

**ARTICLE 6.
DEVELOPMENT DESIGN**

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ARTICLE 6. DEVELOPMENT DESIGN

SECTION 6.01. GENERAL PROVISIONS

6.01.01. Purpose

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

6.01.02. Responsibility for Improvements

All improvements required by this Article shall be designed, installed, and paid for by the Developer.

6.01.03. Principles of Development Design

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

SECTION 6.02. TRANSPORTATION SYSTEMS

6.02.01. Official Street Map

The Official Street Map and any amendments thereto is hereby made a made a part of this Code. The map shall be the basis for all decisions regarding required road improvements, reservation of right-of-way for required road improvements, or access of proposed uses to existing or proposed roadways.

6.02.02. Rights-of-Way

- A. *Future Rights-of-Way.* Where roadway construction, improvement, or reconstruction is not required to serve the needs of the proposed development project, future rights-of-way shall nevertheless be reserved for future use. No part of the reserved area shall be used to satisfy minimum requirements of this Code.
- B. *Protection and Use of Rights-of-Way.*
1. No encroachment shall be permitted into existing rights-of-way, except for temporary use authorized by the Town.
 2. Use of the right-of-way for public or private utilities, including, but not limited to, sanitary sewer, potable water, telephone wires, cable television wires, or electricity transmission, shall be allowed by the Town subject to placement specifications and other applicable town regulations and payment of franchise fees to the Town.

6.02.03. Access**A. *To Residential Lots.***

1. All lots in a proposed residential subdivision shall have frontage on and access from an existing street.
2. Access to all lots in a proposed residential subdivision shall be by way of a residential access or residential subcollector street.

B. *From Arterial and Collector Roads.*

1. Access points on state roads must be in conformance with Florida Department of Transportation standards
2. Access points on county roads shall be subject to the following restrictions:
 - a. One access point for ingress and egress purposes shall be allowed to any single property or development.
 - b. Two access points shall be allowed if the distance between the two access points exceeds 20 feet.
 - c. Three access points shall be allowed if the minimum distance between the third access point and both other access points is at least 100 feet.
 - d. More than 3 access points shall be allowed where a minimum distance of 1000 feet is maintained between each additional access point and all other access points.

SECTION 6.03. OFF-STREET PARKING**6.03.01. Generally**

- A. Off-street parking facilities shall be provided for all development within the Town pursuant to the requirements of this Code. The property owner shall maintain the facilities.
- B. Each off-street parking space shall be a minimum of ten 10 feet by 20 feet in size, with the exception of handicapped parking spaces, which shall be a minimum of 12 feet by 20 feet in size.

6.03.02. Number of Parking Spaces Required

- A. *Required Parking Spaces.* The table below specifies the required number of off-street automobile parking spaces.

Table 06.03.02.1: Parking Schedule

USE	REQUIRED PARKING
Residential Uses	
Single family, attached and detached	2 per dwelling unit
Multiple family	
One bedroom units	1.5 per dwelling unit, plus 1 per 10 bedrooms
Two or more bedroom units	2 per dwelling unit, plus 1 per 10 bedrooms
Assisted Living Facilities, Nursing Homes	1 per bed, plus one per employee on the largest shift
Mobile home park	2 per space
Community residential home	1 per 3 persons of licensed capacity, plus one per employee
Public and Civic Uses	
Auditorium	1 per 5 seats of maximum seating capacity in the principal area of assembly
College or university/vocational, business, or technical school	1 per employee plus one space per 4 students of design capacity
High school	1.5 spaces per employee plus one space per 10 students of design capacity
Elementary or middle school	10 spaces plus 2 per classroom
Child care center/Adult day care	1 per 6 persons of licensed capacity
Fire station	1 per person on duty on the largest shift
Hospital	1 per bed, plus one per employee on largest shift
Library, museum, art gallery	1 per 400 square feet of gross floor area
Medical or dental office/Medical clinic	1 per 200 square feet of gross floor area
Mortuary or funeral home	1 per 4 persons of licensed capacity, plus 1 per funeral vehicle, plus 1 per employee
Place of worship/Place of assembly/Civic organization	1 per 5 seats of maximum seating capacity in the principal area of assembly
Utilities	1 per employee
Commercial Uses	
Banks and financial institutions	1 per 500 square feet of gross floor area
Barber or beauty shop	2 per operator chair
Bar, cocktail lounge, tavern, nightclub	14 per 1,000 square feet of gross floor area
Bowling establishments	5 per lane
Business and non-medical professional offices, including governmental offices	1 per 250 square feet of gross floor area
Car wash	1 space per service bay, plus three stacking spaces
Convenience store, with or without fuel sales	1 per fueling position, plus 2 per working bay, plus 1 per 200 square feet of sales area
Driving range	1 per tee, plus one space per employee
Restaurant, up to 23 seats	8 spaces
Restaurant, more than 23 seats	1 per 3 seats
Golf course	60 spaces per 9 holes, plus 1 space per employee, plus 50% of the spaces otherwise required for

USE	REQUIRED PARKING
	any accessory use (e.g., bar or restaurant)
Spa, gym, or fitness center	10 plus 1 per 200 square feet of gross floor area in excess of 1,000 square feet
Movie theaters	1 per 3 seats
Personal service – oriented uses, not otherwise specified	1 per 400 square feet of gross floor area
Retail sales and services, not otherwise specified	1 space per 150 square feet of gross floor area
Hotel or motel	1 per guest room, plus one per employee on the largest shift
Entertainment and recreation, not otherwise specified	1 per 4 persons of maximum capacity
Self service storage facilities	1 per employee
Vehicle sales and rentals, including sales of boats and recreational vehicles	1 per 2,000 square feet of display area whether indoors or outdoors, plus 1 per 500 square feet of gross floor area devoted to servicing vehicles
Vehicle repair	1 per 200 square feet gross floor area
Industrial Uses	
Industrial uses, other than warehousing	1 per 1,000 square feet of gross floor area, plus 1 per company vehicle operating from the premises, plus 1 per 250 square feet of gross floor area of accessory retail or wholesale use
Warehousing, storage, distribution	3 per 1,000 square feet of gross floor area
Waste-related services	1 per employee

- B. *Uses Not Specifically Listed.* The number of parking spaces required for uses not specifically listed in the table shall be determined by the Planning and Zoning Board. The Board shall consider requirements for similar uses and appropriate traffic engineering and planning data, and shall establish a minimum number of parking spaces based upon the principles of this Code.
- C. One motorcycle space shall be required per 10 vehicle spaces required by this Section. Motorcycle spaces are optional if less than 10 vehicle spaces are required. Motorcycle spaces shall be clearly labeled as such.
- D. Two bicycle parking spaces shall be required per 20 vehicle spaces required by this Section. For lots with fewer than 20 vehicle parking spaces, two bicycle parking spaces shall be required.
- E. Any parking area to be used by the general public shall provide suitable, marked parking spaces for handicapped persons. The number, design, and location of these spaces shall be consistent with the requirements of Section 316.1955, .1956, Florida Statutes, or succeeding provisions. No parking space required for the handicapped shall be counted as a parking space in determining compliance with Section 6.03.02, but optional spaces for the handicapped shall be counted. All spaces for the handicapped shall be paved.
- F. If an applicant seeks to increase the number of required parking spaces allowed for a use, then a

request for an increase in parking spaces shall be submitted with a proposed site plan. The applicant shall include justification, based upon competent and substantial evidence, for the increase in required parking spaces.

6.03.03. Parking Deferral.

- A. To avoid requiring more parking spaces than are actually needed to serve a development, the Planning and Zoning Board may defer the provision of some portion of the off-street parking spaces required by this Code if the conditions and requirements of this section are satisfied.
- B. As a condition precedent to obtaining a partial deferral by the Planning and Zoning Board, the developer must show any one or more of the following:
 - 1. The developer has established or will establish an alternative means of access to the use that will justify deferring the number of parking spaces sought to be deferred. Alternative programs that may be considered by the Planning and Zoning Board include, but are not limited to:
 - (a) Private and public car pools and van pools.
 - (b) Charging for parking.
 - (c) Subscription bus services.
 - (d) Flexible work-hour scheduling.
 - (e) Capital improvement for transit services.
 - (f) Ride sharing.
 - (g) Shared parking lots.
 - 2. The percentage of parking spaces sought to be deferred corresponds to the percentage of residents, employees, and customers who regularly walk, use bicycles and other non-motorized forms of transportation, or use mass transportation to come to the facility.

SECTION 6.04. LANDSCAPING

6.04.01 Generally

- A. Lots or parcels of land on which a one- or two-family home is used as a residence shall be exempt from all provisions of these landscaping regulations. This shall not be construed to exempt any new residential development that requires the approval of a plat or site plan by the Town.
- B. No accessory structures, garbage, or trash collection points or receptacles, parking, or any other functional use contrary to the intent and purpose of this Section shall be permitted in a required landscape area. This does not prohibit the combining of compatible functions such as landscaping and drainage facilities.

- C. Landscaping and shrubbery shall not be planted or designed in such a way that it will interfere with utilities or access. Landscaping planted within an electric utility easement where overhead lines exist shall not exceed 12 feet in height at maturity. Vegetation must not prevent access for repair, maintenance or construction of utilities.
- D. Plants shall be selected from the list of recommended plants contained in the Florida-Friendly Landscaping database, or those demonstrated to be native or adaptive species that are drought-tolerant. Selected plants shall be appropriate for the North Florida hardiness zone. All plants shall meet Florida Number One Grades and Standards.

6.04.02 Vehicle Use Areas

- A. A vehicle use area is any portion of a development site used for circulation, parking, and/or display of motorized vehicles, except junk or automotive salvage yards.
- B. Every 10 spaces shall be designed with 200 square feet of landscaping placed in medians or islands. Square footage for landscape medians or islands can be consolidated to provide larger planting areas to accommodate large canopy trees. Canopy trees may not be planted in landscaping areas of less than 200 square feet. No more than 10 adjacent spaces can occur without a landscaped island or median. Landscaping includes shrubs, trees, groundcover (not sod or turf grasses), and flowering plants.

Figure 6.04.02.B provides an example of vehicle use and landscaping. Figure 6.04.02.C identifies the areas of landscaping that may be counted towards fulfilling the vehicle use area landscaping requirement.

- C. Proportional amounts of landscaping shall be provided for fractional areas.
- D. Vehicle use areas designed to accommodate vehicles that are larger or smaller than automobiles, or that do not have designated parking areas, shall meet the requirements of the above figures except that in place of 24 parking spaces, the square footage of 4,800 square feet shall be used.

Figure 6.04.02.A: Plant Key For Vehicle Use Area Landscaping Standards

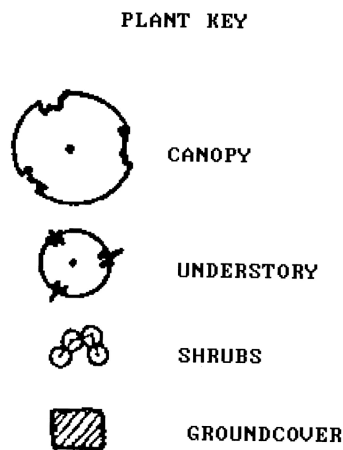


Figure 6.04.02.B: Vehicle Use Area Landscaping Example

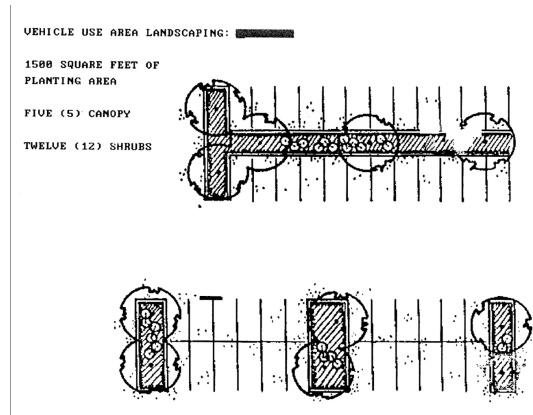
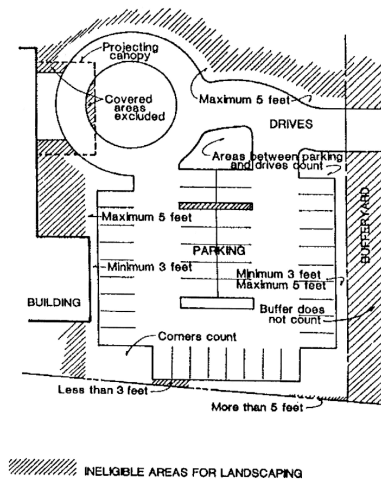


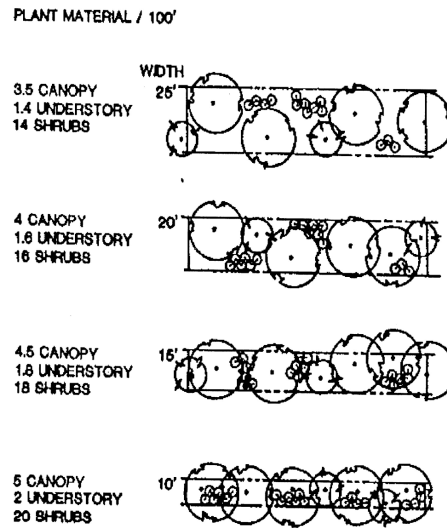
Figure 6.04.02.C: Areas Eligible To Be Counted To Meet Vehicle Use Area Landscaping Requirements



6.04.03 Buffer Zones

- A. A buffer zone is a landscaped strip along parcel boundaries that servers as a buffer between incompatible uses and zoning districts, as an attractive boundary of the parcel or use, or as both a buffer and attractive boundary. This shall not be interpreted to mean that parcels within a Planning Development Zoning District Master Plan must meet these requirements.
- B. The standard for buffer zones is set out in the following illustration that specifies the number of plants required per 100 linear feet. To determine the total number of plants required, the length of each side of the property requiring a buffer shall be divided by 100 and multiplied by the number of plants shown in the illustration. The plants shall be spread reasonably evenly along the length of the buffer. The developer may choose among the width/planting options shown in Figure 6.04.03.A.

Figure 6.04.03.A Buffer Plant Material per 100 linear feet



C. The foregoing buffer shall be provided between abutting parcels as follows:

Buffer to be provided by this use	AG	COMM	IND	INST	REC	RES	CONS
AG	N	20'	25'	20'	15'	15'	N
COMM	N	N	10'	N	N	10'	N
IND	N	N	N	10'	10'	10'	N
INST	N	10'	15'	N	N	10'	N
REC	N	10'	25'	N	N	N	N
RES	N	15'	25'	15'	15'	N	N
CONS	25'	25'	25'	25'	25'	N	N

Note: This table is based on buffers between uses. If a use is proposed adjacent to vacant property, the buffer shall be implemented based upon the vacant property's zoning district. In the event that the vacant property is a mixed-use district, the buffer shall be implemented based upon the most intense use allowed by the mixed-use district.

Key:

- AG: Agriculture
- COMM: Commercial
- IND: Industrial
- INST: Institutional
- REC: Recreation
- RES: Residential
- CONS: Conservation
- N: No buffer required.

- D. The use of existing native vegetative in buffer zones is preferred. If a developer proposes to landscape a buffer zone with existing native vegetation, the Town may allow a variance from the strict planning requirements of this Section if:
1. The variance is necessary to prevent harm to the existing native vegetation; and,
 2. The buffering and/or aesthetic purposes of the buffer zone are substantially fulfilled despite the variance.
- E. Where the use that is required to provide a buffer is subject to approval by a special exception, the buffer requirements of this Section may be increased or decreased as a condition upon good cause supported by written findings in the final order.
- F. In any case where a buffer is required, the buffer may be crossed by driveways, trails, or other features of the development designed to provided connectivity or recreational opportunities.

SECTION 6.05 COMMERCIAL DESIGN STANDARDS

6.05.01 Application. The guidelines shall apply to all commercial development, construction, renovations, and alterations of any new or existing building located within the Town of Fort White. These regulations do not apply to the interior of any such buildings.

6.05.02 Commercial Design Standards

- A. Building Envelopes.
1. **Primary Entrance.** The primary entrance to a building must face the public right of way, an internal drive, or a public intersecting street. The design of entrances shall comply with all applicable requirements within these regulations. A walkway shall be provided to link the parking and the primary entrance.
 2. **Secondary Entrances.** A secondary pedestrian entrance may be provided in the back or side of the building to provide direct access to the building from parking areas. The design of entrances shall comply with all applicable requirements within these regulations.
 3. **Primary Frontage.** Placement of the primary entrance determines the primary frontage. If an entrance is placed on the corner, either adjacent side may be identified as the primary frontage. The primary frontage is also referred to as the “storefront”.
 4. **Distance Between Buildings.** A minimum distance of 15 feet is required between any two buildings not joined by a common wall.
 5. **Common Walls.** Common walls are permitted provided that there are sufficient façade breaks.

- B. Stormwater Management. Stormwater treatment shall require the appropriate permits through the Suwannee River Water Management District. Stormwater management facilities shall be designed so as not to require security fencing. In order to reduce the amount of land required for stormwater management facilities, the Town encourages the use of pervous surfaces, LEED – approved site management and building practices, and bio-retention.
- C. Lighting. Lighting shall be designed to meet Illumination Engineering Society of North America (IES) standards and guidelines. Exterior lighting shall enhance motorist and pedestrian safety. Signs and lighting shall be designed so as to not provide glare onto streets or residential land uses.
 - 1. Design Standards. The following table provides a summary of established design standards for lighting applications. It is important to note that recommended lighting levels differ depending on land use. All lighting shall comply with the appropriate standards in the table. Uniformity ratios shall comply with IES Standards.

Table 6.05.02.C.1: Lighting Standards

<i>Lighting Application</i>	<i>Maximum Foot-candle*</i>	<i>Lighting & Lamp Style</i>	<i>Maximum Mounting Height</i>
Parking Lots	0.2 – 2.5 0.8 average	Metal Halide Full cut off fixture	16 feet
Internal Roads / Drives	0.6 – 1.1	Metal Halide Full cut off fixture	16 feet
Walkways & Building Mounted Lighting	0.5 – 1.5	Metal Halide or Incandescent Decorative post and land or post/bollard mounted light	12 feet or 36 to 42 inches on bollard or stairway 10 feet for building mounted lights
Signs	1 – 2	Metal Halide or Incandescent Ground or sign mounted and shielded	As required

* Horizontal foot-candle measured at grade. A foot-candle is defined as the illumination the inside surface of a 1-foot radius sphere would be receiving if there were a uniform point source of 1 candela in the exact center of the sphere.

- 2. Shielding. Fixtures and housing shall employ fully shielded and directed lighting; lighting shall not result in excessive shadows or high contrast bright areas versus dark areas.
- 3. Light Trespass. Lighting shall be designed to minimize the trespass onto adjacent land uses. Fixtures shall be designed and placed so that the cone of light does not extend beyond the property line.
- 4. Color and Materials. Dark colored fixtures shall be used for all pole-mounted lights. All light fixtures, whether purely decorative or functional, shall complement the architectural style and color of the building and other site features.

5. Street Lighting. Lighting shall be provided along all internal streets and between buildings. Light fixtures shall be located at every crosswalk. Fixtures shall be fully shielded or “full cut off” according to IES standards.
 6. Pedestrian Lighting. All pedestrian walkways shall be adequately lighted through the use of light features such as standard luminaries, street lamps, and/or bollards. Fixtures shall be fully shielded or “full cut off” according to IES standards.
 7. Parking Lot Lighting. Lighting shall be provided for all parking lots. Fixtures shall be “full cut off” according to IES standards.
 8. Gas Station Lighting. Lighting shall be from luminaries recessed into the ceilings of the canopy, so that the lighting elements themselves are not visible from or beyond the lot lines.
- D. Fences and Walls. Fences and walls shall comply with the LDR requirements. Fences and walls abutting a building shall be designed as an extension of the building wall. Walls may be of brick, stone, wood, stucco, or similar materials matching the principal building. Chain link, plastic, and PVC fencing is prohibited.
- E. Façade Standards.
1. Human Scale. New commercial construction shall remain consistent with the human scale of development currently found in many of the commercial buildings in Fort White. Buildings should be smaller rather than larger so that the users do not feel overwhelmed by the scale. A building may be human scaled even if the building is several stories in height or of large square footage when the units of which it is composed bear a comparable relationship to the dimensions of the human body. Windows and doors are traditionally scaled to human size for ease in operation, passage, and fabrication. Bricks, clapboards, and shingles are units of building materials scaled for area of handling by builders. Other elements that contribute to “human-scale” and create a level of comfort at the pedestrian level include porches, recessed entryways, bands of storefront windows, divided-light windows, and appropriately scaled signs and light fixtures. Features that are prohibited include large expanses of glass and monolithic-appearing surfaces with sprayed on synthetic stucco.
 2. Façade Articulation. Buildings shall be designed with the use of projected and recessed sections or breaks to reduce their overall bulk. These breaks shall be a minimum of 8 inches wide and project or recess a minimum of 4 inches from the façade. Façade breaks are required on primary frontages and any frontage along US 27 or SR 47.
 3. Vertical Façade Articulation. Breaks shall occur a minimum of 25 feet on center. Entries on the primary frontage shall be recessed or project a minimum of 3 feet and each entry shall be considered one break.
 4. Horizontal Façade Articulation. Horizontal façade breaks shall occur between the first and second stories of multi-story buildings. Additional breaks are encouraged. Architectural features such as canopies, balconies, and arcades may also serve as horizontal façade articulation.

- F. Interstitial Spaces. The following standards apply to commercial buildings separated by a minimum of 15 feet. The design of a “pocket park”, a common green, or square is encouraged within these spaces.
1. Landscaping. One under-story tree or sabal palmetto shall be placed at a distance no greater than 20 feet on center along the length of the interstitial space. Shrubs, sod, mulch, or gravel shall be installed where paving or other landscaping does not exist.
 2. Paving. Paving within interstitial spaces shall be concrete, pavers, stone on a concrete base. Bituminous materials shall not be used. No more than 75 percent of an interstitial space may be paved.
 3. Utilities. Utilities or service functions placed within interstitial spaces must be screened by a fence, wall, or hedge to comply with Section 1.14, as applicable. If pedestrian use occurs within this space, at least 5 feet shall be provided beyond the screen for pedestrian circulation.
 4. Maintenance. Interstitial spaces shall be properly maintained in accordance with approved plans and LDC requirements.
- G. Commercial Entrances. Adequate lighting shall be provided for security, pedestrian safety, and decorative purposes. Planters, awnings, and/or landscaping may be used to identify entrances, as well as improve the appearance of the structure. If a building entrance is located on a corner, both adjacent facades shall be articulated using such details as chamfered corners, canopies, cornices, or other similar building features.
1. Primary Entrances. The primary entrance shall be easily identifiable. Doors and entryways shall be articulated with architectural details and shall be compatible with the architectural style of the structure. Primary entrances shall be from the front sidewalk, except in a courtyard design. Secondary entrances may be placed at the rear or side of a building.
 2. Rear Entrances and Façade. When rear parking is provided, the provision of secondary rear entrances and finished facades is required. The design of rear entrances and facades shall be appropriately detailed to provide an attractive appearance, but shall not be embellished so as to compete with the main storefront. If signs are provided, they shall be scaled appropriately to the size of the entrance and to fit the character of the more utilitarian rear façade. Trash and service areas, utility lines, mechanical equipment, and meter boxes shall be appropriately screened from customer entrances.
- H. Rooflines and Roofing.
1. Roof Types. Gabled and flat-roofed buildings with parapets are the preferred roof type in Fort White. Flat roofs may be used on single-story buildings only when attached to a multiple story flat-roofed mass. Flat roofs shall have articulated parapets and/or cornices.
 2. Roof Pitch. On buildings with gabled or shed roofs, the pitch shall be between 4/12 and 12/12. Pitched roofs shall use eaves of no less than 12 inches.
 3. Materials. Acceptable roof materials include shingles (wood, stamped metal, or composition), slate, concrete tile, and metal roofs.

4. Color. Roof color shall be traditional, muted, or natural color.
 5. Gas Station Canopy. Gas station canopy ceiling clearance shall be a maximum height of 16 feet.
 6. Parapets. Parapets, where used, on the primary frontage of a building shall not exceed 3 feet in height, measured from the bottom of the parapet to the top thereof. The height of the parapet on the remaining sides of the building may exceed 3 feet provided that the height of the top of the parapet, as measured from the finished grade may not exceed the height of the top of the parapet on the primary frontage of the building.
- I. Exterior Wall Finishes. Allowed exterior wall materials include stucco, clapboard (including wood or cement-based imitation clapboard siding, e.g., hardiboard), native stone, or brick of a shape, color, and texture similar to that found in Fort White. Specifically prohibited shall be metal siding, plywood siding, and untreated concrete. The number of different exposed exterior wall materials (excluding windows and doors) shall be kept to a minimum. Where wall materials are combined horizontally on one façade, the visually heavier material shall be used on the lower part of the building.
- J. Exterior Wall Color. Colors shall be chosen from the Benjamin Moore Historical Color Collection, which contains 174 colors. Highly reflective, black, or metallic colors are prohibited. Bright, gaudy colors are also prohibited.
- K. Windows.
1. Transparency. A minimum of 60 percent of all commercial ground floor facades on primary frontages shall be transparent glass, and 50 percent of secondary frontages fronting public rights-of-way, providing views into a commercial use or window display.
 2. Glass Types. Clear glass (providing a minimum 88 percent light transmission) shall be used on ground floor windows. Tinted glass providing a minimum of 50 percent light transmission is allowed above the ground floor. The use of bronze tinted or reflective glass is prohibited. The use of transoms and/or multi-pane windows with dimensional muntins is strongly encouraged.
 3. Window Frames. If aluminum window frames are used they shall be either factory-coated or anodized with a color chosen from those referenced in Section 1.12.0. Color choices shall be compatible with other façade colors and finishes. Mill finished bare or gold colored aluminum window frames are prohibited.
- L. Balconies, Porches, and Colonnades. Porches and balconies are best left open. Open porches act as a transitional zone for visitors and help lend a welcoming appearance. Enclosed or screened porches shall be counted as part of the total square footage of a building. The construction of open colonnades or other structures over a privately-owned sidewalk adjoining storefront buildings is permitted.
- M. Utilities and Service Areas. Trash containers, mechanical equipment, and outdoor storage shall be to the rear or side of a building. These and other related services shall be screened from public view with a fence, wall, gate, hedge, landscaping, or any combination thereof, and shall be set back at least 5 feet

from the property line. The Planning and Zoning Board may, as part of site plan approval, approve exceptions to this requirement provided that the intent of this Section is met. Conduit, meters, vents, and other equipment attached to or protruding from the building façade shall be painted to match surrounding surfaces. All rooftop equipment must be enclosed or painted to match the surrounding surfaces or primary structure. Equipment shall be integrated into the building and roof design to the maximum extent feasible. Satellite dishes shall be placed in the location least conspicuous from primary and US 27 and SR 47 frontage in compliance with Federal Communications Commission (FCC) regulations.

- N. Doors. Doors located on the primary frontage or used for public entrance shall have a minimum 40% transparency. Doors shall be painted or finished to be compatible with the overall building façade. Screen doors are an acceptable addition to a primary door and must be of compatible material, color, and design with the primary doors.
- O. Building Mounted Signs. Building-mounted signs, including wall signs, awnings, and canopy signs, and are allowed subject to the LDR requirements.
- P. Ground Signs. Ground signs are allowed subject to the LDR requirements.
- Q. Material Required for Submittal. In addition to all data, information, and materials otherwise required by the LDC, the data, information, and materials specified in this Section shall be submitted for all commercial projects as part of site plan review. Any application that fails to include the required data, information, and materials shall be deemed insufficient and may not be considered for site plan approval. If the application is deemed insufficient, the Town shall provide the applicant with a statement of the item(s) required to make the application sufficient for further processing.

SECTION 6.06. UTILITIES

6.06.01. Requirements for All Developments

- A. *Generally.* The following basic utilities are required for all developments subject to the criteria listed herein.
- B. *Electricity.* Every principal use and every lot within a subdivision shall have available to it a source of electric power adequate to accommodate the reasonable needs of such use and every lot within such subdivision. New subdivisions shall be required to have underground electric utility lines.
- C. *Telephone.* Every principal use and every lot within a subdivision shall have available to it a telephone service cable adequate to accommodate the reasonable need of such use and every lot within such subdivision.
- D. *Water.*
 - 1. Every principal use and every lot within a subdivision shall have central potable water whenever required by the Town Comprehensive Plan and where the topography permits the connection to a town water line.

2. Residential densities in excess of 1 dwelling unit per acre shall only be allowed within areas served by the centralized potable water system.

E. *Septic Tanks and/or Sanitary Sewer Service.*

1. Every principle use and every lot with shall have a septic tank or sanitary sewer service.
2. Residential densities in excess of 2 dwelling units per acre shall only be allowed within areas served by a centralized sanitary sewer system, unless the County Health Department certifies that densities in excess of 2 dwelling units per acre may be allowed. In this instance, the lots must be served by the Town potable water system.

F. *Fire Hydrants.* All developments served by a central water system shall include a system of fire hydrants.

6.06.02. Utility Infrastructure Restrictions

A. The following facilities owned or operated by publicly regulated entities shall not be sited within 500 feet of any single or multi-family residence, group living facility, school, or hospital, said distance to be measured from the transmission lines, as constructed, or the fenced area of substations:

1. Electrical transmission lines and substations
2. Natural gas transmission lines and substations
3. Radio, telecommunications, and television antennas.

B. In addition, all radio, telecommunications, and television antennas shall maintain the rated self-collapsing distance from any of the above listed uses.

SECTION 6.07. STORMWATER MANAGEMENT

6.07.01. Performance Standards.

All developments must be designed, constructed, and maintained to meet the following performance standards:

- A. While development activity is underway and after it is completed, the characteristics of stormwater runoff shall approximate the rate, volume, quality, and timing of storm water runoff that occurred under the site's natural unimproved or existing state, such that the development is in conformance with the Level of Service (LOS) Standard set forth in the Comprehensive Plan.
- B. The proposed development and development activity shall not violate the water quality standards as set forth in Florida Law.

6.07.02. Design Standards.

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

- A. To the maximum extent practicable, natural systems shall be used to accommodate stormwater.
- B. The proposed stormwater management system shall be designed to accommodate the stormwater that originates within the development and stormwater that flows onto or across the development from adjacent lands.
- C. The proposed stormwater management system shall be designed to function properly for a minimum twenty (20)-year life.
- D. No surface water may be channeled or directed into a sanitary sewer.
- E. The proposed stormwater management system shall be compatible with the stormwater management facilities on surrounding properties or streets, taking into account the possibility that substandard systems may be improved in the future.
- F. The banks of detention and retention areas should be sloped to accommodate, and should be planted with, appropriate vegetation.
- G. Dredging, clearing of vegetation, deepening, widening, straightening, stabilizing, or otherwise altering natural surface waters shall be minimized and performed in accordance with the administrative rules and guidelines of the Suwannee River Water Management District.
- H. Natural surface waters shall not be used as sediment traps during or after development.
- I. For aesthetic reasons and to increase shoreline habitat, the shorelines of detention and retention areas shall be sinuous rather than straight.
- J. Water reuse and conservation shall, to the maximum extent practicable, be achieved by incorporating the stormwater management system into irrigation systems serving the development.
- K. Vegetated buffers of sufficient width to prevent erosion shall be retained or created along the shores, banks, or edges of all natural or man-made surface waters.
- L. In phased developments the stormwater management system for each integrated stage of completion shall be capable of functioning independently as required by this Code.
- M. All detention and retention basins, except natural water bodies used for this purpose, shall be accessible for maintenance from a street or public right-of-way.