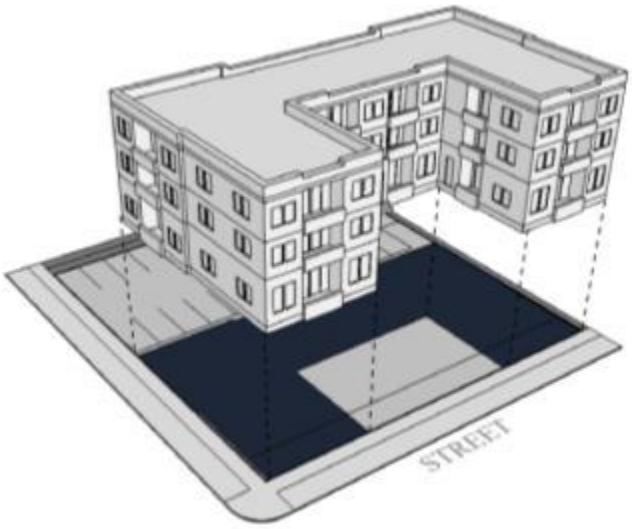


COURTYARD APARTMENT LOT

A building lot located and designed to accommodate multiple dwellings arranged around and fronting on a central garden or courtyard that may be partially or wholly open to the street.

LOT REQUIREMENTS	MIN	MAX
Lot Width (ft)	125	300
Lot Depth (ft)	80	300
Lot Size (sf)	10,000	90,000
Lot Coverage (%)	--	80
BUILDING ENVELOPE	MIN	MAX
Street Setback (ft)	0	10
Common Lot Setback (ft)	6	--
Rear Setback (ft)	10	--
Frontage Buildout (%)	50	100
ACC BLDG ENVELOPE	MIN	MAX
Street Setback (ft)	Not Permitted	
Common Lot Setback (ft)		
Rear Setback (ft)		
Building Footprint (sf)		
BUILDING HEIGHT	MIN	MAX
Principal Building (st)	2	4
Accessory Building(s) (st)	N/A	
PARKING PROVISIONS		
Location	Zone 2, 3	
BUILDING FUNCTION		
Residential	X	
Lodging	X	
Office		
Retail		
Civic		
PRIVATE FRONTAGES		
Common Lawn		
Porch and Fence		
Forecourt	X	
Stoop	X	
Shopfront and Awning		
Gallery		
Arcade		





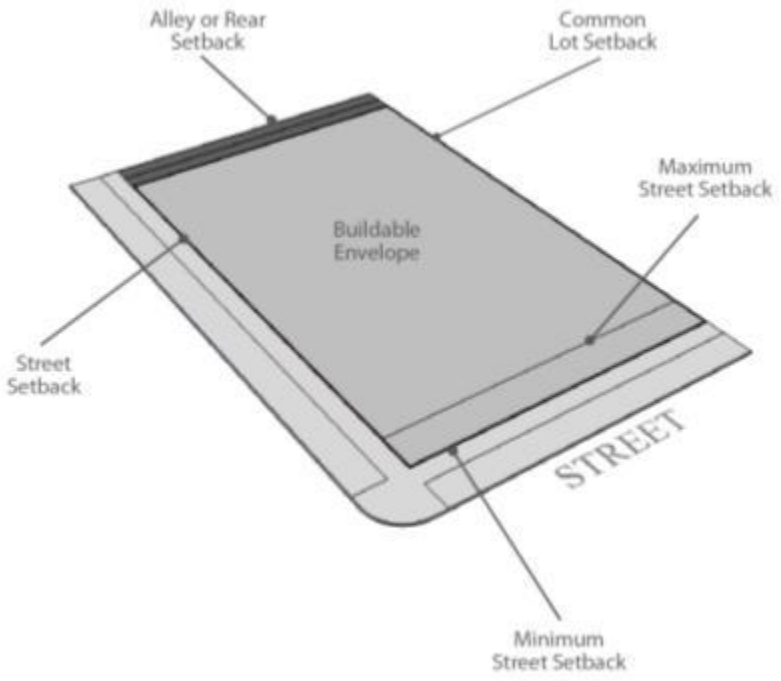
X- Permitted
Black cell - prohibited

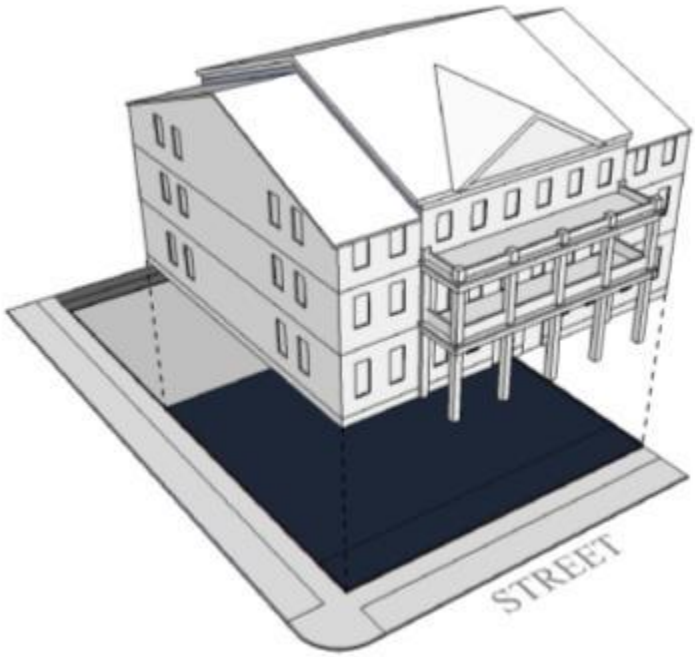
APARTMENT BUILDING LOT

A building lot located and designed to accommodate multiple dwellings above or beside each other in a building that occupies most of its building lot width and is placed close to the sidewalk.

LOT REQUIREMENTS	MIN	MAX
Lot Width (ft)	40	300
Lot Depth (ft)	100	300
Lot Size (sf)	4,000	90,000
Lot Coverage (%)	--	90
BUILDING ENVELOPE	**MIN**	**MAX**
Street Setback (ft)	0	10
Common Lot Setback (ft)	6	--
Rear Setback (ft)	15	--
Frontage Buildout (%)	80	100
ACC BLDG ENVELOPE	**MIN**	**MAX**
Street Setback (ft)	Not Permitted	
Common Lot Setback (ft)		
Rear Setback (ft)		
Building Footprint (sf)		
BUILDING HEIGHT	**MIN**	**MAX**
Principal Building (st)	2	4
Accessory Building(s) (st)	N/A	
PARKING PROVISIONS		
Location	Zone 2, 3	
PRIVATE FRONTAGES		
Common Lawn		
Porch and Fence		
Forecourt	X	
Stoop	X	
Shopfront and Awning		
Gallery		
Arcade		

X- Permitted
Black cell - prohibited

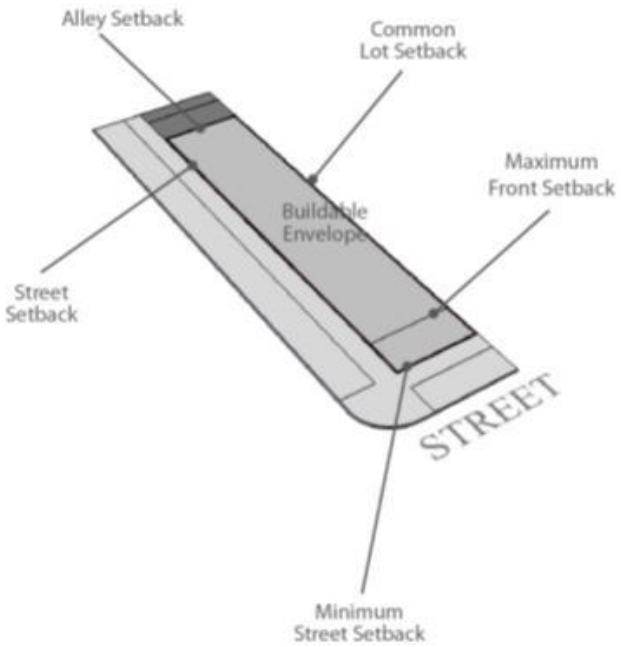


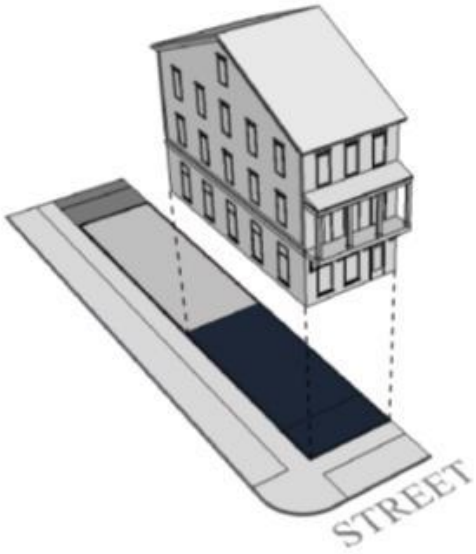


LIVE/WORK BUILDING LOT

A building lot located and designed to accommodate an attached or detached building with residential uses, commercial uses, or a combination of the two within individually occupied live-work units, all of which may occupy any story of the building.

LOT REQUIREMENTS	MIN	MAX
Lot Width (ft)	16	60
Lot Depth (ft)	80	120
Lot Size (sf)	1,800	7,200
Lot Coverage (%)	--	80
BUILDING ENVELOPE	MIN	MAX
Street Setback (ft)	0	10
Common Lot Setback (ft)	0	--
Rear Setback (ft)	15	--
Frontage Buildout (%)	80	100
ACC BLDG ENVELOPE	MIN	MAX
Street Setback (ft)	Not Permitted	
Common Lot Setback (ft)	0	3
Rear Setback (ft)	5	25
Building Footprint (sf)	--	625
BUILDING HEIGHT	MIN	MAX
Principal Building (st)	2	4
Accessory Building(s) (st)	1	2
PARKING PROVISIONS		
Location	Zone 2, 3	
BUILDING FUNCTION		
Residential	X	
Lodging		
Office	X	
Retail	X	
Civic		
PRIVATE FRONTAGES		
Common Lawn		
Porch and Fence		
Forecourt		
Stoop		
Shopfront and Awning	X	
Gallery		
Arcade		



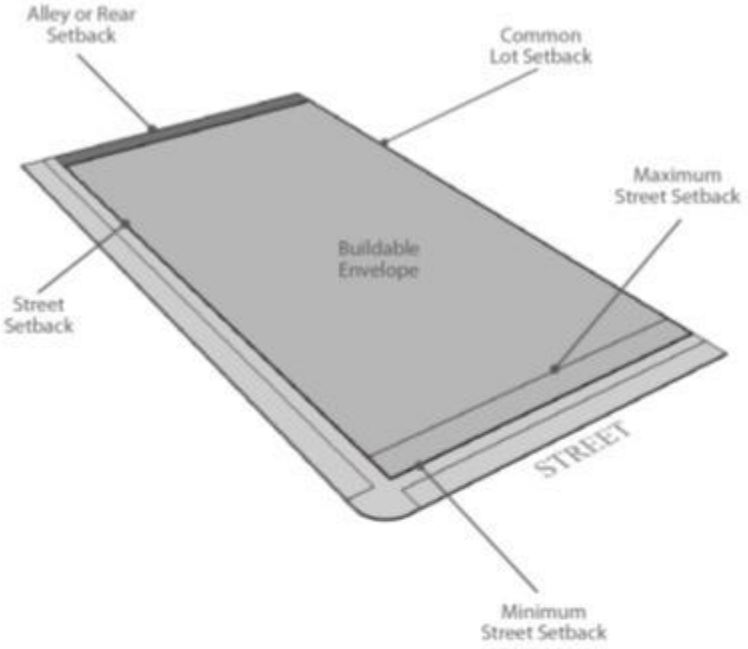


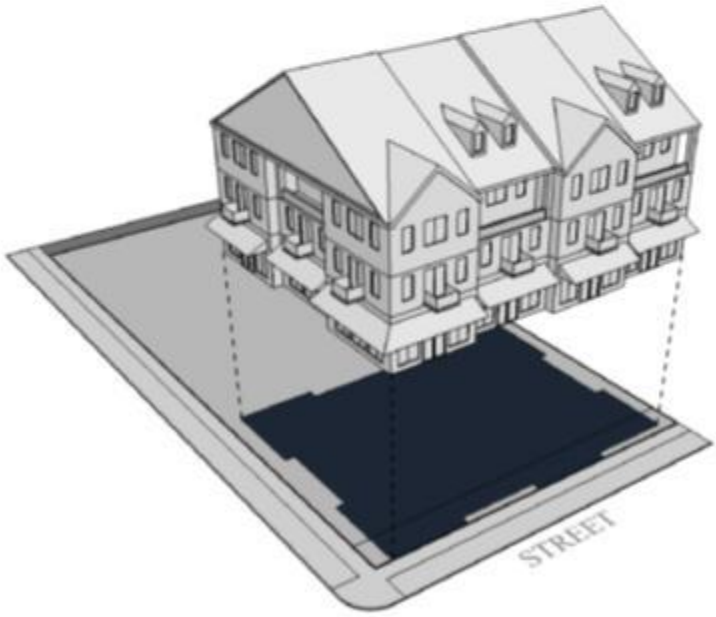
X- Permitted
Black cell - prohibited

MIXED-USE BUILDING LOT

A building lot located and designed to accommodate a multi-story building with multiple dwellings in upper stories and various commercial uses in any stories.

LOT REQUIREMENTS	MIN	MAX
Lot Width (ft)	16	300
Lot Depth (ft)	--	500
Lot Size (sf)	--	150,000
Lot Coverage (%)	--	90
BUILDING ENVELOPE	MIN	MAX
Street Setback (ft)	0	10
Common Lot Setback (ft)	0	--
Rear Setback (ft)	10	--
Frontage Buildout (%)	90	100
ACC BLDG ENVELOPE	MIN	MAX
Street Setback (ft)	Not Permitted	
Common Lot Setback (ft)		
Rear Setback (ft)		
Building Footprint (sf)		
BUILDING HEIGHT	MIN	MAX
Principal Building (st)	2	6
Accessory Building(s) (st)	N/A	
PARKING PROVISIONS		
Location	Zone 2, 3	
BUILDING FUNCTION		
Residential	X	
Lodging	X	
Office	X	
Retail	X	
Civic		
PRIVATE FRONTAGES		
Common Lawn		
Porch and Fence		
Forecourt		
Stoop		
Shopfront and Awning	X	
Gallery	X	
Arcade	X	



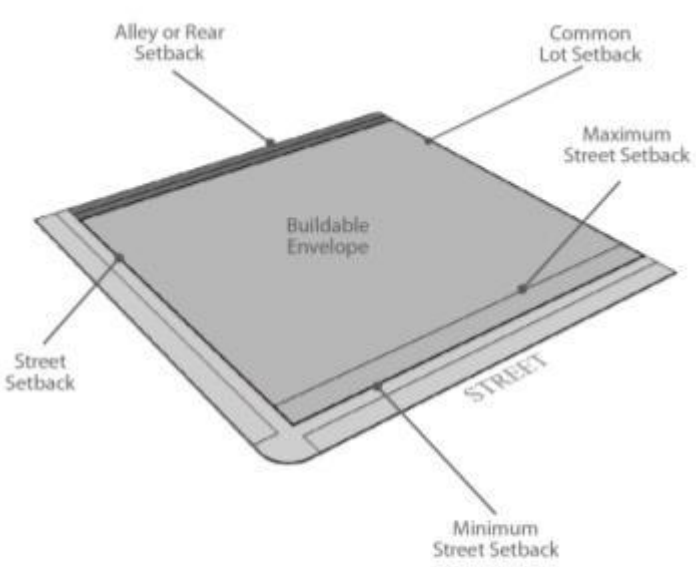


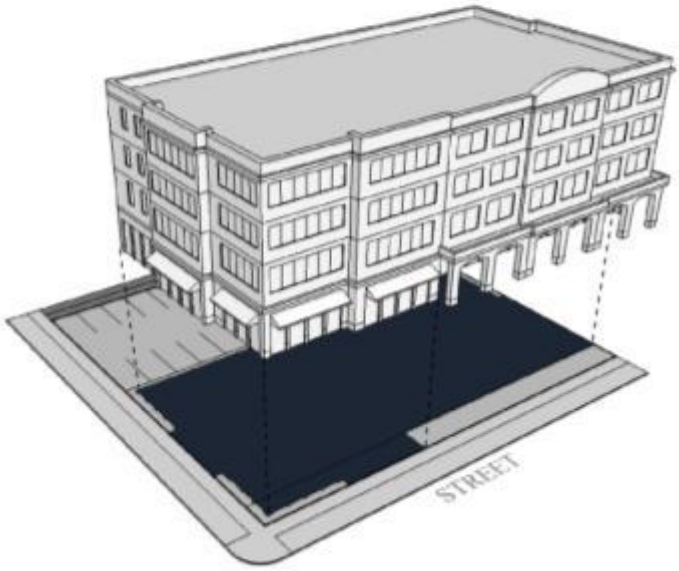
X- Permitted
Black cell - prohibited

MULTI-STORY COMMERCIAL BUILDING LOT

A building lot located and designed to accommodate a multi story building with commercial and office uses in any story.

LOT REQUIREMENTS	MIN	MAX
Lot Width (ft)	16	300
Lot Depth (ft)	--	500
Lot Size (sf)	--	150,000
Lot Coverage (%)	--	90
BUILDING ENVELOPE	MIN	MAX
Street Setback (ft)	0	10
Common Lot Setback (ft)	0	--
Rear Setback (ft)	10	--
Frontage Buildout (%)	90	100
ACC BLDG ENVELOPE	MIN	MAX
Street Setback (ft)	Not Permitted	
Common Lot Setback (ft)		
Rear Setback (ft)		
Building Footprint (sf)		
BUILDING HEIGHT	MIN	MAX
Principal Building (st)	2	4
Accessory Building(s) (st)	N/A	
PARKING PROVISIONS		
Location	Zone 2, 3	
BUILDING FUNCTION		
Residential		
Lodging	X	
Office	X	
Retail	X	
Civic		
PRIVATE FRONTAGES		
Common Lawn		
Porch and Fence		
Forecourt		
Stoop		
Shopfront and Awning	X	
Gallery	X	
Arcade	X	



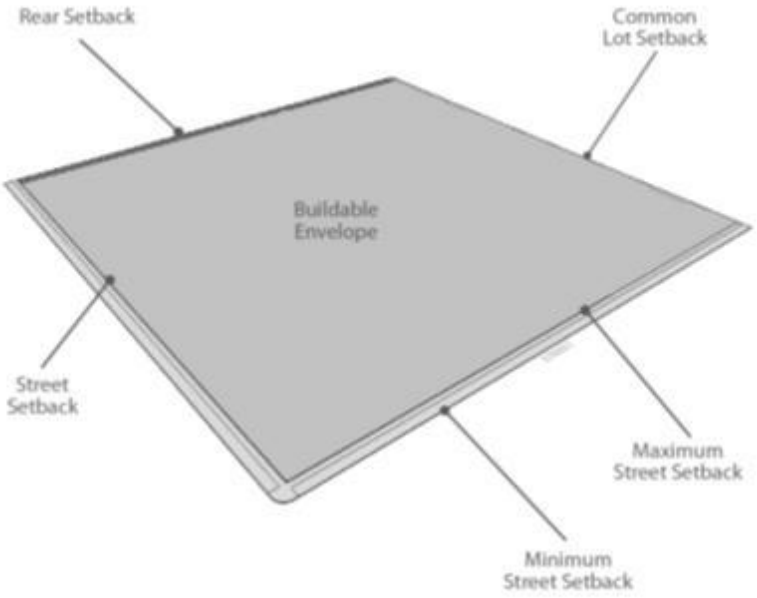


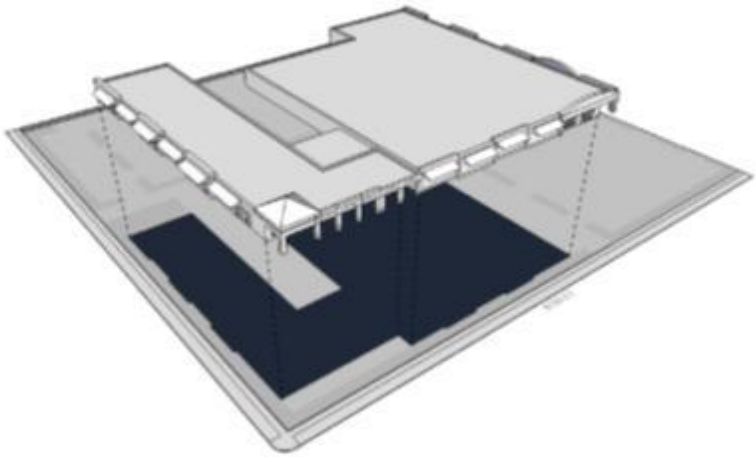
X- Permitted
Black cell - prohibited

LARGE FORMAT RETAIL BUILDING LOT

A building lot located and designed to accommodate a large footprint building with one or more uses.

LOT REQUIREMENTS	MIN	MAX
Lot Width (ft)	--	500
Lot Depth (ft)	--	500
Lot Size (sf)	--	250,000
Lot Coverage (%)	--	60
BUILDING ENVELOPE	MIN	MAX
Street Setback (ft)	0	75
Common Lot Setback (ft)	0	--
Rear Setback (ft)	10	--
Frontage Buildout (%)	50	100
ACC BLDG ENVELOPE	MIN	MAX
Street Setback (ft)	Not Permitted	
Common Lot Setback (ft)		
Rear Setback (ft)		
Building Footprint (sf)		
BUILDING HEIGHT	MIN	MAX
Principal Building (st)	1	2
Accessory Building(s) (st)	N/A	
PARKING PROVISIONS		
Location	Zone1 (2 bays only for suburban corridor) 2, 3, 4	
BUILDING FUNCTION		
Residential		
Lodging		
Office		
Retail	X	
Civic		
PRIVATE FRONTAGES		
Common Lawn		
Porch and Fence		
Forecourt		
Stoop		
Shopfront and Awning	X	
Gallery	X	
Arcade		



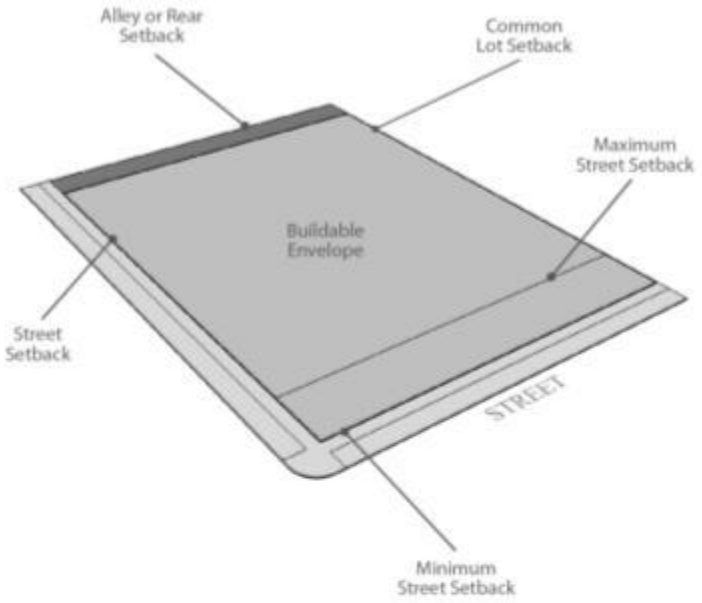


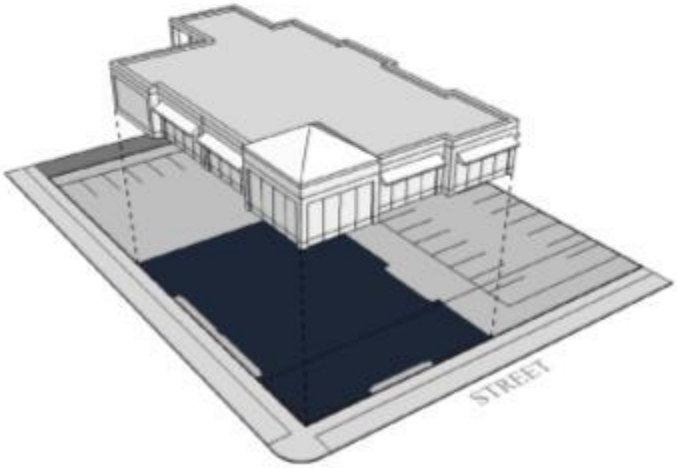
X- Permitted
Black cell - prohibited

COMMERCIAL BUILDING LOT

A building lot located and designed to accommodate single use office and retail that are predominately located on corridors as part of a retail complex.

LOT REQUIREMENTS	MIN	MAX
Lot Width (ft)	50	300
Lot Depth (ft)	100	300
Lot Size (sf)	7,500	90,000
Lot Coverage (%)	--	60
BUILDING ENVELOPE	MIN	MAX
Street Setback (ft)	0	75
Common Lot Setback (ft)	0	--
Rear Setback (ft)	15	--
Frontage Buildout (%)	50	100
ACC BLDG ENVELOPE	MIN	MAX
Street Setback (ft)	Not Permitted	
Common Lot Setback (ft)		
Rear Setback (ft)		
Building Footprint (sf)		
BUILDING HEIGHT	MIN	MAX
Principal Building (st)	1	2
Accessory Building(s) (st)	N/A	
PARKING PROVISIONS		
Location	Zone1 (2 bays only for suburban corridor) 2, 3, 4	
BUILDING FUNCTION		
Residential		
Lodging		
Office	X	
Retail	X	
Civic		
PRIVATE FRONTAGES		
Common Lawn		
Porch and Fence		
Forecourt		
Stoop		
Shopfront and Awning	X	
Gallery		
Arcade		





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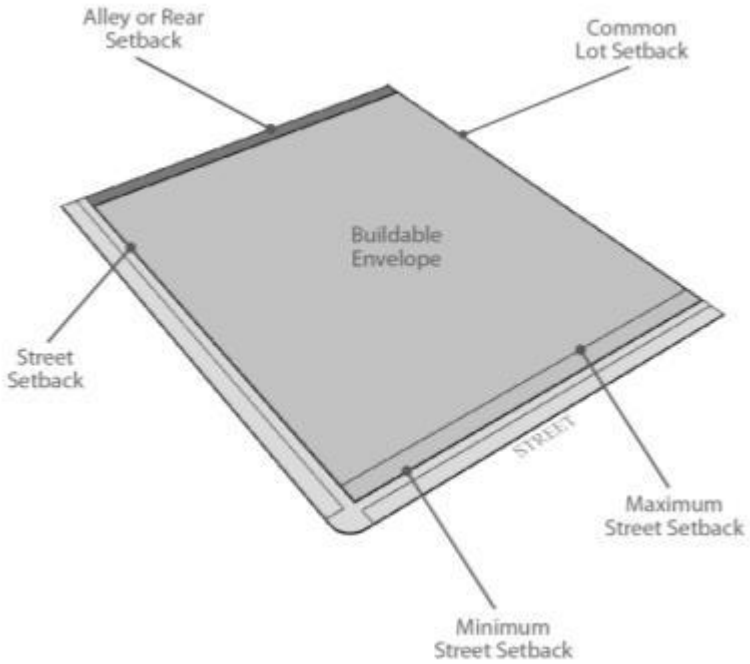
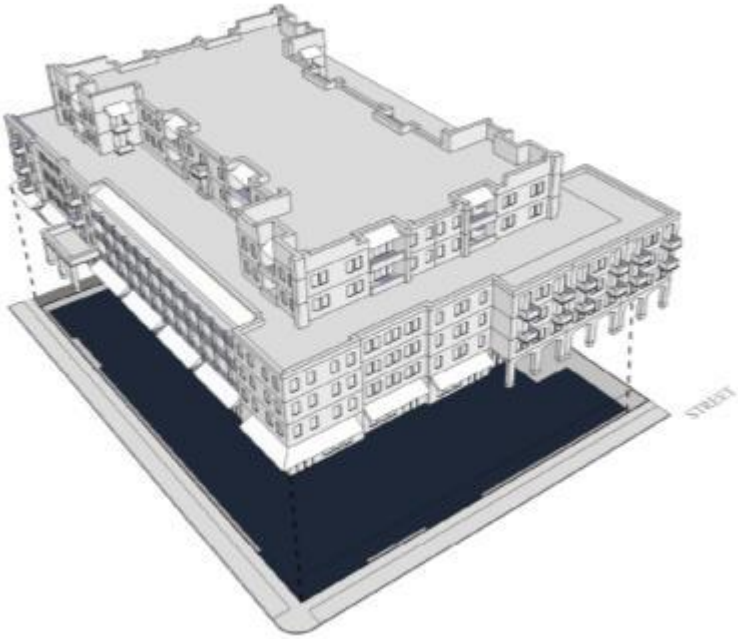
PEDESTAL BUILDING LOT

A building lot located and designed to accommodate the tallest permissible building whose primary facade must be stepped back to reduce its apparent bulk when viewed from the sidewalk.

LOT REQUIREMENTS	MIN	MAX
Lot Width (ft)	--	500
Lot Depth (ft)	--	500
Lot Size (sf)	--	250000
Lot Coverage (%)	--	90
BUILDING ENVELOPE	MIN	MAX
Street Setback (ft)	0	10
Common Lot Setback (ft)	0	--
Rear Setback (ft)	10	--
Frontage Buildout (%)	90	100
ACC BLDG ENVELOPE	MIN	MAX
Street Setback (ft)	Not Permitted	
Common Lot Setback (ft)		
Rear Setback (ft)		
Building Footprint (sf)		
BUILDING HEIGHT	MIN	MAX
Principal Building (st)	4	6
Accessory Building(s) (st)	N/A	
PARKING PROVISIONS		
Location	Zone 2, 3	
BUILDING FUNCTION		
Residential	X	
Lodging	X	
Office	X	
Retail	X	
Civic		
PRIVATE FRONTAGES		
Common Lawn		
Porch and Fence		
Forecourt		
Stoop		
Shopfront and Awning	X	
Gallery	X	
Arcade	X	

X- Permitted
Black cell - prohibited

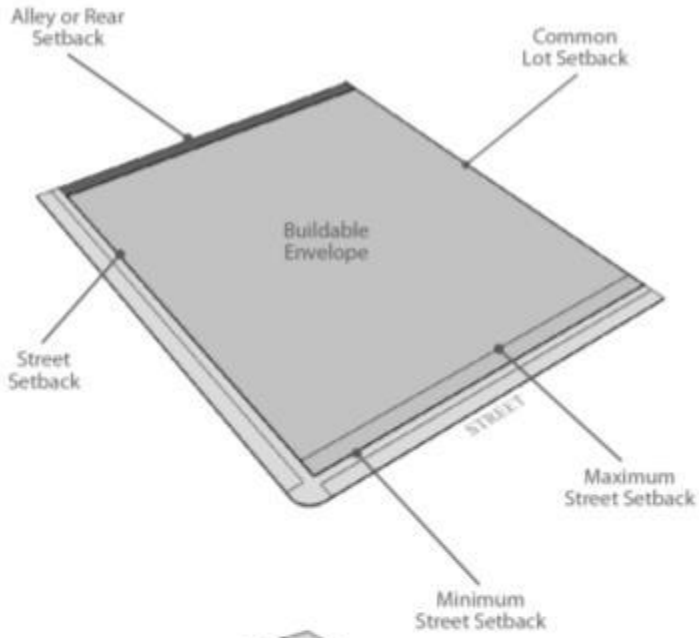


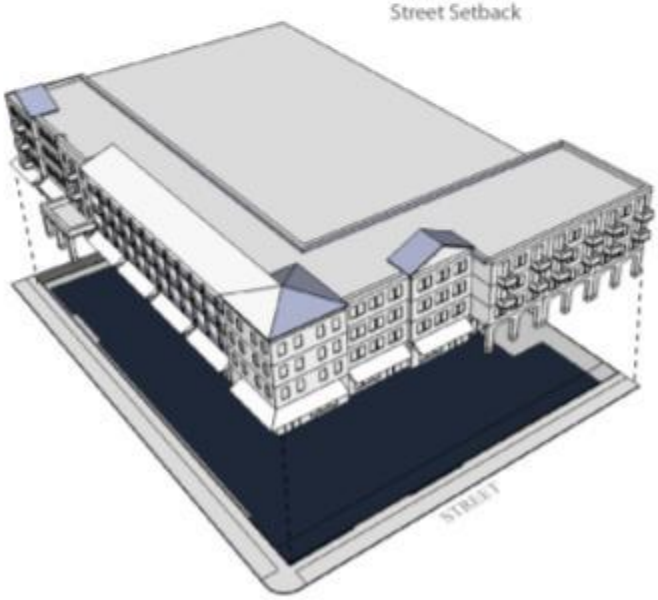


LINER BUILDING LOT

A building lot located and designed to accommodate a large footprint building such as a parking garage, cinema, supermarket, etc., which is surrounded by a liner building which conceals large expanses of blank walls and faces the street with ample windows and doors opening onto the sidewalk.

LOT REQUIREMENTS	MIN	MAX
Lot Width (ft)	--	500
Lot Depth (ft)	--	500
Lot Size (sf)	--	250000
Lot Coverage (%)	--	75
BUILDING ENVELOPE	MIN	MAX
Street Setback (ft)	0	10
Common Lot Setback (ft)	0	--
Rear Setback (ft)	10	--
Frontage Buildout (%)	90	100
ACC BLDG ENVELOPE	MIN	MAX
Street Setback (ft)	Not Permitted	
Common Lot Setback (ft)		
Rear Setback (ft)		
Building Footprint (sf)		
BUILDING HEIGHT	MIN	MAX
Principal Building (st)	2	5
Accessory Building(s) (st)	N/A	
PARKING PROVISIONS		
Location	Zone 2, 3	
BUILDING FUNCTION		
Residential	X	
Lodging		
Office	X	
Retail	X	
Civic		
PRIVATE FRONTAGES		
Common Lawn		
Porch and Fence		
Forecourt		
Stoop		
Shopfront and Awning	X	
Gallery	X	
Arcade	X	

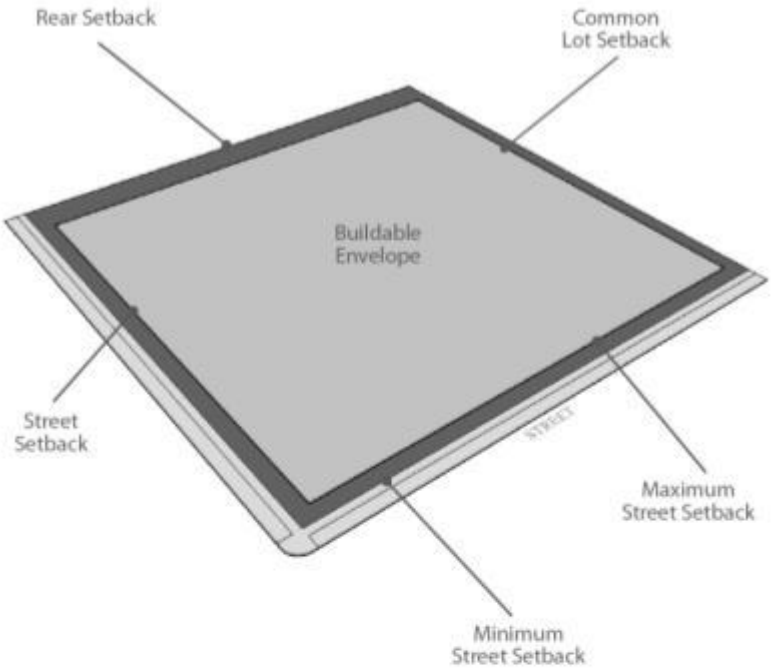


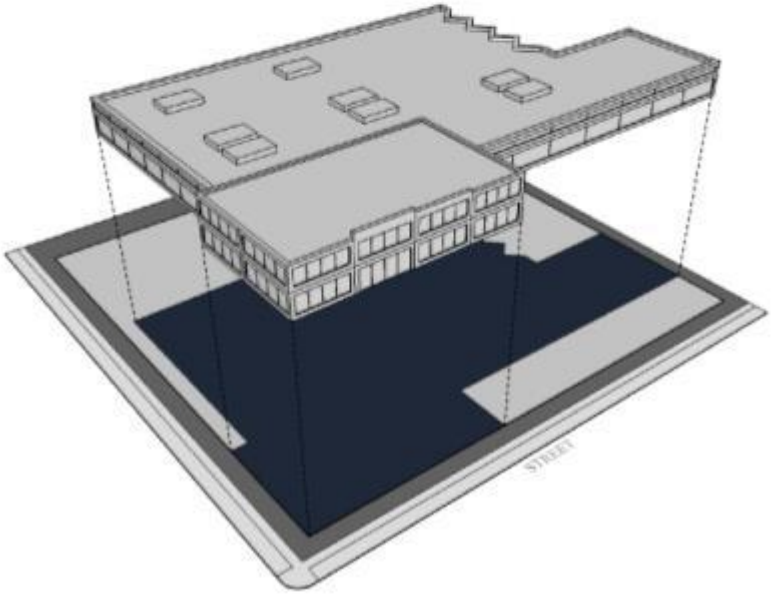


INDUSTRIAL BUILDING LOT

A building lot located and designed to accommodate industrial uses.

LOT REQUIREMENTS	MIN	MAX
Lot Width (ft)	--	500
Lot Depth (ft)	--	500
Lot Size (sf)	--	250000
Lot Coverage (%)	--	75
BUILDING ENVELOPE	MIN	MAX
Street Setback (ft)	10	--
Common Lot Setback (ft)	10	--
Rear Setback (ft)	25	--
Frontage Buildout (%)	--	--
ACC BLDG ENVELOPE	MIN	MAX
Street Setback (ft)	Not Permitted	
Common Lot Setback (ft)		
Rear Setback (ft)		
Building Footprint (sf)		
BUILDING HEIGHT	MIN	MAX
Principal Building (st)	1	2
Accessory Building(s) (st)	N/A	
PARKING PROVISIONS		
Location	Zone 1, 2, 3, 4	
BUILDING FUNCTION		
Residential		
Lodging		
Office		
Retail		
Civic		
PRIVATE FRONTAGES		
Common Lawn		
Porch and Fence		
Forecourt		
Stoop		
Shopfront and Awning		
Gallery		
Arcade		





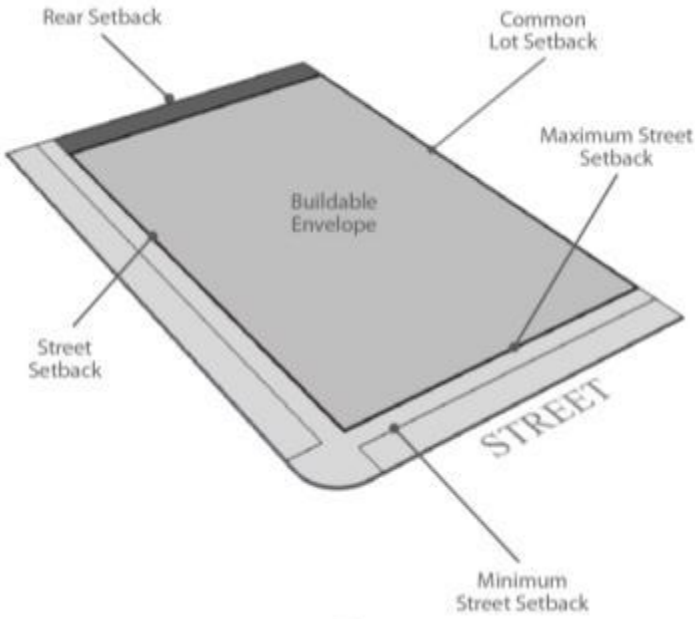
X- Permitted
Black cell - prohibited

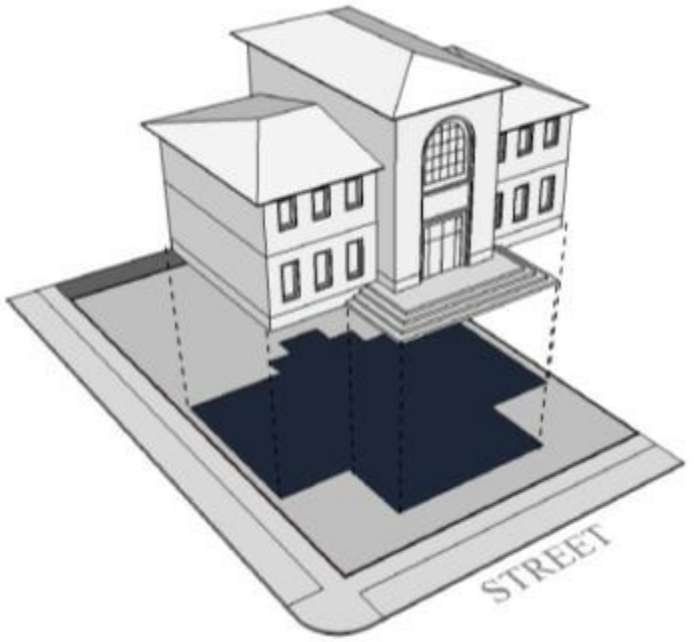
CIVIC BUILDING LOT

A building lot located and designed to accommodate a building containing public or civic uses such as community services, day care, education, government, places of worship, or social services.

LOT REQUIREMENTS	MIN	MAX
Lot Width (ft)	--	--
Lot Depth (ft)	--	--
Lot Size (sf)	--	--
Lot Coverage (%)	--	90
BUILDING ENVELOPE	**MIN**	**MAX**
Street Setback (ft)	0	--
Common Lot Setback (ft)	0	--
Rear Setback (ft)	10	--
Frontage Buildout (%)	--	--
ACC BLDG ENVELOPE	**MIN**	**MAX**
Street Setback (ft)	Not Permitted	
Common Lot Setback (ft)		
Rear Setback (ft)		
Building Footprint (sf)		
BUILDING HEIGHT	**MIN**	**MAX**
Principal Building (st)	1	4
Accessory Building(s) (st)	N/A	
PARKING PROVISIONS		
Location	Zone 2, 3, 4	
BUILDING FUNCTION		
Residential		
Lodging		
Office		
Retail		
Civic	X	
PRIVATE FRONTAGES		
Common Lawn	x	
Porch and Fence	x	
Forecourt	x	
Stoop	x	
Shopfront and Awning	x	
Gallery	x	
Arcade	x	

X- Permitted
Black cell - prohibited

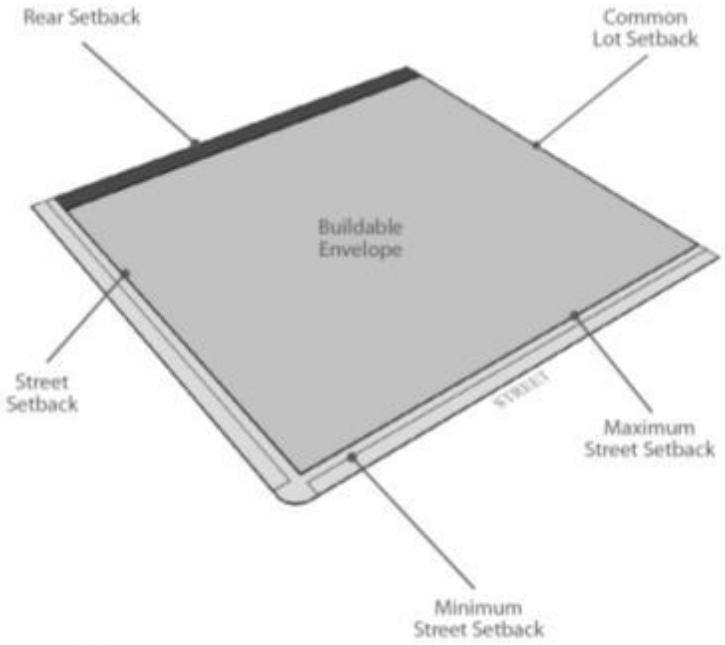


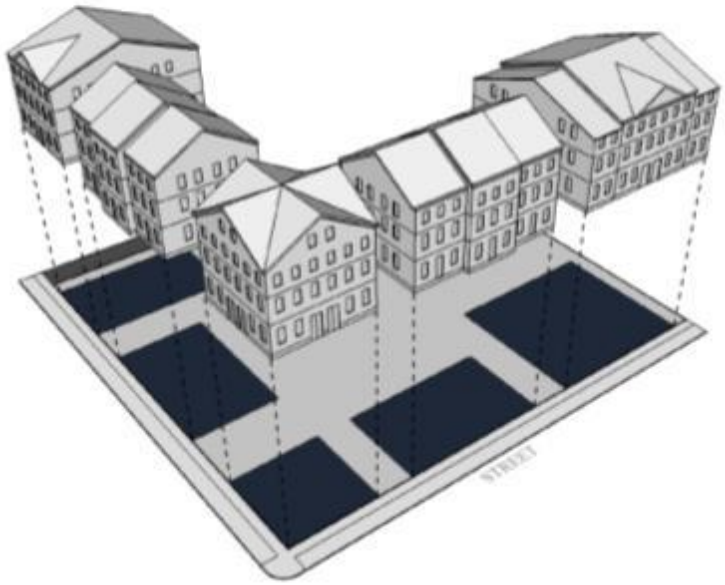


APARTMENT COMPLEX

A complex is located and designed for development over five acres in size and accommodates one or more multifamily building lot type.

LOT REQUIREMENTS	MIN	MAX
Lot Width (ft)	--	500
Lot Depth (ft)	--	500
Lot Size (sf)	--	250000
Lot Coverage (%)	--	75
BUILDING ENVELOPE	MIN	MAX
Street Setback (ft)	0	25
Common Lot Setback (ft)	0	--
Rear Setback (ft)	15	--
Frontage Buildout (%)	50	100
ACC BLDG ENVELOPE	MIN	MAX
Street Setback (ft)	Not Applicable (see notes)	
Common Lot Setback (ft)		
Rear Setback (ft)		
Building Footprint (sf)		
BUILDING HEIGHT	MIN	MAX
Principal Building (st)	1	3
Accessory Building(s) (st)	N/A	
PARKING PROVISIONS		
Location	Zone 2, 3, 4	
BUILDING FUNCTION		
Residential	X	
Lodging	X	
Office		
Retail	X	
Civic		
PRIVATE FRONTAGES		
Common Lawn		
Porch and Fence		
Forecourt	X	
Stoop	X	
Shopfront and Awning		
Gallery		
Arcade		



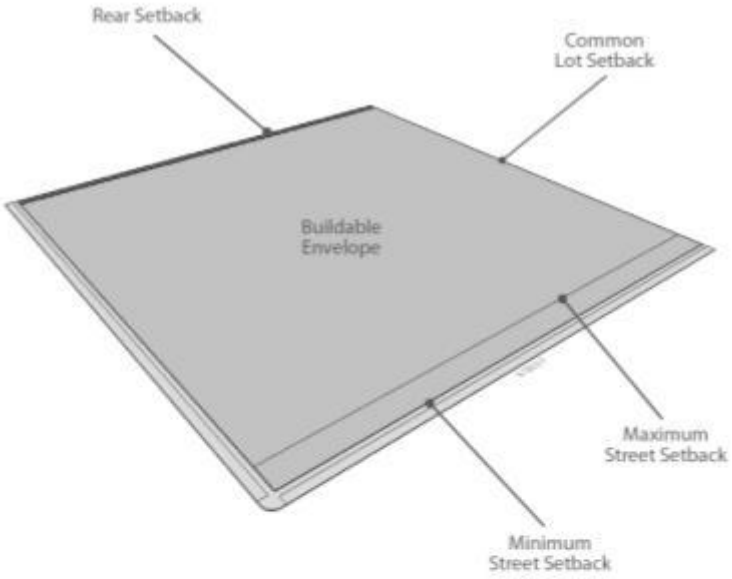


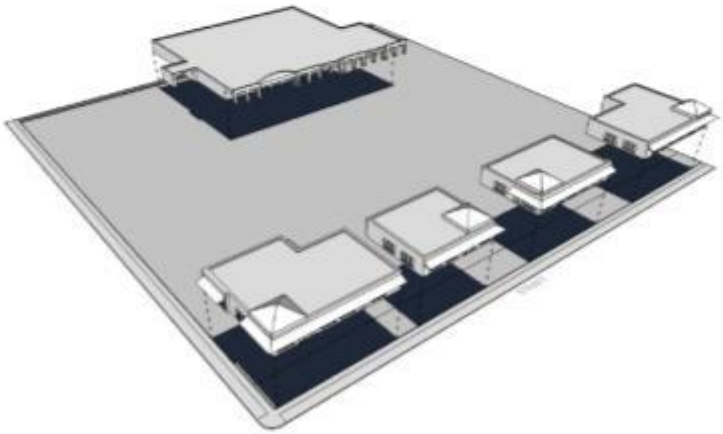
X- Permitted
Black cell - prohibited

RETAIL COMPLEX

A complex is located and designed for development over five acres in size and accommodates commercial buildings, large format retail building lot type, mixed use building lot types, and multi-story commercial building lot types. A block structure will be required for this type of development.

LOT REQUIREMENTS	MIN	MAX
Lot Width (ft)	--	500
Lot Depth (ft)	--	500
Lot Size (sf)	--	250000
Lot Coverage (%)	--	75
BUILDING ENVELOPE	MIN	MAX
Street Setback (ft)	0	75
Common Lot Setback (ft)	0	--
Rear Setback (ft)	15	--
Frontage Buildout (%)	50	100
ACC BLDG ENVELOPE	MIN	MAX
Street Setback (ft)	Not Applicable (see notes)	
Common Lot Setback (ft)		
Rear Setback (ft)		
Building Footprint (sf)		
BUILDING HEIGHT	MIN	MAX
Principal Building (st)	1	3
Accessory Building(s) (st)	N/A	
PARKING PROVISIONS		
Location	Zone1 (2 bays only) 2, 3, 4	
BUILDING FUNCTION		
Residential		
Lodging		
Office	X	
Retail	X	
Civic		
PRIVATE FRONTAGES		
Common Lawn		
Porch and Fence		
Forecourt		
Stoop		
Shopfront and Awning	X	
Gallery	X	
Arcade		





X- Permitted
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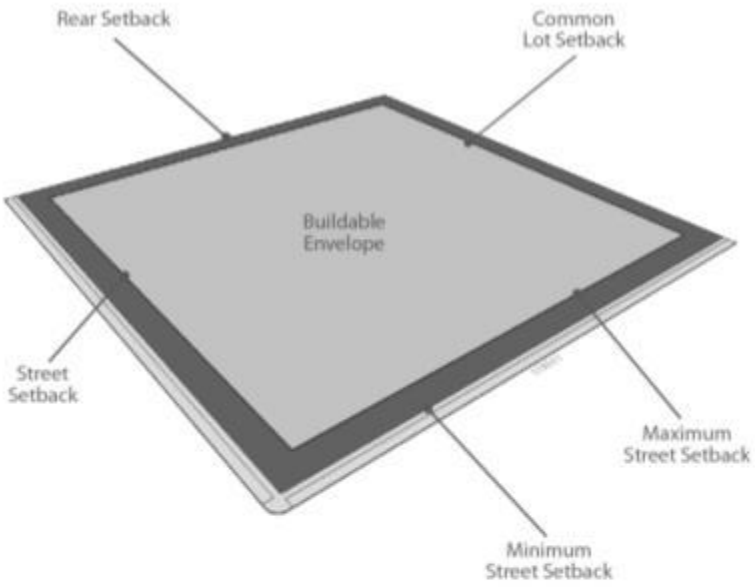
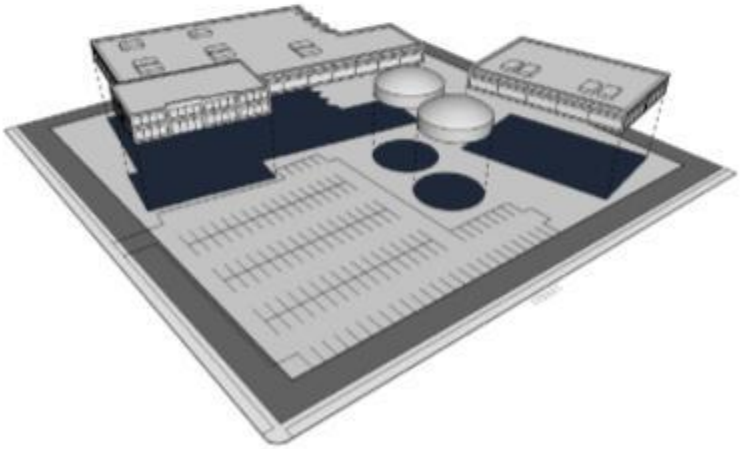
INDUSTRIAL COMPLEX

A complex is located and designed for development over five acres in size and accommodates multiple industrial building types in one complex.

LOT REQUIREMENTS	MIN	MAX
Lot Width (ft)	--	--
Lot Depth (ft)	--	--
Lot Size (sf)	--	--
Lot Coverage (%)	--	60
BUILDING ENVELOPE	MIN	MAX
Street Setback (ft)	25	--
Common Lot Setback (ft)	25	--
Rear Setback (ft)	25	--
Frontage Buildout (%)	--	--
ACC BLDG ENVELOPE	MIN	MAX
Street Setback (ft)	Not Applicable (see notes)	
Common Lot Setback (ft)		
Rear Setback (ft)		
Building Footprint (sf)		
BUILDING HEIGHT	MIN	MAX
Principal Building (st)	1	3
Accessory Building(s) (st)	N/A	
PARKING PROVISIONS		
Location	Zone 1, 2, 3, 4	
BUILDING FUNCTION		
Residential		
Lodging		
Office		
Retail		
Civic		
PRIVATE FRONTAGES		
Common Lawn		
Porch and Fence		
Forecourt		
Stoop		
Shopfront and Awning		
Gallery		
Arcade		





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Sec. 110-5. General Building Design Standards

The following standards are for building design of non residential building types for all building types excluding the industrial building lot types and the industrial complex.

(a) Public Entrance. Buildings that are open to the public shall have an entrance for pedestrians from the street to the building interior. This entrance shall be designed to be a distinctive and prominent element of the architectural design, and shall be open to the public during business hours. Buildings shall incorporate lighting and changes in mass , surface or finish to give emphasis to the entrances.

(b) Non residential buildings mass and scale. Buildings that are more than one hundred and fifty feet (150) feet in length shall comply with the following. No more than sixty (60) feet of horizontal distance of wall shall be provided without architectural relief a minimum of thirty (30) feet wide and three (3) feet deep for building walls and frontage walls facing the street.

Figure 7 Variation of Mass and Scale

(c) Building Façade. Buildings shall provide a foundation or base, typically from ground to bottom of the lower windowsills, with changes in volume or material. A clear visual division shall be maintained between the ground level floor and upper floors with either a cornice line or awning from twelve feet (12') to sixteen feet (16') above Base Flood Elevation or grade, whichever applies to the proposed development.

(d) Mass and Scale. No more than sixty (60) feet of horizontal distance of wall shall be provided without architectural relief a minimum of thirty (30) feet wide and three (3) feet deep for building walls and frontage walls facing the street.

(e) Building Features. All buildings excluding single family detached homes shall utilize at least three (3) of the following design features to provide visual relief along all elevations of the building:

(1) Divisions or breaks in materials (materials should be drawn from a common palette)
(2) Window bays
(3) Separate entrances and entry treatments, porticoes extending at least five (5) feet.
(4) Variation in roof lines
(5) Awnings installed in increments of fifteen (15) feet or less
(6) Dormers
(7) Canopies, extending at least five (5) feet
(8) Overhang extending at least five (5) feet
(9) Recessed entries (at least three [3]feet from the primary façade)
(10) Protruding entries (at least three [3] from the primary façade)
(11) Covered porch entries

(f) Storefront character. Commercial and mixed-use buildings shall express a "storefront character". This guideline is met by providing all of the following architectural features along the building frontage as applicable.
a. Corner building entrances on corner lots.
b. Regularly spaced and similar-shaped windows with window hoods or trim (all building stories)
c. Large display windows on the ground floor. All street-facing, park-facing and plaza-facing structures shall have windows covering a minimum of forty (40%) percent and a maximum eighty (80%) percent of the ground floor of each storefront's linear frontage. Blank walls shall not occupy over fifty (50%) percent of a street-facing frontage and shall not exceed thirty (30) linear feet without being interrupted by a window or entry. Mirrored glass, obscured glass and glass block cannot be used in meeting this requirement.

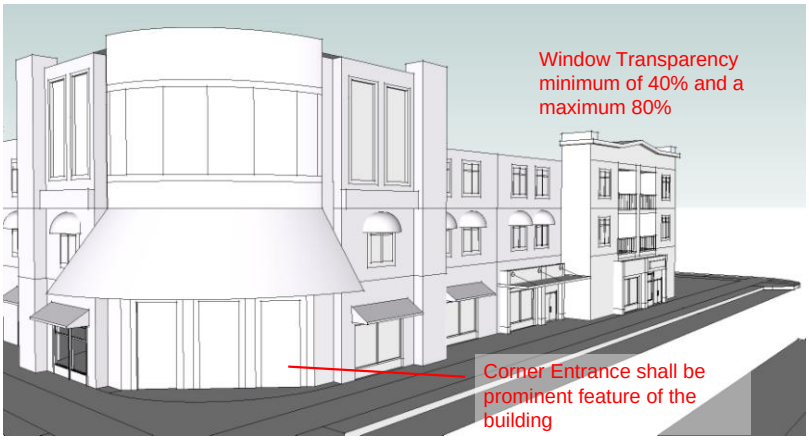


Figure 8, Storefront character

(g) Orientation. The primary building entrances shall be visible and directly accessible from a street. Building massing such as tower elements shall be used to call-out the location of building entries.

(h) Lighting. All buildings shall have exterior lightings and shall be self contained to that building without glare or shine onto other areas of the site.

(i) Habitable Street Frontage. The first twenty (20) feet of depth of the first floor of any multifamily structure's primary building frontage facing a street shall be constructed as habitable space.

(j) Adjacent Building Types:. Similar building types shall generally face across streets (e.g., detached residential shall face detached residential and attached residential shall face attached residential). Dissimilar building types, when adjacent (e.g., attached residential adjacent to multi-story structure), shall abut at rear lot lines separated by a shared alley, service drive, or common wall. Each of the following shall be considered dissimilar building types: detached residential; detached non-residential; attached residential; and any multi-story structure greater than three stories regardless of use.

(k) Location of Highest Density. Within each Neighborhood, higher density residential housing types shall be located closer to the Center of the development if applicable.

(l) Architectural and Design Standards for Single-Family Residential
Primary facades for all new attached and detached single-family residential development shall contain the primary entry and shall be street facing and shall be parallel or nearly parallel to the streets they face. Where public parks are located across a street, the primary façade should face the public park.

(m) Drive-through services. Drive through customer services shall be located at the rear or the side of the building. In Urban areas, the drive-through may be located at the rear or side of a building or on a side facing a "B" street. Drive-throughs shall not be permitted along "A" streets in Urban areas. Landscaping of drive-through windows and lanes shall have a five-foot wide buffer located between the lane and the perimeter of the property that is visible from the street. The length shall be determined by the length of the window and lane. The buffer shall be planted with shrubs a minimum of 20" in height at time of planting and be capable of attaining a height of two feet within one year and three feet within two years. ATM machines shall be visible from the street.

(n) Garage. Single family residential building lot types in the urban area shall be recessed eighteen (18) feet from the primary residential structure.

(o) Pedestrian access and walkways shall meet the following minimum design standards:

(1) Access and walkways shall be well lit and physically separated from driveways and parking spaces by landscaping, berms, barriers, grade separations, or other means to protect pedestrians from vehicular traffic;
(2) A crosswalk shall be required when a walkway crosses a public driveway or a paved area accessible to vehicles;
(3) Whenever walkways are provided, raised crosswalks (or other traffic-calming measures designed to slow traffic) shall be located at all points where a walkway crosses the lane of vehicle travel.

(p) Metal buildings. Except for accessory structures meeting the requirements of Chapter 109-4 of these land development regulations of less than 150 square feet and manufactured housing and mobile homes, no building constructed within any land use district except LI--Light industrial, MCI--Mixed commercial industrial, PI--Public institutional or GI--General industrial land use districts of the city shall incorporate any steel or metal walls, sheeting, or siding which exceeds 25 percent of such building's exterior surface and which is visible as a component of the exterior surface of the building. Painting or other surface coating shall not be considered a sufficient covering to meet the requirements of this section. In calculating the percentage of a building's exterior surface area covered by steel or metal walls, sheeting or siding, all exterior wall surfaces together with fascia surfaces and gable end areas of a building shall be included less the total area of all exterior doors and windows. This subsection shall not apply to or prohibit metal garage or overhanging doors, soffits, or metal roofs and these elements shall not be considered in calculating the percentage of a building's exterior surface covered by steel or metal walls, sheeting or siding.

(1) Any proposed development within a land use category of PI--Public institutional or MCI--Mixed commercial industrial that proposes to use a metal building shall apply for a conditional use permit. Such CUP shall be approved prior to the site plan being approved.

(2) Metal structures which would otherwise be prohibited hereunder but which were constructed prior to the effective date of this section and located within land use categories other than PI--Public institutional, MCI--Mixed commercial industrial, GI--General industrial or LI--Light industrial shall be considered existing non-conforming uses. As an existing non-conforming use, if such metal structure is damaged or destroyed by 51 percent or greater of its value, as determined by the city building official, that structure shall not be rebuilt as a metal building.

Sec. 110-6. Street types

There are seven categories of regulations that are provided on each street section and are defined as follows.

(a) Design parameters
  (1) Target speed, the desired motor vehicle operating speed and design speed of the facility.
  (2) Movement, the characteristic of motor vehicle traffic flow, described as free, slow, or yield.

(b) Travelway configurations
  (1) Travel lanes (each direction), the number of through lanes to be provided in each direction (not applicable for yield movement facilities).
  (2) Turn lanes, the lanes that may be provided on each approach at intersections where turn lanes are required (not applicable for yield movement facilities) to facilitate traffic operations.
  (3) Bike facility, the provision of facilities for bicycle use, described as bike lane or bike route.

(c) Lane dimensions
   (1) Travel lane(s) width (ft.), the width of each travel lane measured to the face of curb (or edge of pavement if no curb).
   (2) Bike lane width (ft.), the width of bike lane measured to the face of curb (or edge of pavement if no curb).
   (3) Continuous Left Turn Lane Width (ft.), the width of center left turn lane measured to the edge of the adjacent travel lane.
   (4) Parking lane width (parallel parking) (ft.), the width of parking lane, if provided, on facility with parallel parking.
   (5) Parking lane width (angled parking) (ft.), the width of parking lane, if provided, on facility with angled parking, measured from the face of curb or edge of pavement if no curb).

(d) Roadway edge
   (1) Outside curb type, the type of edge treatment to be provided at the outside edge of pavement, described as type B, D, E, F, ribbon, or no curb.
   (2) Median curb type, the type of edge treatment at the inside edge of pavement on a median facility, described as type B, D, E, F, ribbon, or no curb.

(e) Medians
   (1) Allowable median type, the type of median that may be provided between directions of traffic, described as narrow or wide.
   (2) Narrow median width (ft.), the width of a narrow median.
   (3) Wide median width (ft.), the width of a wide median.

(f) Public frontage
   (1) Planter type,the type of planting area that must be provided outside of the travelway, described as grass, intermittent, tree well, swale or natural area.
   (2) Planter width (ft.), the width of planting area.
   (3) Walkway width (each side) (ft.), the width of pedestrian walkway that must be provided on each side of the travelway, unless noted otherwise.

(g) Right-of-way

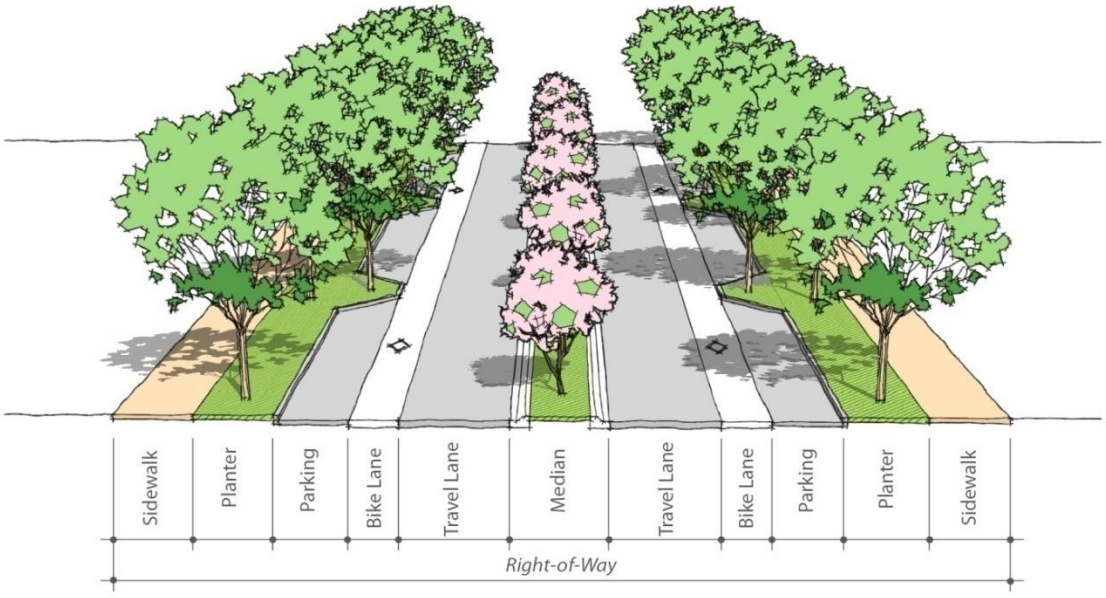
Right-of-way width (ft.), the width of right-of-way based on the minimum amount of space needed to accommodate the required elements of the design section.

Low Impact Development is permitted in street design and construction in all areas outside of the travelways. Those areas include: on-street parking, sidewalks, planters, swales, or shoulders may be used for stormwater infiltration, exfiltration, or storage, as shown on the example street section. Low impact development practices are particularly encouraged in Rural areas.


LID Stormwater
Management Areas

AVENUE

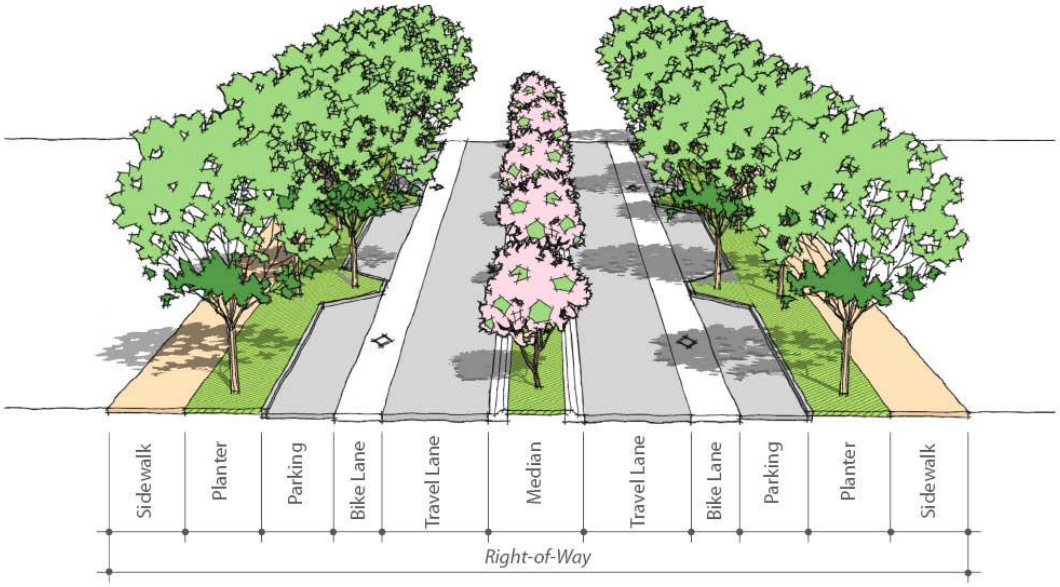
A limited distance, free movement thoroughfare connecting locations within an urbanized area.



DESIGN PARAMETERS	MIN	MAX
Target Speed	30	35
Movement	Free	Free
TRAVELWAY CONFIGURATIONS	MIN	MAX
Travel Lanes (each direction)	1	2
Turn Lanes	--	1
Bike Facility	Bike Lane	Bike Lane
LANE DIMENSIONS	MIN	MAX
Travel Lane(s) Width (ft)	10	12
Outside Lane Width (no bike lane) (ft)	14	14
Bike Lane Width (ft)	4	5
Continuous Left Turn Lane Width (ft)	11	14
Parking Lane Width (with bike lane) (ft)	7	7
Parking Lane Width (no bike lane) (ft)	8	10
CURBS	MIN	MAX
Outside Curb Type	Type D or F	Type D or F
Median Curb Type	Type B or E	Type B or E
MEDIANS	MIN	MAX
Allowable Median Type	Continuous left turn lane (CLTL), Narrow or Wide	Continuous left turn lane (CLTL), Narrow or Wide
Narrow Median Width (ft)	4	6
Wide Median Width (ft)	12	30
PUBLIC FRONTAGE	MIN	MAX
Planter Type	Planter and/or Tree Well	Planter and/or Tree Well
Planter Width (ft)	4	--
Sidewalk Width (each side) (ft)	8	--
RIGHT OF WAY	MIN	MAX
Right of Way Width (ft)	80	130

BOULEVARD

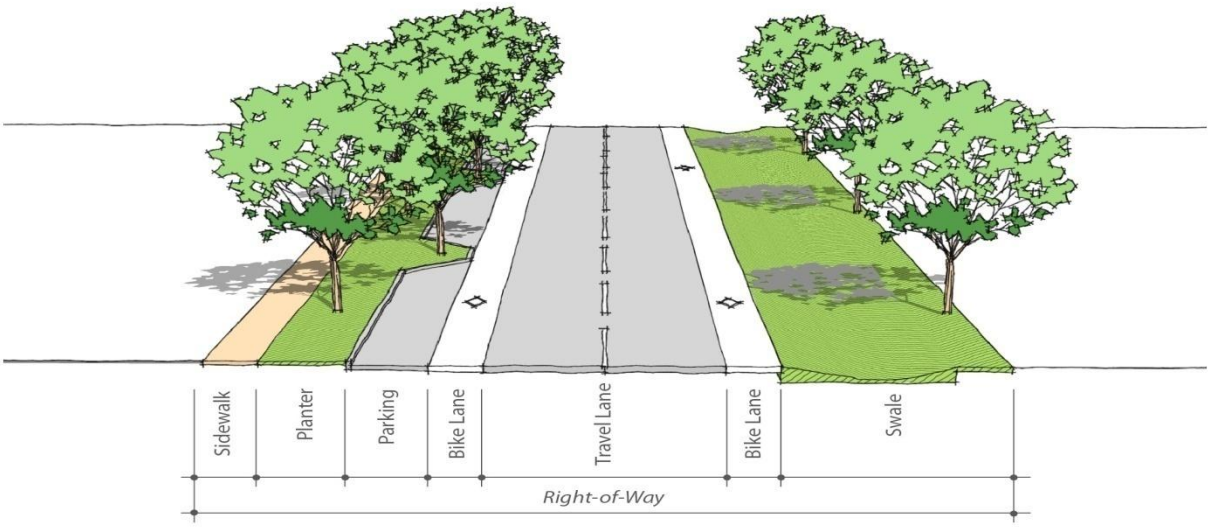
A long-distance, free movement thoroughfare traversing an urbanized area which is flanked by parking, sidewalks, and side parkways buffering buildings which line the edges.



DESIGN PARAMETERS	MIN	MAX
Target Speed	25	35
Movement	Free	Free
TRAVELWAY CONFIGURATIONS	MIN	MAX
Travel Lanes (each direction)	1	3
Turn Lanes	--	1
Bike Facility	Bike Lane	Bike Lane
LANE DIMENSIONS	MIN	MAX
Travel Lane(s) Width (ft)	10	12
Outside Lane Width (no bike lane) (ft)	14	14
Bike Lane Width (ft)	4	5
Continuous Left Turn Lane Width (ft)	N/A	N/A
Parking Lane Width (with bike lane) (ft)	7	8
Parking Lane Width (no bike lane) (ft)	6	8
CURBS	MIN	MAX
Outside Curb Type	Type D or F	Type D or F
Median Curb Type	Type B or E	Type B or E
MEDIANS	MIN	MAX
Allowable Median Type	Narrow or Wide	Narrow or Wide
Narrow Median Width (ft)	4	8
Wide Median Width (ft)	12	30
PUBLIC FRONTAGE	MIN	MAX
Planter Type	Planter and/or Tree Well	Planter and/or Tree Well
Planter Width (ft)	4	--
Sidewalk Width (each side) (ft)	6	30
RIGHT OF WAY	MIN	MAX
Right of Way Width (ft)	--	140

DRIVE

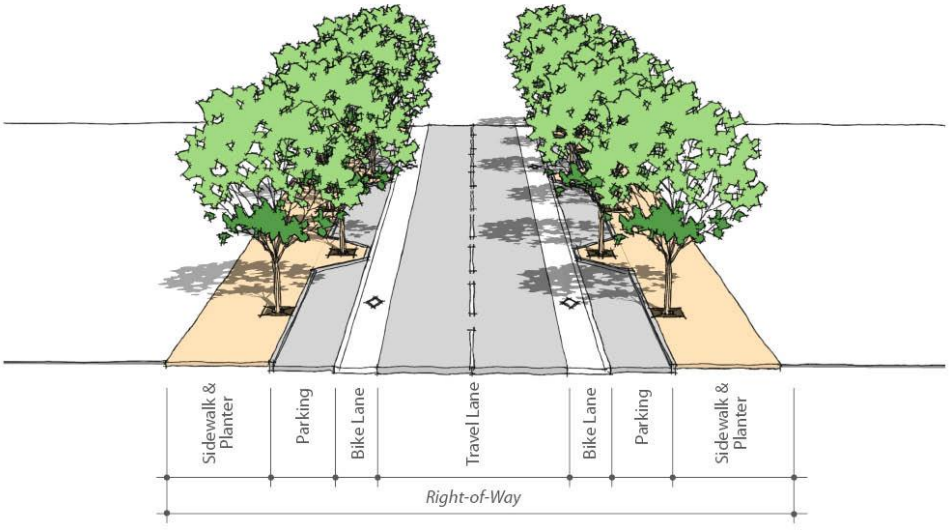
A thoroughfare which defines the edge between an urbanized area and natural feature or open space, usually along a waterfront, a park, or a preserved natural area, with one side having the urban character of a street or boulevard, with sidewalks and buildings, while the other has the qualities of a road, with naturalistic planting and rural detailing.



DESIGN PARAMETERS	MIN	MAX
Target Speed	15	35
Movement	Slow	Slow
TRAVELWAY CONFIGURATIONS	MIN	MAX
Travel Lanes (each direction)	1	1
Turn Lanes	--	1
Bike Facility	Bike Lane or Route	Bike Lane or Route
LANE DIMENSIONS	MIN	MAX
Travel Lane(s) Width (ft)	10	11
Outside Lane Width (no bike lane) (ft)	14	14
Bike Lane Width (ft)	4	5
Continuous Left Turn Lane Width (ft)	N/A	N/A
Parking Lane Width (with bike lane) (ft)	7	8
Parking Lane Width (no bike lane) (ft)	8	10
CURBS	MIN	MAX
Outside Curb Type	Type D or F	Type D or F
Median Curb Type	N/A	N/A
MEDIANS	MIN	MAX
Allowable Median Type	None	None
Narrow Median Width (ft)	N/A	N/A
Wide Median Width (ft)	N/A	N/A
PUBLIC FRONTAGE	MIN	MAX
Planter Type	Planter and/or Tree Well	Planter and/or Tree Well
Planter Width (ft)	6	15
Sidewalk Width (each side) (ft)	5	12
RIGHT OF WAY	MIN	MAX
Right of Way Width (ft)	50	80

COMMERCIAL STREET

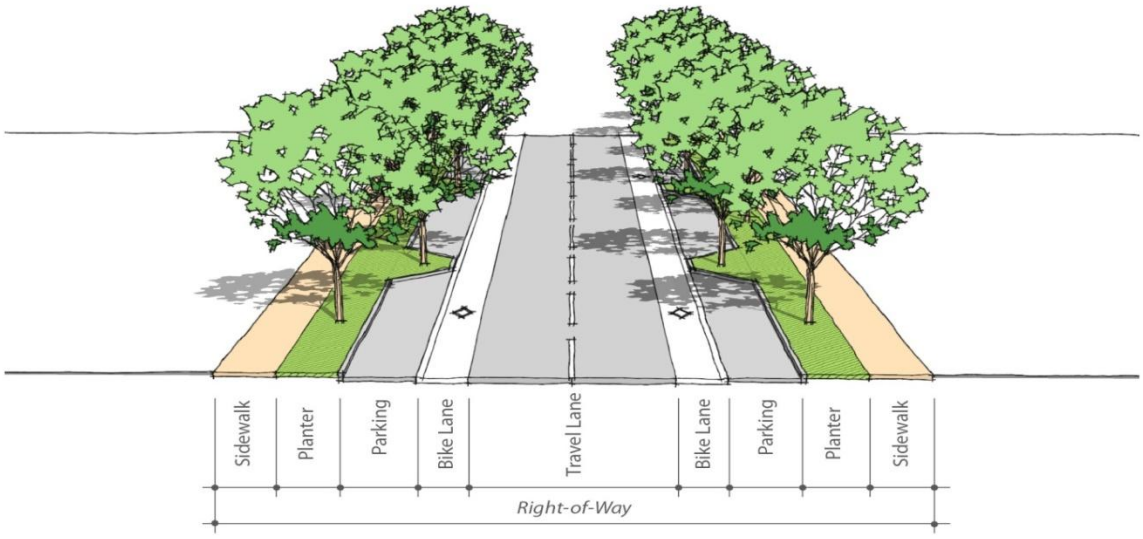
A small scale slow or yield movement, local thoroughfare suitable for centers and cores providing frontage for higher density urban uses like shops, offices, apartment buildings, townhouses, or small-lot single family homes.



DESIGN PARAMETERS	MIN	MAX
Target Speed	15	25
Movement	Slow	Slow
TRAVELWAY CONFIGURATIONS	MIN	MAX
Travel Lanes (each direction)	1	2
Turn Lanes	--	1
Bike Facility	Bike Lane	Bike Lane
LANE DIMENSIONS	MIN	MAX
Travel Lane(s) Width (ft)	10	11
Outside Lane Width (no bike lane) (ft)	N/A	N/A
Bike Lane Width (ft)	4	5
Continuous Left Turn Lane Width (ft)	N/A	N/A
Parking Lane Width (with bike lane) (ft)	7	8
Parking Lane Width (no bike lane) (ft)	8	10
CURBS	MIN	MAX
Outside Curb Type	Type D or F	Type D or F
Median Curb Type	N/A	N/A
MEDIANS	MIN	MAX
Allowable Median Type	None	None
Narrow Median Width (ft)	N/A	N/A
Wide Median Width (ft)	N/A	N/A
PUBLIC FRONTAGE	MIN	MAX
Planter Type	Planter and/or Tree Well	Planter and/or Tree Well
Planter Width (ft)	4	--
Sidewalk Width (each side) (ft)	8	--
RIGHT OF WAY	MIN	MAX
Right of Way Width (ft)	70	100

STANDARD STREET

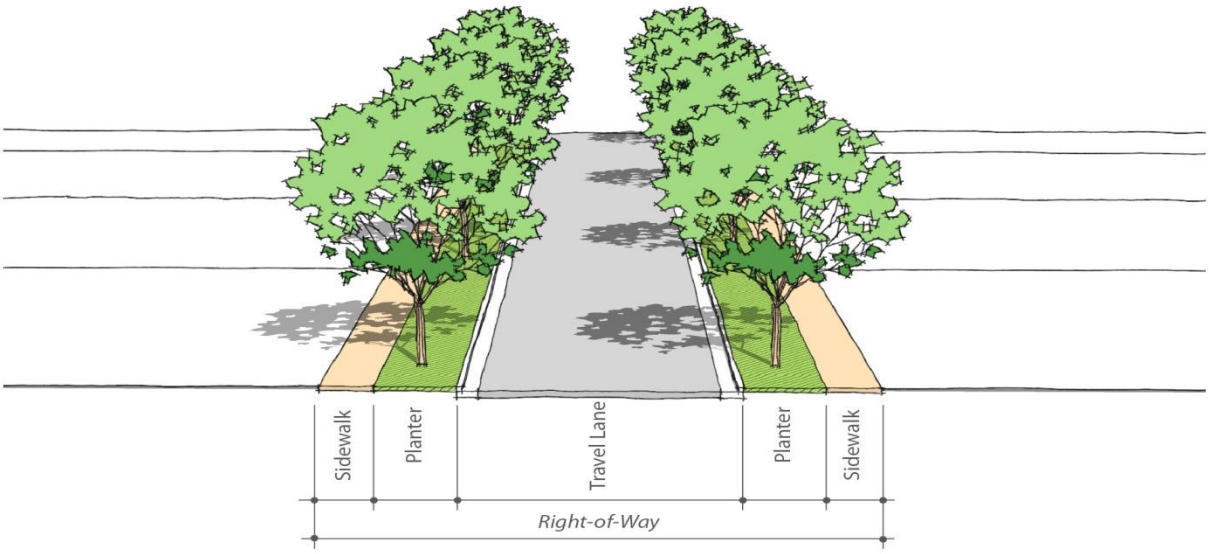
A small scale, slow or yield movement, local thoroughfare suitable for centers and cores providing frontage for higher density urban uses like shops, offices, apartment buildings, townhouses, or small-lot single family homes.



DESIGN PARAMETERS	MIN	MAX
Target Speed	25	35
Movement	Slow	Slow
TRAVELWAY CONFIGURATIONS	MIN	MAX
Travel Lanes (each direction)	1	1
Turn Lanes	--	1
Bike Facility	Bike Route	Bike Route
LANE DIMENSIONS	MIN	MAX
Travel Lane(s) Width (ft)	10	11
Outside Lane Width (no bike lane) (ft)	N/A	N/A
Bike Lane Width (ft)	4	5
Continuous Left Turn Lane Width (ft)	N/A	N/A
Parking Lane Width (with bike lane) (ft)	7	8
Parking Lane Width (no bike lane) (ft)	8	10
CURBS	MIN	MAX
Outside Curb Type	Type D or F	Type D or F
Median Curb Type	N/A	N/A
MEDIANS	MIN	MAX
Allowable Median Type	None	None
Narrow Median Width (ft)	N/A	N/A
Wide Median Width (ft)	N/A	N/A
PUBLIC FRONTAGE	MIN	MAX
Planter Type	Grass and/or Planter	Grass and/or Planter
Planter Width (ft)	4	8
Sidewalk Width (each side) (ft)	5	7
RIGHT OF WAY	MIN	MAX
Right of Way Width (ft)	50	80

RESIDENTIAL STREET

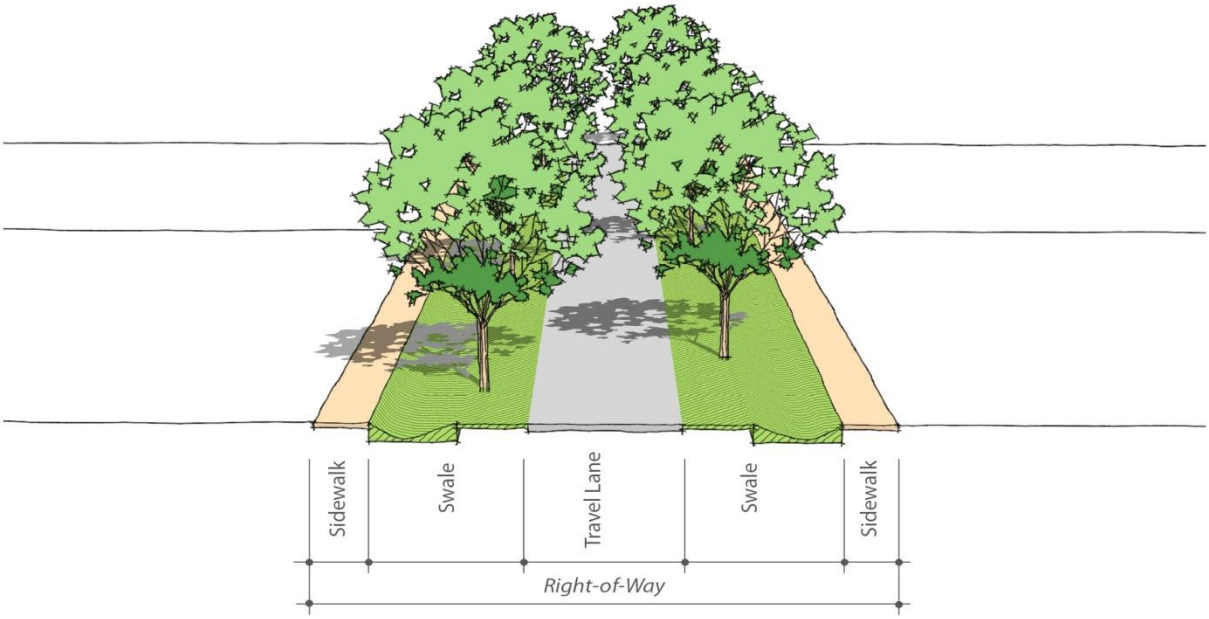
A small scale, slow or yield movement, local thoroughfare suitable for centers and cores providing frontage for higher density urban uses like townhouses, or small-lot single family homes.



DESIGN PARAMETERS	MIN	MAX
Target Speed	15	25
Movement	Yield	Yield
TRAVELWAY CONFIGURATIONS	MIN	MAX
Travel Lanes (each direction)	N/A	N/A
Turn Lanes	N/A	N/A
Bike Facility	Bike Route	Bike Route
LANE DIMENSIONS	MIN	MAX
Travel Lane(s) Width (ft)	Pavement Width	
Outside Lane Width (no bike lane) (ft)	16	26
Bike Lane Width (ft)	Yield movement, Two-way travel, with parking on one or both sides of the street	
Continuous Left Turn Lane Width (ft)		
Parking Lane Width (with bike lane) (ft)		
Parking Lane Width (no bike lane) (ft)		
CURBS	MIN	MAX
Outside Curb Type	Type D or F	Type D or F
Median Curb Type	N/A	N/A
MEDIANS	MIN	MAX
Allowable Median Type	None	None
Narrow Median Width (ft)	N/A	N/A
Wide Median Width (ft)	N/A	N/A
PUBLIC FRONTAGE	MIN	MAX
Planter Type	Grass	Grass
Planter Width (ft)	6	15
Sidewalk Width (each side) (ft)	5	7
RIGHT OF WAY	MIN	MAX
Right of Way Width (ft)	45	70

RESIDENTIAL ROAD

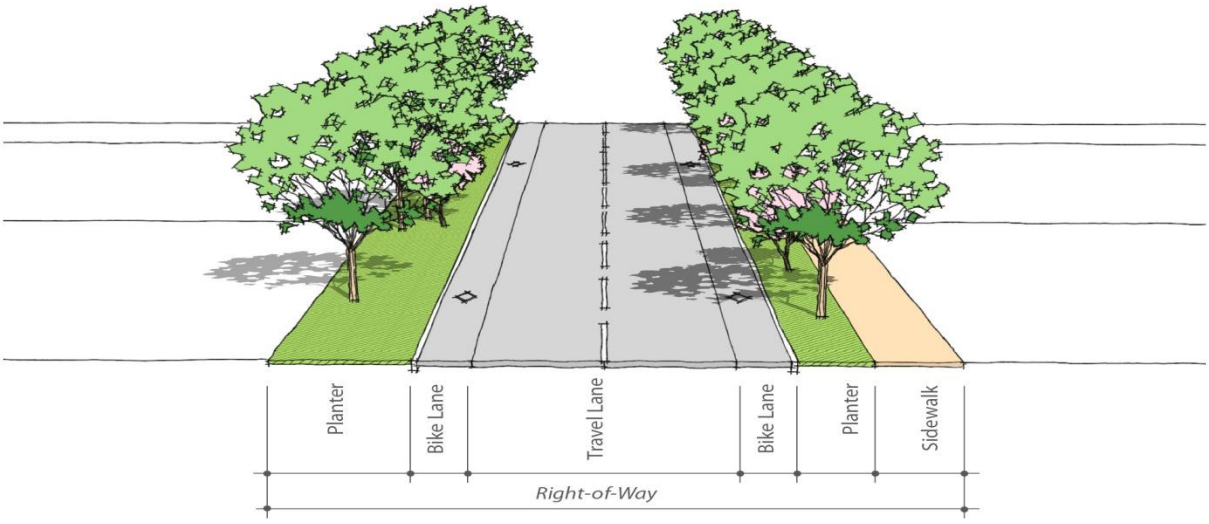
A small scale slow or free movement local thoroughfare suitable to provide frontage for low-density buildings.



DESIGN PARAMETERS	MIN	MAX
Target Speed	25	35
Movement	Slow	Slow
TRAVELWAY CONFIGURATIONS	MIN	MAX
Travel Lanes (each direction)	N/A	N/A
Turn Lanes	N/A	N/A
Bike Facility	Bike Route	Bike Route
LANE DIMENSIONS	MIN	MAX
Travel Lane(s) Width (ft)	Pavement Width	
Outside Lane Width (no bike lane) (ft)	10	16
Bike Lane Width (ft)	Yield movement, Two-way travel	
Continuous Left Turn Lane Width (ft)		
Parking Lane Width (with bike lane) (ft)		
Parking Lane Width (no bike lane) (ft)		
CURBS	MIN	MAX
Outside Curb Type	Swale or Ribbon	Swale or Ribbon
Median Curb Type	N/A	N/A
MEDIANS	MIN	MAX
Allowable Median Type	None	None
Narrow Median Width (ft)	N/A	N/A
Wide Median Width (ft)	N/A	N/A
PUBLIC FRONTAGE	MIN	MAX
Planter Type	Grass or Swale	Grass or Swale
Planter Width (ft)	6	--
Sidewalk Width (each side) (ft)	5	7
RIGHT OF WAY	MIN	MAX
Right of Way Width (ft)	40	70

GENERAL ROAD

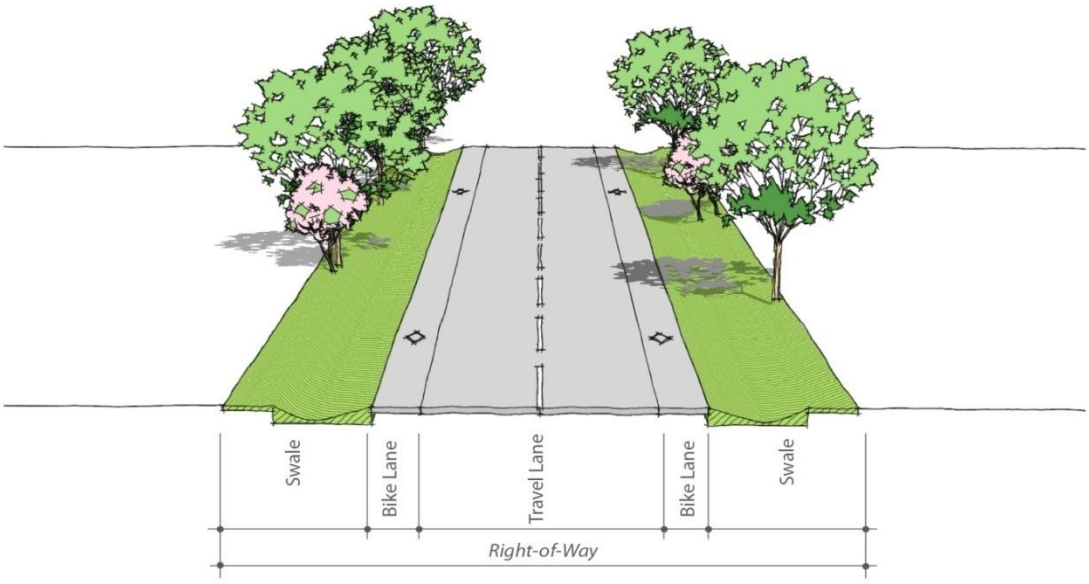
A small scale slow or free movement local thoroughfare suitable to provide frontage for low-density buildings.



DESIGN PARAMETERS	MIN	MAX
Target Speed	25	45
Movement	Slow	Slow
TRAVELWAY CONFIGURATIONS	MIN	MAX
Travel Lanes (each direction)	1	1
Turn Lanes	--	1
Bike Facility	Bike Lane	Bike Lane
LANE DIMENSIONS	MIN	MAX
Travel Lane(s) Width (ft)	Pavement Width	
Outside Lane Width (no bike lane) (ft)	10	16
Bike Lane Width (ft)	10	12
Continuous Left Turn Lane Width (ft)	14	14
Parking Lane Width (with bike lane) (ft)	4	5
Parking Lane Width (no bike lane) (ft)	N/A	N/A
CURBS	MIN	MAX
Outside Curb Type	Swale, Ribbon, Type D or F	Swale, Ribbon, Type D or F
Median Curb Type	N/A	N/A
MEDIANS	MIN	MAX
Allowable Median Type	None	None
Narrow Median Width (ft)	N/A	N/A
Wide Median Width (ft)	N/A	N/A
PUBLIC FRONTAGE	MIN	MAX
Planter Type	Grass or Swale	Grass or Swale
Planter Width (ft)	4	--
Sidewalk Width (each side) (ft)	8' Path one side (opt)	8' Path one side (opt)
RIGHT OF WAY	MIN	MAX
Right of Way Width (ft)	50	70

RURAL ROAD

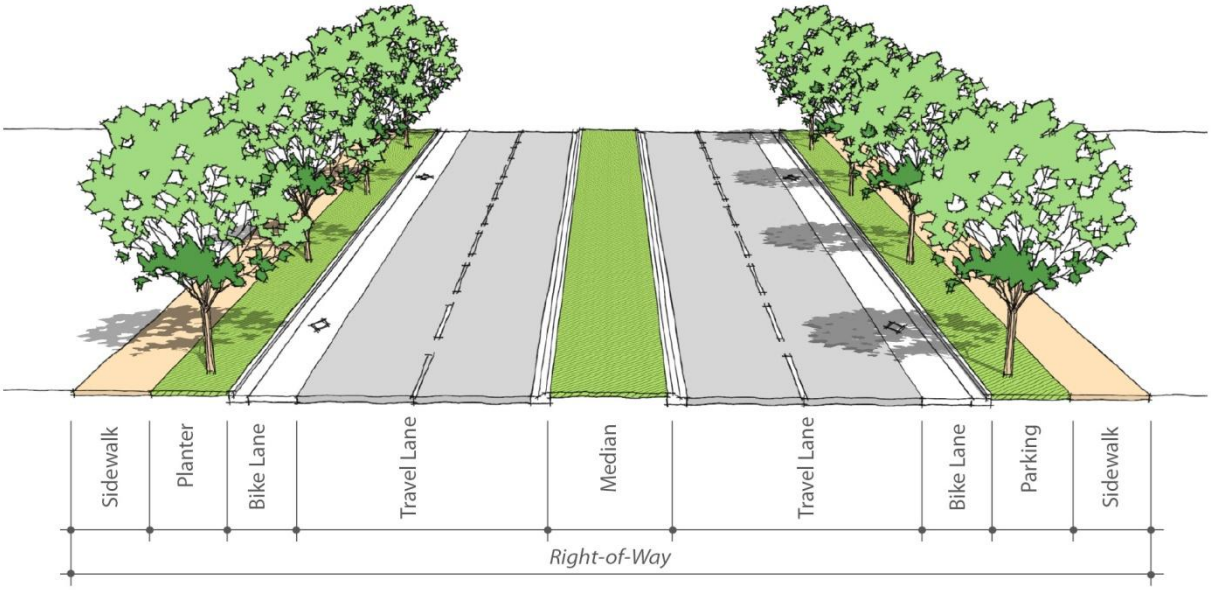
A small scale slow or free movement local thoroughfare suitable to provide frontage for low-density buildings.



DESIGN PARAMETERS	MIN	MAX
Target Speed	35	45
Movement	Free	Free
TRAVELWAY CONFIGURATIONS	MIN	MAX
Travel Lanes (each direction)	1	1
Turn Lanes	--	1
Bike Facility	Bike Lane	Bike Lane
LANE DIMENSIONS	MIN	MAX
Travel Lane(s) Width (ft)	10	
Outside Lane Width (no bike lane) (ft)	14	14
Bike Lane Width (ft)	4	5
Continuous Left Turn Lane Width (ft)	N/A	N/A
Parking Lane Width (with bike lane) (ft)	N/A	N/A
Parking Lane Width (no bike lane) (ft)	N/A	N/A
CURBS	MIN	MAX
Outside Curb Type	Swale, Ribbon, Type D or F	Swale, Ribbon, Type D or F
Median Curb Type	Type B or E	Type B or E
MEDIANS	MIN	MAX
Allowable Median Type	Narrow or Wide	Narrow or Wide
Narrow Median Width (ft)	0	2
Wide Median Width (ft)	12	30
PUBLIC FRONTAGE	MIN	MAX
Planter Type	Grass Or Swale	Grass Or Swale
Planter Width (ft)	4	--
Sidewalk Width (each side) (ft)	8' Path one side (opt)	8' Path one side (opt)
RIGHT OF WAY	MIN	MAX
Right of Way Width (ft)	50	80

COMMUNITY THOROUGHFARE ROAD

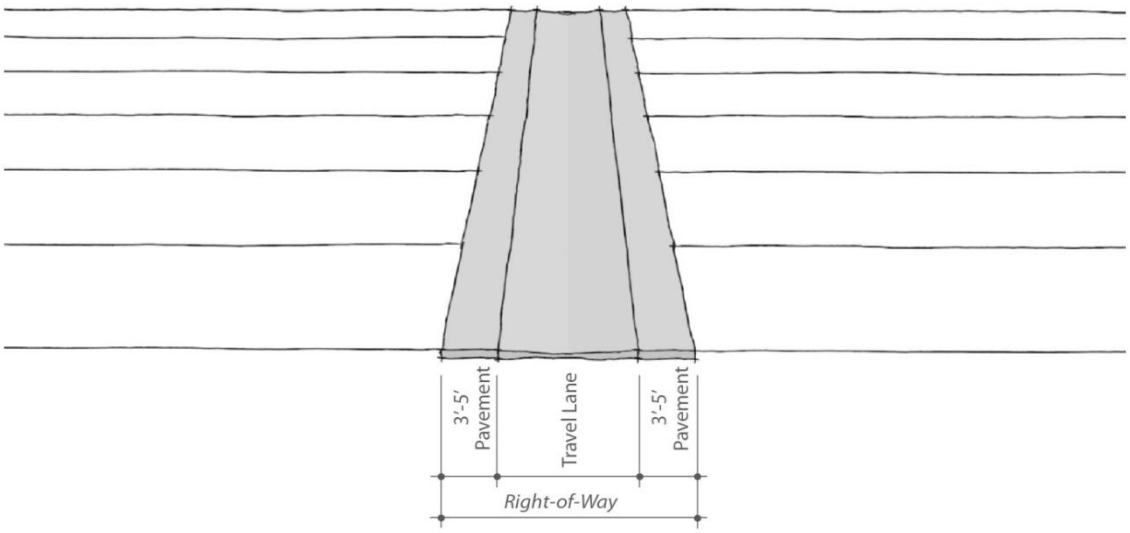
A small scale free movement local road suitable to provide frontage for low-density buildings.



DESIGN PARAMETERS	MIN	MAX
Target Speed	45	55
Movement	Free	Free
TRAVELWAY CONFIGURATIONS	MIN	MAX
Travel Lanes (each direction)	1	2
Turn Lanes	--	1
Bike Facility	Bike Lane	Bike Lane
LANE DIMENSIONS	MIN	MAX
Travel Lane(s) Width (ft)	11	
Outside Lane Width (no bike lane) (ft)	14	14
Bike Lane Width (ft)	4	5
Continuous Left Turn Lane Width (ft)	12	14
Parking Lane Width (with bike lane) (ft)	N/A	N/A
Parking Lane Width (no bike lane) (ft)	N/A	N/A
CURBS	MIN	MAX
Outside Curb Type	Swale, Ribbon, Type D or F	Swale, Ribbon, Type D or F
Median Curb Type	Type B or E	Type B or E
MEDIANS	MIN	MAX
Allowable Median Type	Wide or CLTL	Wide or CLTL
Narrow Median Width (ft)	N/A	N/A
Wide Median Width (ft)	12	30
PUBLIC FRONTAGE	MIN	MAX
Planter Type	Grass or Swale	Grass or Swale
Planter Width (ft)	4	--
Sidewalk Width (each side) (ft)	6	8
RIGHT OF WAY	MIN	MAX
Right of Way Width (ft)	50	130

REAR ALLEY

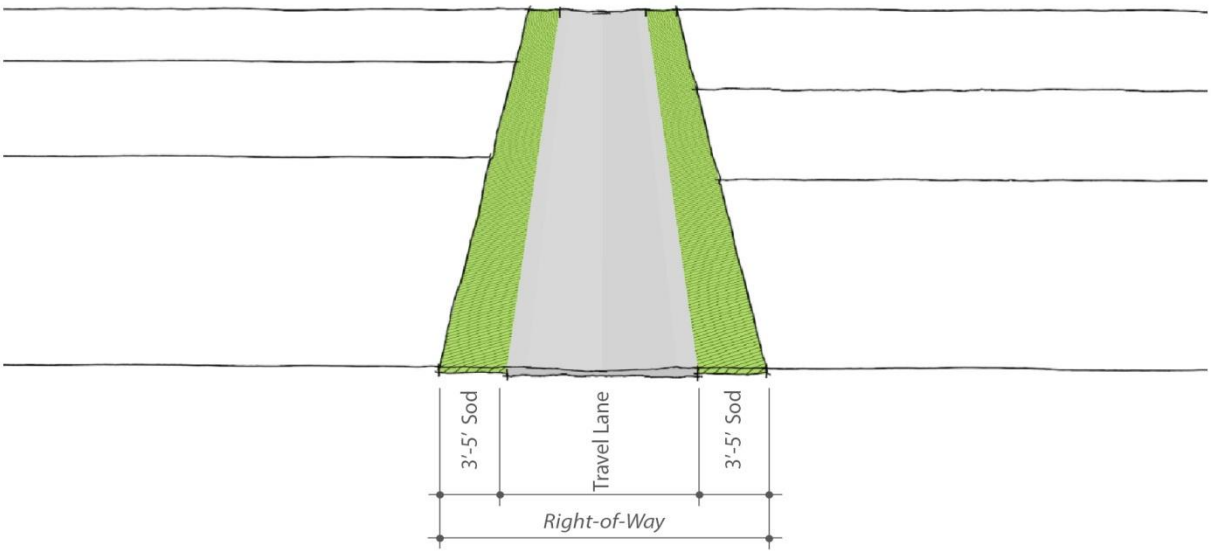
A yield movement right-of-way providing access to service areas, parking, outbuildings (garage) and contains utility easements. This condition is more urban in nature and does not include any streetscape requirements.



DESIGN PARAMETERS	MIN	MAX
Target Speed	5	10
Movement	Yield (one way)	Yield (one way)
TRAVELWAY CONFIGURATIONS	MIN	MAX
Travel Lanes (each direction)	1	1
Turn Lanes	N/A	N/A
Bike Facility	None	None
LANE DIMENSIONS	MIN	MAX
Travel Lane(s) Width (ft)	8	11
Outside Lane Width (no bike lane) (ft)	N/A	N/A
Bike Lane Width (ft)	N/A	N/A
Continuous Left Turn Lane Width (ft)	N/A	N/A
Parking Lane Width (with bike lane) (ft)	N/A	N/A
Parking Lane Width (no bike lane) (ft)	N/A	N/A
CURBS	MIN	MAX
Outside Curb Type	None Required	None Required
Median Curb Type	N/A (Inverted Crown)	N/A (Inverted Crown)
MEDIANS	MIN	MAX
Allowable Median Type	N/A	N/A
Narrow Median Width (ft)	N/A	N/A
Wide Median Width (ft)	N/A	N/A
PUBLIC FRONTAGE	MIN	MAX
Planter Type	N/A	N/A
Planter Width (ft)	N/A	N/A
Sidewalk Width (each side) (ft)	N/A	N/A
RIGHT OF WAY	MIN	MAX
Right of Way Width (ft)	14	21

REAR LANE

A yield movement providing access to service areas, parking, outbuildings (garage) and contains utility easements. The streetscape consists of gravel or landscaped edges.



DESIGN PARAMETERS	MIN	MAX
Target Speed	5	10
Movement	Yield	Yield
TRAVELWAY CONFIGURATIONS	MIN	MAX
Travel Lanes (each direction)	1	1
Turn Lanes	N/A	N/A
Bike Facility	None	None
LANE DIMENSIONS	MIN	MAX
Travel Lane(s) Width (ft)	8	14
Outside Lane Width (no bike lane) (ft)	N/A	N/A
Bike Lane Width (ft)	N/A	N/A
Continuous Left Turn Lane Width (ft)	N/A	N/A
Parking Lane Width (with bike lane) (ft)	N/A	N/A
Parking Lane Width (no bike lane) (ft)	N/A	N/A
CURBS	MIN	MAX
Outside Curb Type	None Required	None Required
Median Curb Type	N/A (Inverted Crown)	N/A (Inverted Crown)
MEDIANS	MIN	MAX
Allowable Median Type	N/A	N/A
Narrow Median Width (ft)	N/A	N/A
Wide Median Width (ft)	N/A	N/A
PUBLIC FRONTAGE	MIN	MAX
Planter Type	N/A	N/A
Planter Width (ft)	N/A	N/A
Sidewalk Width (each side) (ft)	N/A	N/A
RIGHT OF WAY	MIN	MAX
Right of Way Width (ft)	14	30

Sec. 110-7 Park Space Types

The following park space types identify the range of parks that are permitted within the City of Eustis. Refer to Sec. 110-3 Development pattern and design to district for permitted parks. Each park type includes the following four categories:

(a) **General description**, identifies the type of park

(b) **Size criteria**, provides a minimum and maximum acreage

(c) **Location criteria**, includes the type of area that may be served by the park type

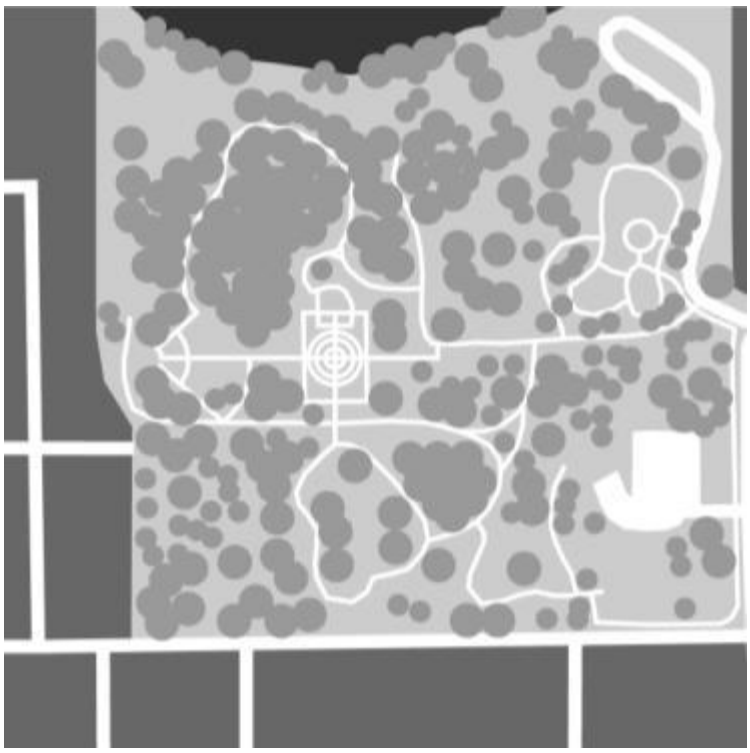
(d) **Example facilities**, include a range of facilities that may be considered as a component of the park type.

COMMUNITY PARK

GENERAL DESCRIPTION		
	Used for informal and formal active recreation and passive recreation	
SIZE CRITERIA	MIN	MAX
	30	50
LOCATION CRITERIA		
	Serves multiple neighborhoods over an area of 1/2 mile to 3 mile distance	
EXAMPLE FACILITIES		
	Baseball and/or softball fields, basketball, volleyball, and/or tennis courts, football/soccer fields, multi-purpose fields, swimming pools, gymnasiums, playgrounds, picnic areas, trails, dog parks, skate parks, special events facilities	

CULTURAL RESOURCE AREA

GENERAL DESCRIPTION		
	Manmade special resource set aside for preservation	
SIZE CRITERIA	MIN	MAX
	--	--
LOCATION CRITERIA		
	Dependent upon resource availability and opportunity	
EXAMPLE FACILITIES		
	Gardens, cultural centers, arts centers, picnic areas	

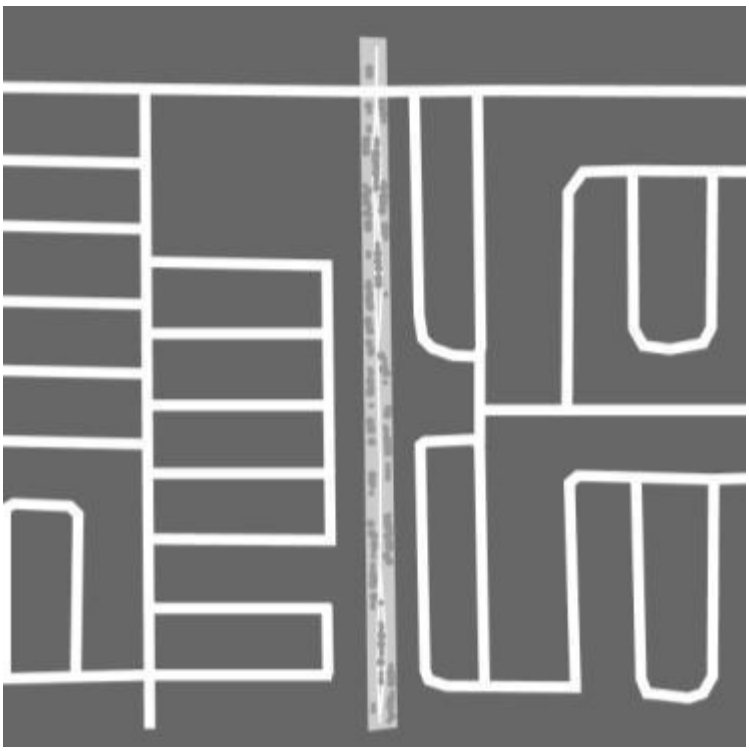


GREEN

GENERAL DESCRIPTION		
	Area of formal or informal landscape used for unstructured recreation	
SIZE CRITERIA	MIN	MAX
	2	5
LOCATION CRITERIA		
	Serves an area up to 1/4 mile radius (125 acres), may be located internal to neighborhood	
EXAMPLE FACILITIES		
	Open lawns, multi-purpose fields, seating areas	

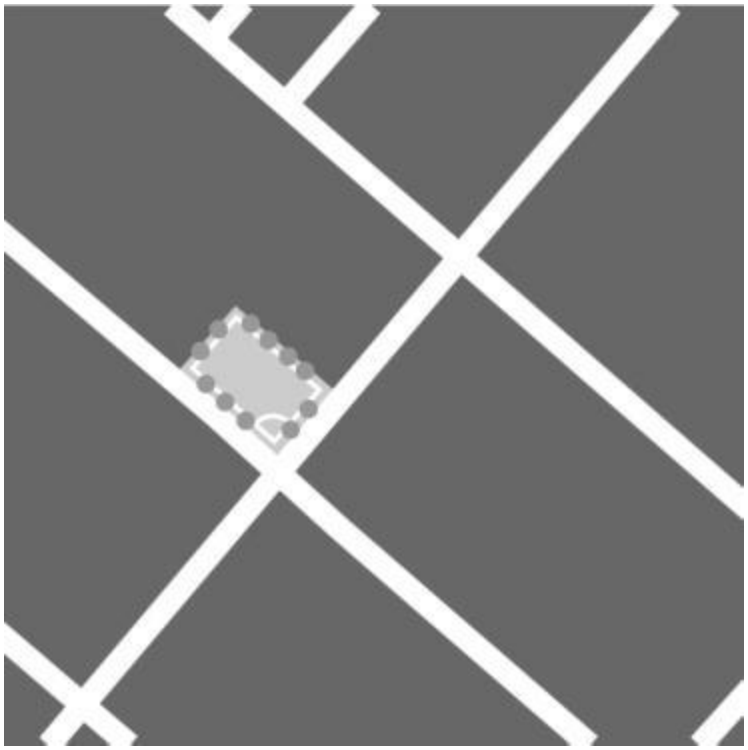
GREENWAY

GENERAL DESCRIPTION		
	Bicycle trails, walking/jogging trails, horse trails, hiking trails, and associated picnic areas, tot lots, nature areas, or boat launches	
SIZE CRITERIA	MIN	MAX
	--	--
LOCATION CRITERIA		
	Dependent upon resource availability and opportunity	
EXAMPLE FACILITIES		
	Gardens, cultural centers, arts centers, picnic areas	



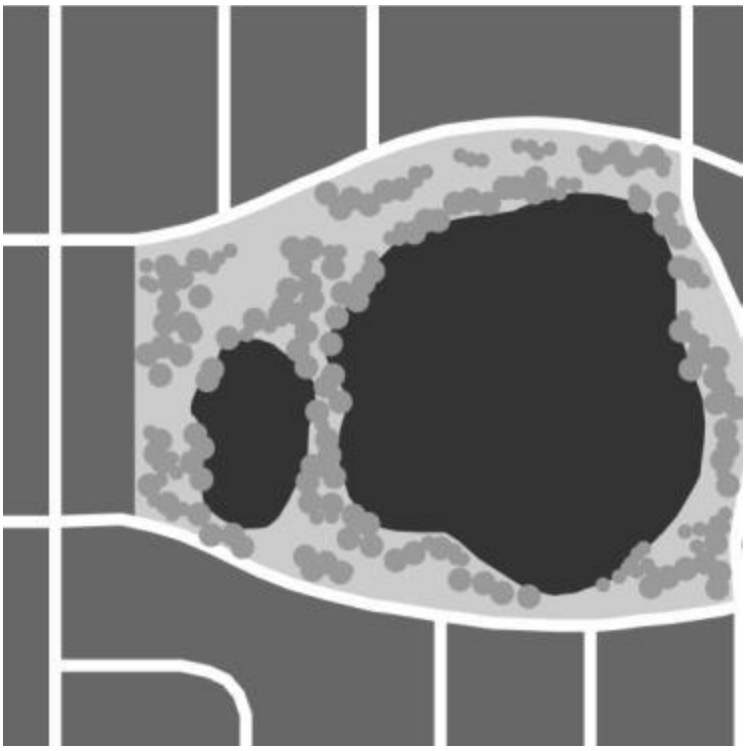
MINI PARK/PLAYGROUND

GENERAL DESCRIPTION		
	Used to address small scale or limited, isolated, or unique recreational needs	
SIZE CRITERIA	MIN	MAX
	0.05	1
LOCATION CRITERIA		
	N/A	
EXAMPLE FACILITIES		
	Playgrounds, picnic areas, boat ramps, canoe/kayak launches, community gardens	



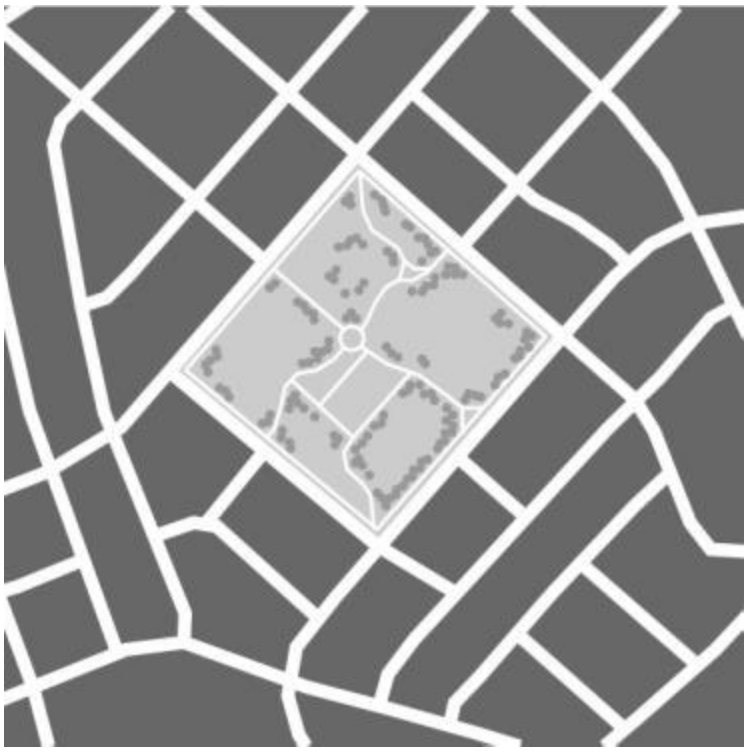
NATURAL RESOURCE AREA

GENERAL DESCRIPTION		
	Lands set aside for preservation of significant natural resources, remnant landscapes, open space, and visual aesthetics/buffering	
SIZE CRITERIA	MIN	MAX
	--	--
LOCATION CRITERIA		
	Dependent upon resource availability and opportunity	
EXAMPLE FACILITIES		
	Nature areas, boat ramps, canoe/kayak launches, picnic areas, fishing piers, horse trails, camping, bicycling, jogging, hiking trails	



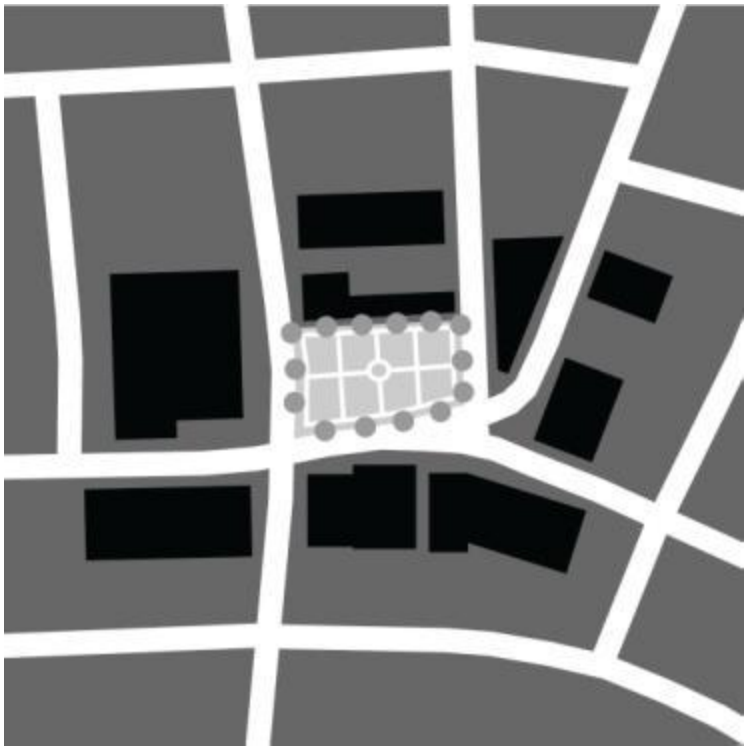
NEIGHBORHOOD PARK

GENERAL DESCRIPTION		
	Used for informal active and passive recreation	
SIZE CRITERIA	MIN	MAX
	5	10
LOCATION CRITERIA		
	Serves an area of 1/4 mile to 1/2 mile distance (125 - 500 acres)	
EXAMPLE FACILITIES		
	Basketball or tennis courts, picnic areas, multi-purpose fields, playgrounds, nature areas, canoe/kayak launches	



PLAZA

GENERAL DESCRIPTION		
	Hardscape area used for civic purposes, public gathering, and/or commercial activities.	
SIZE CRITERIA	MIN	MAX
	0.05	2
LOCATION CRITERIA		
	No defined service area, should be at intersection of important streets	
EXAMPLE FACILITIES		
	Cultural/arts centers, fountains, special events facilities, markets	

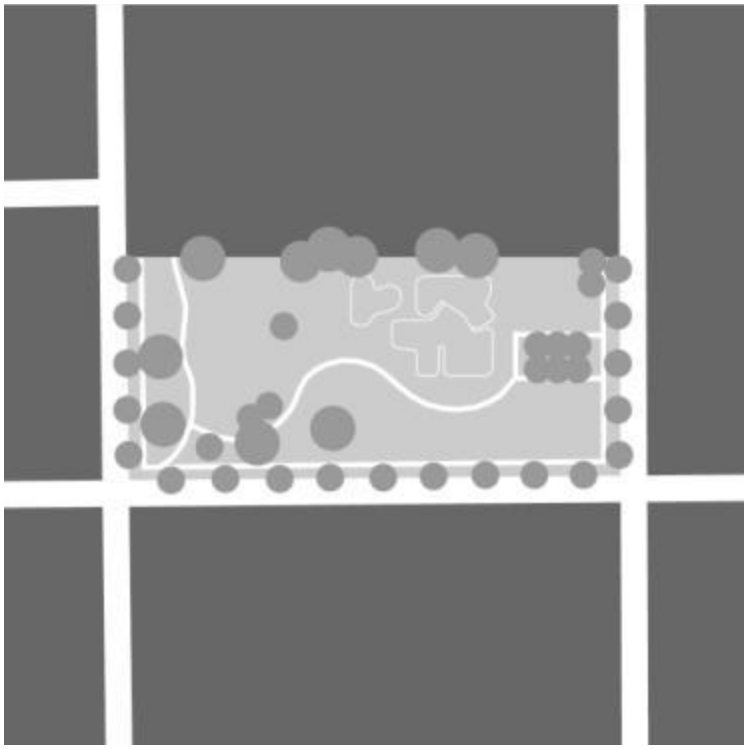


REGIONAL PARK

GENERAL DESCRIPTION		
	Broad purpose park that serves people at a county-wide or larger scale; may be either natural-resource based or programmed recreation	
SIZE CRITERIA	MIN	MAX
	80	--
LOCATION CRITERIA		
	Should be located along regional streets easily accessible to regional population	
EXAMPLE FACILITIES		
	Baseball and/or softball fields, basketball, volleyball, and/or tennis courts, football/soccer fields, multi-purpose fields, swimming pools, gymnasiums, playgrounds, picnic areas, trails, dog parks, skate parks, special events facilities	

SPECIAL USE FACILITY

GENERAL DESCRIPTION		
	Classification covers a broad range of parks and recreation facilities oriented toward a single-purpose use	
SIZE CRITERIA	MIN	MAX
	--	--
LOCATION CRITERIA		
	Dependent on specific use	
EXAMPLE FACILITIES		
	Dog parks, BMX facilities, skate parks, horse stables, aquatic centers	



SPORTS COMPLEX

GENERAL DESCRIPTION		
	Used to consolidate heavily programmed athletic fields and associated facilities to larger and fewer sites strategically located throughout the community	
SIZE CRITERIA	MIN	MAX
	25	80
LOCATION CRITERIA		
	Should be located along regional streets easily accessible to regional population	
EXAMPLE FACILITIES		
	Baseball and/or softball fields, basketball, volleyball, and/or tennis courts, football/soccer fields, golf, racquetball/handball courts, skate parks, gymnasiums	

SQUARE

GENERAL DESCRIPTION		
	Area of formal landscape and hardscape used for unstructured recreation and/or civic purposes	
SIZE CRITERIA	MIN	MAX
	1	3
LOCATION CRITERIA		
	No defined service area, should be at intersection of important streets	
EXAMPLE FACILITIES		
	Cultural/arts centers, fountains, seating areas, special events facilities, markets