

CHAPTER 6

ZONING DISTRICT REGULATIONS

SECTION 1: PURPOSE AND INTENT

In order to implement the adopted Comprehensive Plan in a manner consistent with Chapter 163.3201, Florida Statutes, the following zoning regulations are hereby established. These regulations are intended to assist in implementing comprehensive planning issues surrounding the uses and/or development of specific lots, parcels, and tracts of land or any combination thereof within the City of Umatilla. It is further intended that this Chapter is to promote, protect, and improve the public health, safety, comfort, convenience, prosperity and general welfare of the citizens of the City; similarly it is the intent of this Chapter to establish standards of development which will encourage the sound economic utilization of the land and the creation of a healthful living environment.

- a) The following zoning districts existing as of October 31, 2016, shall be renamed as follows:

Zoning Districts (Old)	Zoning Districts (New)
Agriculture Residential (AR)	Agriculture Residential (AR-1)
Low Density Residential (R-18)	Low Density Residential (R-3)
Single Family Residential District (R-15)	Low Density Residential (R-3)
Urban Residential District (R-12)	Urban Residential District (UR-5)
Residential Single Family (R-10)	Urban Residential District (UR-5)
Single Family Medium Density Residential District (R-8)	Single Family Medium Density Residential District (R-5)
-	Multi-Family Medium Density Residential (MF-8)
Multi-Family High Density Residential (R-5)	Multi-Family High Density Residential (MF-12)
Mobile Home Rental Park (MHRP)	Mobile Home Rental Park (MHRP-8)
Mobile Home Subdivision (MHS)	Manufactured Home Subdivision (MHS-8)
Residential Professional (RP)	Residential Professional (RP)
Tourist Commercial (TC)	Tourist Commercial (TC-12)
Planned Unit Development (PUD)	Planned Unit Development (PUD)
Public Facilities District (PFD)	Public Facilities District (PFD)
Neighborhood Commercial (C-1)	Neighborhood Commercial (C-1)
General Commercial & Warehouse (C-2)	General Commercial & Warehouse (C-2)
Light Manufacturing (LM)	Light Manufacturing (LM)
Airport Zoning (AZ)	Airport Zoning (AZ)

SECTION 2: ZONING DISTRICTS

a) AGRICULTURE RESIDENTIAL (AR-1)

1) Purpose and Intent

The purpose of this district is to implement comprehensive plan policies to provide for the protection of interim agricultural pursuits in transitional or urbanizing areas. The density shall not exceed one (1) unit per acre.

2) Permitted Uses

The following uses are permitted within the AR-1 district:

- A) Single family dwelling unit having a minimum living area of one thousand two hundred (1,200) square feet, which shall not include carports, and garages.
- B) Accessory buildings or structures thereto pursuant to Chapter 8 of this Code.
- C) Agriculture: Field crops/Wholesale Nurseries
- D) Agriculture: Pasture/Forestry
- E) Grove caretaking and maintenance
- F) Home Occupations pursuant to Chapter 8 of this Code
- G) One (1) accessory dwelling unit may be permitted to be utilized by family members and non-paying guests. The principal dwelling unit and accessory dwelling unit shall remain in the same ownership. The accessory dwelling unit shall not exceed one thousand two hundred (1,200) square feet or forty (40) percent of the air conditioned enclosed living area of the principal dwelling; whichever is greater. Accessory dwelling units must meet setbacks for the principal dwelling unit and share a common driveway. An accessory dwelling unit may be attached to a principal dwelling, an apartment unit within the principal dwelling, or a detached building.
- H) Livestock. A minimum of five (5) acres shall be required. Stables shall be located a minimum of seventy-five (75) feet from any lot line. (Ordinance 2018-J)

3) Uses Permitted as Special Exception Uses upon approval of the City Council.

- A) Farmers/Flea Markets
- B) Kennels
- C) Veterinary Clinics
- D) Retail Nurseries & Garden Supplies
- E) Commercial Stables
- F) Any use prohibited by City, State or Federal law

4) Uses Expressly Prohibited

- A) Single family attached dwelling units
- B) Multi-Family residential dwelling units
- C) Two-family (duplex) dwelling units
- D) Industrial land uses
- E) Any use prohibited by City, State or Federal law

5) Other possible uses

Uses which, because of their uniqueness, are not specifically identified as permitted uses or special exception uses, may be permitted as conditional uses pursuant to Chapter 7 of this Code.

b) LOW DENSITY RESIDENTIAL DISTRICT (R-3)

1) Purpose and Intent

The R-3 residential district is intended to provide low-density residential development in those areas only suitable for such development due to their location and adjacent to agriculture areas, environmentally sensitive areas, or existing large lot residential development. The gross density shall not exceed three (3) units per acre.

2) Permitted Uses

- A) Single-family dwelling units having a minimum living area of one thousand five hundred (1,500) square feet, which shall not include carports, and garages.
- B) Accessory buildings or structures thereto, pursuant to Chapter 8 of this Code.
- C) Buildings, structure or uses maintained or operated by a body having the right of eminent domain.
- D) Licensed Community Residential Homes, Group Homes, and Foster Care Facilities with 1 – 6 residents.
- F) Home Occupations pursuant to Chapter 8 of this Code.
- G) One (1) accessory dwelling unit may be permitted if the lot is at least one (1) acre in size and is to be utilized by family members and non-paying guests. The principal dwelling unit and accessory dwelling unit shall remain in the same ownership. The accessory dwelling unit shall not exceed one thousand two hundred (1,200) square feet or forty (40) percent of the air conditioned enclosed living area of the principal dwelling; whichever is greater. Accessory dwelling units must meet setbacks for the principal dwelling unit and share a common driveway. An accessory dwelling unit may be attached to a principal dwelling, an apartment unit within the principal dwelling, or a detached building.

3) Uses Permitted as Special Exception Uses Upon Approval of the City Council

- A) Licensed Community Residential Homes, Group Homes and Foster Care Facilities with more than six (6) residents.

4) Uses Expressly Prohibited

- A) Single family attached dwelling units
- B) Multi-Family residential dwelling units
- C) Two-family (duplex) dwelling units
- D) Commercial land uses
- E) Industrial land uses
- F) Bed & Breakfast Inns
- G) Any use prohibited by City, State or Federal law

5) Other possible uses

Uses which, because of their uniqueness, are not specifically identified as permitted uses or special exception uses, may be permitted as conditional uses pursuant to Chapter 7 of this Code.

c) URBAN RESIDENTIAL DISTRICT (UR-5)

1) Purpose and Intent

This district is established to implement comprehensive plan policies for managing traditional single-family residential development at a density not to exceed five (5) dwelling units per acre. This district is established to preserve the stability of existing and future residential neighborhoods, preserve open space and natural features of the land, and manage future densities; to assure a smooth transition between low-density residential and areas designated for more intense uses, and between existing and projected public services and facilities within the area.

2) Permitted Uses

- A) One (1) single-family dwelling unit having a minimum living area of one thousand two hundred (1,200) square feet excluding carports, and garages
- B) Accessory buildings or structures thereto pursuant to Chapter 8 of this Code
- C) Buildings, structures or uses maintained or operated by a body having the right of eminent domain
- D) Licensed Community Residential Facilities, Group Homes and Foster Care Facilities with 1-6 residents
- E) Home Occupations pursuant to Chapter 8 of this Code
- G) One (1) accessory dwelling unit may be permitted if the lot is at least one (1) acre in size and is to be utilized by family members and non-paying guests. The principal dwelling unit and accessory dwelling unit shall remain in the same ownership. The accessory dwelling unit shall not exceed one thousand two hundred (1,200) square feet or forty (40) percent of the air conditioned enclosed

living area of the principal dwelling; whichever is greater. Accessory dwelling units must meet setbacks for the principal dwelling unit and share a common driveway. An accessory dwelling unit may be attached to a principal dwelling, an apartment unit within the principal dwelling, or a detached building.

3) Uses Permitted as Special Exception Uses Upon Approval of the City Council

- A) Licensed Community Residential Facilities, Group Homes, and Foster Care Facilities with more than six (6) residents
- B) Bed and Breakfast Inns

4) Uses Expressly Prohibited

- A) Single family attached dwelling units
- B) Multi-family residential dwelling units
- C) Two-family (duplex) dwelling units
- D) Commercial land uses
- E) Industrial land uses
- F) Any use prohibited by City, State or Federal law

5) Other Possible Uses

Uses which, because of their uniqueness, are not specifically identified as permitted uses or special exception uses, may be permitted as conditional uses pursuant to Chapter 7 of this Code.

d) SINGLE FAMILY MEDIUM DENSITY RESIDENTIAL DISTRICT (R-5)

1) Purpose and Intent

This district is established to implement comprehensive plan policies for managing traditional single-family residential development at a density not to exceed five (5) dwelling units per acre. This district is intended to provide relatively affordable, urban density housing, and it is intended to serve as a transitional zone between multi-family and single family residential uses.

2) Permitted Uses

- A) Single family detached dwelling units having a minimum living area of 1,000 square feet excluding carports and garages
- B) Single family attached dwelling units
- C) Licensed Community Residential Homes, Group Homes, and Foster Care Facilities with 1-6 residents
- D) Accessory buildings or structures thereto pursuant to Chapter 8 of this Code
- E) Home Occupations pursuant to Chapter 8 of this Code

F) One (1) accessory dwelling unit may be permitted if the lot is at least one (1) acre in size and is to be utilized by family members and non-paying guests. The principal dwelling unit and accessory dwelling unit shall remain in the same ownership. The accessory dwelling unit shall not exceed one thousand two hundred (1,200) square feet or forty (40) percent of the air conditioned enclosed living area of the principal dwelling; whichever is greater. Accessory dwelling units must meet setbacks for the principal dwelling unit and share a common driveway. An accessory dwelling unit may be attached to a principal dwelling, an apartment unit within the principal dwelling, or a detached building.

3) Uses Permitted as Special Exception Uses Upon Approval of the City Council

- A) Licensed Community Residential Homes, Group Homes and Foster Care Facilities with more than six (6) residents
- B) Day Care Centers
- C) Bed and Breakfast Inns

4) Uses Expressly Prohibited

- A) Duplex Dwelling units
- B) Multi-Family dwelling units
- C) Commercial land uses
- D) Industrial land uses
- E) Any use prohibited by City, State or Federal law

5) Other Possible Uses

Uses which, because of their uniqueness, are not specifically identified as permitted uses or special exception uses, may be permitted as conditional uses pursuant to Chapter 7 of this Code.

e) MULTI-FAMILY MEDIUM DENSITY RESIDENTIAL (MF-8)

1) Purpose and Intent

This district is established to implement comprehensive plan policies for managing high density residential development at a density not to exceed eight (8) units per acre. This district is established to ensure that sufficient land is available for medium density residential development.

2) Permitted Uses

- A) Single family attached dwelling units
- B) Single family detached dwelling units
- C) Two-Family (duplex) dwelling units
- D) Multi-Family dwelling units

- E) Accessory buildings or structures thereto pursuant to Chapter 8 of this Code
- F) Home Occupations pursuant to Chapter 8 of this Code
- G) Licensed Community Residential Homes, Group Homes, and Foster Care Facilities with more than six (6) residents

3) Uses Permitted as Special Exception Uses Upon Approval of the City Council

- A) Adult Congregate Living Facilities
- B) Nursing Homes
- C) Day Care Center

4) Uses Expressly Prohibited

- A) Industrial land uses
- B) Mobile Homes
- C) Uses prohibited by City, State or Federal Law

5) Other Possible Uses

Uses which, because of their uniqueness, are not specifically identified as permitted uses or special exception uses, may be allowed as a conditional use pursuant to Chapter 7 of this Code.

f) MULTI-FAMILY HIGH DENSITY RESIDENTIAL (MF-12)

1) Purpose and Intent

This district is established to implement comprehensive plan policies for managing high density residential development at a density not to exceed twelve (12) units per acre. This district is established to ensure that sufficient land is available for high density residential development.

2) Permitted Uses

- A) Single family attached dwelling units
- B) Single family detached dwelling units
- C) Two-Family (duplex) dwelling units
- D) Multi-Family dwelling units
- E) Accessory buildings or structures thereto pursuant to Chapter 8 of this Code
- F) Home Occupations pursuant to Chapter 8 of this Code
- G) Licensed Community Residential Homes, Group Homes, and Foster Care Facilities with more than six (6) residents

3) Uses Permitted as Special Exception Uses Upon Approval of the City Council

- A) Adult Congregate Living Facilities
- B) Nursing Homes
- C) Day Care Center
- D) Business Services
- E) Offices for Professional Services
- F) Financial Services
- G) Personal Services

4) Uses Expressly Prohibited

- A) Industrial land uses
- B) Uses prohibited by City, State or Federal Law

5) Other Possible Uses

Uses which, because of their uniqueness, are not specifically identified as permitted uses or special exception uses, may be allowed as a conditional use pursuant to Chapter 7 of this Code.

g) MOBILE HOME RENTAL PARK DISTRICT (MHRP-8)

1) Permitted Uses

- A) Mobile homes which are single-family detached dwelling units having a minimum living area of six hundred (600) square feet, which shall not include garages or carports
- B) Accessory structures such as carports, utility buildings thereto, but not to include guest cottages, guest apartments or garage apartments
- C) Public parks or public recreational facilities incidental to the mobile home park but not to include commercial recreational enterprises
- D) Self-service Laundromats, provided, however, that this land use is so situated within the park as to be equally convenient to all residents of the park and also provided that it is intended for use of the residents of the park only
- E) Buildings, structures, or uses maintained or operated by a body having the right of eminent domain
- F) Home Occupations pursuant to Chapter 8 of this Code

2) Uses Permitted as Special Exception Uses Upon approval of the City Council

- A) None

3) Uses Expressly Prohibited

- A) Industrial Uses
- B) Guest apartments, guest cottages or garage apartments
- C) Uses prohibited by City, State or Federal Law
- D) Single family residential

4) Other Possible Uses

Uses which, because of their uniqueness, are not specifically identified as permitted uses or special exception uses, may be permitted as conditional uses pursuant to Chapter 7 of this Code.

5) Master Park Plan Requirements

- A) A Master Park Plan shall be filed in accordance with the Site Development Plan requirements in Chapter 13 of this Code. A mobile home park shall be entirely enclosed, exclusive of driveways, at its external boundaries by a solid wall, fence or landscaped buffer as specified in Chapter 15 of this Code
- B) Access roads within a mobile home park shall be paved to a width not less than twenty-four (24) feet in width. The sole vehicular access shall not be by alley and all dead-end driveways shall include adequate vehicular turning space or cul-de-sac. There shall be a minimum front building setback of twenty-five (25) feet from all streets within the mobile home park
- C) Mobile homes shall be so harbored on each space so that there shall be at least a fifteen (15) foot clearance between mobile homes, provided however, with respect to mobile homes parked end to end, the end clearance shall not be less than thirty (30) feet
- D) There shall be at least two (2) paved, off-street parking spaces for each mobile home space, which shall be on the same site as the mobile home served and may be located in the rear or side yard of the mobile home unit
- E) Sidewalks not less than four (4) feet wide shall be provided along at least one (1) side of all streets
- F) Streets, areas at the entrance to buildings used by occupants at night, and walkways shall be lighted
- G) Each mobile home space shall be at least fifty (50) feet wide and one hundred (100) feet long, however, the overall density of the project site shall not exceed eight (8) units per acre. Each space shall be clearly defined by permanent markers.

h) MANUFACTURED HOME SUBDIVISION DISTRICT (MHS-8)

1) Permitted Uses

- A) Manufactured homes which are single-family detached dwelling structures, having a minimum living area of six hundred (600) square feet excluding carports or garages.
- B) Accessory structures such as carports, utility rooms, etc. but not to include guest cottages, guest apartments or garage apartments
- C) Public parks or recreational facilities incidental to the mobile home subdivision
- D) Buildings, structures or uses maintained or operated by a body having the right of eminent domain
- E) Home Occupations pursuant to Chapter 8 of this Code.

F) Single family detached dwelling units having a minimum living area of eight hundred (800) square feet excluding carport, garages, or utility rooms

2) Uses Permitted as Special Exception Uses Upon Approval of the City Council

A) None

3) Uses Expressly Prohibited

A) Single family attached dwelling units

B) Two family dwelling units

C) Multi-family dwelling units

D) Commercial land uses

E) Industrial land uses

F) Guest apartments, guest cottages or garage apartments

G) Any use prohibited by City, State or Federal law

4) Other Possible Uses

Uses which, because of their uniqueness, are not specifically identified as permitted uses or special exception uses, may be permitted as conditional uses pursuant to Chapter 7 of this Code.

5) General Requirements

The developer shall prepare and submit plans in accordance with the Subdivision Regulations as specified in Chapter 9 of this Code.

i) RESIDENTIAL PROFESSIONAL DISTRICT (RP)

1) Purpose and Intent

This district is established to implement comprehensive plan policies for managing transitional areas where existing residential structures can be utilized for personal and professional services and not adversely affect adjacent property. The density cannot exceed the future land use designation. The intensity shall be limited to seventy-five (75) percent impervious surface area (including building coverage) and the building height cannot exceed thirty five (35) feet.

2) Permitted Uses

A) Single-family dwelling units having a minimum living area of fifteen hundred (1,500) square feet excluding balconies, porches, carports or garages

B) Multi-family dwelling units conforming to the minimum living area as designated on the MF-12 (MF) "Schedule of Dimensional Requirements" Table excluding carports, garages, or utility rooms

C) Business services (see definition in Chapter 2)

- D) Offices for professional services
- E) Financial services
- F) Personal services
- G) Medical Office/Clinic
- H) Bed and Breakfast Inns
- I) One (1) accessory dwelling unit may be permitted and is to be utilized by family members and non-paying guests. The principal dwelling unit and accessory dwelling unit shall remain in the same ownership. The accessory dwelling unit shall not exceed one thousand two hundred (1,200) square feet or forty (40) percent of the air conditioned enclosed living area of the principal dwelling; whichever is greater. Accessory dwelling units must meet setbacks for the principal dwelling unit and share a common driveway. An accessory dwelling unit may be attached to a principal dwelling, an apartment unit within the principal dwelling, or a detached building.
- J) Retail sales incidental to the primary use

3) Uses Permitted as Special Exception Uses Upon Approval of the City Council

- A) Banks
- B) Day Care Centers
- C) Office/Warehouse Facilities
- D) Veterinary Offices/Kennels
- E) Game Recreation Facilities
- F) Health/Exercise Clubs

4) Uses Expressly Prohibited

- A) Industrial land uses
- B) Adult entertainment
- C) Uses prohibited by City, State or Federal law

5) Other Possible Uses

Uses which, because of their uniqueness, are not specifically identified as permitted uses or as special exception uses, may be permitted as conditional uses pursuant to Chapter 7 of this Code

j) PUBLIC FACILITIES DISTRICT (PFD)

1) Purpose and Intent

The purpose of this section is to provide for the creation of “PFD” public facilities districts in those areas where special or substantial public interest uses and activities are necessary and desirable.

It is further the intent to establish PFD districts individually under site plans and conditions necessary to promote general welfare and to

promote coordinated land uses that are compatible with the Future Land Use Map of the Comprehensive Plan.

2) Permitted Uses

- A) Airports and heliports subject to Chapter 5 of this Code
- B) Auditoriums, stadiums, arenas and expositions
- C) Broadcasting facilities, including towers and antennas
- D) Municipal/governmental buildings, structures and uses
- E) Cemeteries
- F) Community residential facilities with more than seven (7) residents
- G) Churches
- H) Day care centers
- I) Educational institutions
- J) Electric power substations and operation centers
- k) Gas and water metering stations
- L) Hospitals, clinics and medical facilities
- M) Parks
- N) Post offices
- O) Libraries
- P) Police and fire facilities
- Q) Recreation facilities
- R) Landfills, transfer stations, composting facilities
- S) Sewage treatment facilities
- T) Water withdrawal operations
- U) Adult Congregate Living Facilities
- V) Any other uses of a similar nature when approved by the City Manager

3) Special Conditions for Approval

- A) Approved PFD uses shall front on an arterial or collector roadway. Exceptions to this requirement may be made for public services such as water, sewer, electrical, stormwater facilities, broadcasting towers, cemeteries and antennas
- B) Such uses shall comply with appropriate landscape and buffering requirements pursuant to Chapter 15 of this Code
- C) Such uses shall comply with appropriate access management techniques pursuant to Chapter 14 of this Code.

4) Site Plan Requirements

In order to establish a “PFD” public facilities district, the applicant must provide a preliminary site plan, with a zoning application, drawn to an appropriate scale, on a 24” x 36” reproducible paper indicating the following:

- A) Project name
- B) North arrow, date and scale
- C) Name, address, and telephone number of owner and applicant

- D) Legal description of site, property lines and contiguous streets
- E) Location and dimensions of all existing and proposed structures, indicating their intended use, and setback distances from all property lines and centerline of roadways.
- F) Proposed means of access management to site and projected estimate of traffic to be generated by the intended use
- G) Location of off-street parking and loading areas, showing the number of spaces and the dimensions of access aisles and driveways
- H) Proposed landscaping per Chapter 15 of this Code
- I) Location of all signs per Chapter 16 of this Code
- J) Location of water and sewer facilities

Upon approval of the preliminary site plan, a final site plan meeting the requirements of Chapter 13 of this Code must be submitted and approved by the Technical Review Committee before any building permits are issued or before the start of operation or activity on the site plan.

5) Maximum Intensity Standard

The maximum intensity standard shall be limited to seventy-five percent (75%) impervious surface ratio (which includes building coverage) and the maximum height cannot exceed thirty-five (35) feet.

k) PLANNED UNIT DEVELOPMENT (PUD)

1) Purpose and Intent

The PUD district is established to implement comprehensive plan policies for encouraging affordable housing by allowing a variety of housing types with a broad range of housing costs. This district is designed to encourage innovative development concepts, to provide design amenities and to manage natural features of the land. The location of such PUDs will be dictated by the type of development that will be provided. (Residential PUDs will be located in residentially designated areas of the Future Land Use Map, commercial PUDs will be located in commercially designated areas of the Future Land Use Map, etc.). Densities and intensities cannot exceed those which are permitted in that area on the Future Land Use Map. Preliminary and/or Conceptual Development plans are required to be submitted along with the rezoning application.

2) Permitted Uses

- A) **Residential PUD** – Single and multi-family residential dwelling units, on-site recreational facilities and on-site day care facilities, convenience store and personal services intended to serve the principal use and other uses deemed appropriate by the City Council
- B) **Commercial PUD** – All uses as permitted under the C-1 and C-2 zoning district and other uses deemed appropriate and incidental to the primary use by the City Council

- C) **Industrial PUD** – Industrial uses as permitted by the LM zoning districts and other uses deemed appropriate and incidental to the primary use by the City Council
- D) Agricultural activities including livestock may be permitted as an interim land use on the undeveloped portions of the property until seventy-five percent (75%) of the land area has been developed. (Ordinance 2018-J)

3) Minimum Project Size

The minimum size of any parcel shall be ten (10) acres. A lesser minimum area may be approved if the City Council determines that the intent and purpose of the PUD district and expressed municipal development policy would be served in such case.

4) Unified Ownership

All land within the PUD shall be under the ownership or control of the applicant at the time of execution of the development agreement whether the applicant be an individual, partnership or corporation, or groups of individuals, partnerships or corporations.

5) Setbacks and Buffering Requirements

Setback requirements within the PUD shall be flexible, however, in no case shall the setback be less than ten (10) feet between structures. Buffering requirements shall be those set out in Chapter 15 of this Code.

6) Pre-Application Conference (Optional)

It is recommended that a pre-application conference be scheduled with the City Manager by the developer or the developer's representatives, in order to verify the steps necessary for application and review and to discuss potential issues regarding the PUD proposal. Comments made during the pre-application conference are totally non-binding on the formal review of the preliminary development plan.

7) Application for Rezoning

Application for conceptual or preliminary development plan and rezoning approval shall be made to the City utilizing the form provided by the City, along with the appropriate review fee. The application shall be accompanied by six (6) copies of the conceptual or preliminary plan prepared in accordance with the requirements of this Code.

8) Development Plan Approval

In order to implement the goals and policies of the Comprehensive Plan and to streamline the development review process, the applicant shall have the option of preparing the following types of submittals:

A) **Conceptual Plan** – If the applicant so chooses, a conceptual plan may be submitted prior to the first rezoning hearing for review by the TRC. The conceptual plan shall include the following:

- 1) Boundary of subject property
- 2) Major natural features such as lakes, streams, wetlands, and natural communities
- 3) Existing or proposed streets abutting the project
- 4) Generalized location map and legal descriptions, including acreage
- 5) Proposed land use types and their locations
- 6) Gross densities
- 7) Typical lot sizes showing setbacks and dimensions
- 8) Number and type of units
- 9) Floor area for commercial or industrial, if applicable
- 10) Adjacent zoning
- 11) Maximum building heights
- 12) Anticipated phasing plan
- 13) Proposed method of providing water service (including fire protection), sewage disposal, and storm-water management
- 14) Location and percent of open space
- 15) Acreage and location of parks/recreation area, if applicable
- 16) Typical road section
- 17) Soils and 100 year flood prone areas
- 18) Project name
- 19) Existing topography at one-foot contours based on Lake County or St. Johns River Water Management District datum
- 20) Net living area for each type of dwelling unit
- 21) Environmental survey per Chapter 17 of this Code
- 22) Parking and loading facilities
- 23) Any other information deemed pertinent by the City Manager, Planning & Zoning Board or City Council

Upon approval of the Conceptual Plan and rezoning application by the TRC, Planning and Zoning Board and City Council, a preliminary development plan must be submitted for review and approval by the TRC prior to construction.

B) **Preliminary Development Plan** – In order to streamline the process, the applicant may elect to file a preliminary development plan for rezoning approval that meets the requirements of a preliminary plan submittal as outlined in Chapter 13 of this Code. This plan can be submitted in lieu of the conceptual plan. Should the development elect to submit the preliminary plan with the rezoning application, and upon approval of the rezoning

application, the applicant can proceed with final development plan approval as outlined in Chapter 13 of this Code.

9) Open Space Requirements

A minimum of twenty-five percent (25%) of the total project area shall be established and maintained as common open space. No area shall be accepted as common open space unless it satisfies the following standards:

- A) Common open space shall be dedicated to, and useable by, all residents of the PUD or specific phase thereof
- B) Common open space set aside for recreational use shall be suitably improved for its intended use. Such improvements may include aesthetics, amenities, buffering or recreational facilities.
- C) Common open space set aside for the preservation of natural features of listed species habitat, or for buffering purposes, shall remain undisturbed and be protected by conservation easements dedicated to the City or to such other agency designated by the City Council. Wetlands may be utilized to meet minimum open space.
- D) Common open space shall not be used for the construction of any structures other than recreational facilities and incidental maintenance buildings.
- E) Land above the design water elevation of wet retention areas, "dry" retention ponds, or similar areas used for managing and storing stormwater runoff pursuant to a stormwater management permit issued by the St. Johns River Water Management District or similar agency may be included for purposes of meeting minimum open space requirements if utilized as an amenity for active or passive recreation.
- F) Waterbodies shall not be included for purposes of meeting minimum open space requirements. (Ord 2005-F, adopted 07/05/2005)
- G) Common open space shall be maintained by the Home Owner's Association or other legal entity of the PUD or the specific phase thereof, provided however, the City of Umatilla shall have the right to enforce compliance with the terms and conditions of conservation easements dedicated for the protection of wetlands, waterbodies or other environmentally sensitive areas within a subdivision. (Ord 2005-F, adopted 07/05/2005)
- H) Open Space for Commercial and Industrial PUDs with no residential uses shall be based on the established impervious surface ratio (ISR) of the land use designation of the Future Land Use Map of the Comprehensive Plan the project is located in and does not have to be designated as common open space.
- I) If an area of a mixed-use PUD contains commercial and/or industrial uses but no residential uses, open space for that area shall be based on the established impervious surface ratio (ISR) of the land use designation of the Future Land Use Map of

the Comprehensive Plan the project is located in; that area may then be excluded from the “total project area” for the purposes of calculating the common open space requirement. The remainder of the PUD shall comply with the common open space requirements as set forth in this section.

10) Density Bonuses

A) Affordable Housing

Residential developments may receive a density bonus not to exceed twenty percent (20%) of the density permitted by the applicable land use designation for the provision of affordable housing

An affordable dwelling unit shall be a dwelling unit which:

- 1) Has a market value less than two (2) times 80% of the median annual household income of Lake County or
- 2) Has a monthly rent less than or equal to 1/12 x 25% of 80% of the median annual household income of Lake County
- 3) The affordable housing density bonus shall be determined as follows:

<u>% of total units affordable</u>	<u>Bonus</u>
20-30%	10%
31-50%	15%
51%+	20%

B) Environmental Protection

Residential developments may receive a density bonus of up to 100% of the number of units allowed by the underlying comprehensive land use designation for the transfer of units from on-site, non-altered wetlands and upland habitat.

- 1) The total number of units transferred shall not exceed the gross density as allowed on the Future Land Use Map
- 2) A conservation easement shall be recorded for the property from which the units are to be transferred. Such easement shall specify that no uses other than passive recreation uses shall be allowed on the property and shall state that the easement shall restrict such land in perpetuity. The easement shall be approved by the City Attorney and recorded in the public records of Lake County.

11) Application Review Process

- A) Technical Review Committee (TRC). All applications may be reviewed by the TRC staff and members' comments may be delivered and discussed at a regularly scheduled meeting. Formal comments of the TRC shall be transmitted in writing to the applicant no later than three (3) working days after the meeting. A formal staff report will be forwarded to the Planning and Zoning Board with staff recommendations.
- B) Resubmittal of the revised preliminary development plan. Resubmittal of the preliminary development plan reflecting revisions required by TRC comments shall be made within five (5) working days of the regularly scheduled TRC meeting.

12) Approval of Application for Rezoning

- A) Planning and Zoning Board Action. The Planning and Zoning Board shall consider the submitted plan and rezoning application at a regularly scheduled meeting to determine if the application meets the requirements of this code. Upon consideration of the TRC and public comments, the Commission shall take one of the following actions:
 - 1) Postpone the consideration of the application until the next regularly scheduled meeting to allow for the resolution of outstanding issues.
 - 2) Recommend that the application be approved
 - 3) Recommend that the application be approved with conditions
 - 4) Recommend that the application be denied
- B) City Council Approval. The City Council shall consider the submitted plan and rezoning application at a regularly scheduled meeting and determine if the application meets the requirements of this Code. Upon consideration of the comments of the TRC, the public and recommendation of the Planning and Zoning Board, the City Council shall take one of the following actions:
 - 1) Postpone the consideration of the application until the next regularly scheduled meeting to allow for the resolution of outstanding issues
 - 2) Approve the application
 - 3) Approve the application with conditions
 - 4) Deny the application

13) Alterations to Preliminary Development Plan

Alterations to the approved preliminary development plan shall be classified as either substantial or non-substantial alterations. The following criteria shall be used to identify a substantial alteration.

- A) A change which would include a land use not previously permitted under the approved PUD zoning
- B) A change which would increase the land use intensity or density by ten percent (10%) within any development phase without a corresponding decrease in some other portion of the overall PUD
- C) A change that would require an amendment to the conditions approved by the City Council

Alterations to the preliminary development plan which are determined to be substantial, must be submitted with plans and support data for review by the TRC, the Planning and Zoning Board and the City Council.

All proposed alterations to an approved plan must be submitted to the City Manager for a determination of whether the alteration is substantial or non-substantial.

I) NEIGHBORHOOD COMMERCIAL (C-1)

1) Purpose and Intent

The Neighborhood Commercial district is intended to provide for limited commercial uses within easy walking and biking distance of residential neighborhoods. Development standards and allowed uses are designed to insure compatibility with adjacent residential uses.

2) Permitted Uses

- A) Offices for professional services
- B) Personal services
- C) Convenience stores without fuel operations
- D) Laundry and dry cleaning retail stores
- E) Day care centers
- F) Adult Congregate Living Facilities
- G) Licensed Community Residential Homes, Group Homes and Foster Care Facilities with more than six (6) residents
- H) Financial Services
- I) Office supply
- J) Retail sales & services
- K) Business services
- L) Bed & Breakfast Inn
- M) Office complex
- N) Maintenance contractor
- O) Medical office/clinic
- P) Restaurant without drive thru facilities

3) Uses Permitted as Special Exception Uses Upon Approval of the City Council

- A) Convenience stores with fuel operations
- B) Restaurants with drive thru facilities

- C) Banks
- D) Bars, Lounges, and Night Clubs
- E) Athletic/Sports facilities
- F) Game/Recreation facilities
- G) Health/Exercise Clubs
- H) Mini-warehouses
- I) Veterinary offices/Kennels
- J) Xerographic and offset printing
- K) Multi-family dwelling units
- L) Artisan/Craftsman Shop

4) Uses Expressly Prohibited

- A) Wholesale commercial uses
- B) Industrial uses
- C) Adult entertainment
- D) RV Parks
- E) Uses prohibited by City, State or Federal law

5) Other Possible Uses

Uses which, because of their uniqueness, are not specifically identified as permitted uses or as special exception uses, may be permitted as conditional uses pursuant to Chapter 7 of this Code

6) Maximum Intensity Standard

- A) The maximum intensity standard shall be limited to seventy-five (75) percent impervious surface ratio (which includes building coverage) and a maximum building height of thirty-five (35) feet. For multi-family dwelling units, the maximum density allowed shall be twelve (12) units per acre.

7) Site Plan Approval

A site development plan shall be required per Chapter 13 of this Code prior to final project approval.

I) GENERAL COMMERCIAL AND WAREHOUSE DISTRICT (C-2)

1) Purpose and Intent

The purpose of the C-2 zoning district is to provide an area for those structures which by their use and location are especially adapted to conduct the business of wholesale distribution and storage and to provide an area for the full-scale service needs of the community.

- 2) Permitted Uses
- A) Those uses permitted within the C-1 district
 - B) Artisan/Craftsman Shop
 - C) Appliance/Electronic repair shops
 - D) Funeral Home/Mortuary
 - E) Banks
 - F) Bars, Lounges, and Night Clubs
 - G) Commercial/Industrial Equipment and supplies
 - H) Convenience Stores without fuel operations
 - I) Equipment Rental
 - J) Furniture and appliance stores
 - K) Game/recreation facilities
 - L) Health/Exercise Clubs
 - M) Hotels/Motels
 - N) Multi-family dwelling units
 - O) Offices
 - P) Restaurants without drive through facilities
 - Q) Retail Home Building Materials
 - R) Retail Sales and Services
 - S) Shopping Centers
 - T) Theaters
 - U) Veterinary Clinics/Kennels
 - V) Licensed Community Residential Homes, Group Homes and Foster Care facilities with more than six (6) residents
 - W) Xerographic and Offset printing
 - X) Athletic/Sports Facilities
- 3) Uses Permitted as Special Exception Uses Upon Approval of the City Council
- A) Trucking Terminal
 - B) Farmers/Flea Markets
 - C) Auction Houses
 - D) Boat Sales
 - E) Gun and Archery Range
 - F) Mobile Homes sales
 - G) Motor Vehicle and Boat Storage Facilities
 - H) Motor Vehicle sales
 - I) Motor Vehicle Service and Repair Facility
 - J) Motor Vehicle Fuel Service Facility
 - K) Pawn Shops
 - L) Tattoo Parlor
 - M) Mini-warehouses
 - N) Transportation Service
 - O) Wholesalers and Distributors
 - P) One (1) single family dwelling unit for owners/caretakers residence
 - Q) Restaurants with drive through facilities
 - R) Convenience stores with fuel operations

- 4) Uses Expressly Prohibited
 - A) Industrial uses
 - B) Adult entertainment
 - C) RV Parks
 - D) Uses prohibited by City, State or Federal law

- 5) Other Possible Uses

Uses which, because of their uniqueness, are not specifically identified as permitted uses or special exception uses, may be permitted as conditional uses pursuant to Chapter 7 of this Code

- 6) Maximum Intensity Standard

The maximum intensity standard shall be limited to a maximum of seventy-five (75) percent impervious surface ratio (which includes building coverage) and a maximum building height of thirty-five (35) feet.

- 7) Site Plan Approval

A site development plan shall be required per Chapter 13 of this Code prior to final project approval.

n) TOURIST COMMERCIAL (TC-12)

- 1) Purpose and Intent

The tourist commercial district is intended to implement comprehensive plan policies to provide adequate land for tourist oriented facilities. The density shall not exceed twelve (12) units per acre.

- 2) Permitted Uses
 - A) Motels/Hotels
 - B) Bed and Breakfast Inns
 - C) Recreational Vehicle (RV) Parks
 - D) Campgrounds

- 3) Other Possible Uses

Uses which, because of their uniqueness, are not specifically identified as permitted uses or as special exception uses, may be permitted as conditional uses pursuant to the Chapter 7 of this Code

- 4) General Requirements for RV Parks and Campgrounds
 - A) The proposed site shall be at least one thousand (1,000) feet from any other such use
 - B) The proposed site shall front on arterial or collector roadways
 - C) The proposed site shall be a minimum of five (5) acres

- D) The proposed site shall be designated and used for short-term, transient accommodation of:
- 1) Travel trailers
 - 2) Vehicles with sleeping accommodations
 - 3) Tents
 - 4) Other similar type accommodations

An occupant of a space (other than those employed to maintain the site) shall remain in the same facility no longer than one hundred eight (180) days out of every three hundred and sixty (360) days.

- E) Convenience establishments, such as grocery stores, restaurants and laundries may be permitted in recreational vehicle parks or campgrounds subject to the following conditions:

- 1) The convenience establishments shall be restricted to use by park occupants only and not advertised for patronage by the general public.

- F) Restrooms and shower facilities shall be provided based upon the Health Department regulations.

- G) A master plan shall be prepared as outlined in Section 2(h)(5) of this chapter of the Code.

- H) Interior streets shall be designed as follow:

- 1) All one-way streets shall have a minimum pavement width of twelve (12) feet.
- 2) All two-way streets shall have a minimum pavement width of twenty (20) feet.

- I) RV spaces shall be a minimum of two thousand four hundred (2,400) square feet, however, the density shall not exceed twelve (12) units per acre.

- J) Maximum Intensity Standard

The maximum intensity standard shall not exceed seventy-five percent (75%) impervious surface ratio (which includes building coverage) and the building height shall not exceed thirty-five (35) feet.

o) LIGHT MANUFACTURING (LM)

- 1) Purpose and Intent

This district is established to implement comprehensive plan policies for managing industrial development and to provide development for limited

industrial operations engaged in fabricating, repair, or storage of manufactured goods, where no objectionable by-products of the activity (such as odors, smoke, dust, refuse, electro-magnetic interference, noise in excess of that customary to loading, unloading, and handling of goods and materials) are noticeable beyond the lot on which the facility is located. No hazardous materials may be utilized by the industrial operations permitted in this district. The location of such districts shall take into consideration access to rail and terminal facilities, major arterial roadways, labor markets and necessary urban services. Such districts shall be accessible to major thoroughfares and buffered from residential neighborhoods.

2) Permitted Uses

- A) All permitted C-2 uses
- B) Agriculturally related industry
- C) Boat repair
- D) Commercial/Industrial service
- E) Construction Contractor's Yard and Storage
- F) Distribution Centers
- G) Laboratory/Research and Development
- H) Laundry/Dry Cleaning Plants
- I) Manufacturing: Fabrication
- J) Manufacturing: Processing
- K) Motor Vehicle Service and Repair Facility
- L) Motor Vehicle Towing and Impoundment
- M) Trucking Terminal
- N) Warehousing
- O) Farmers/Flea Market
- P) Motor Vehicle Body Repair Facility

3) Uses Permitted as Special Exception Uses Upon Approval of the City Council

- A) One single-family residential dwelling unit on the site of a permitted use to be used exclusively by a owner/caretaker
- B) Used motor vehicle parts yard

4) Uses Expressly Prohibited

- A) Adult entertainment
- B) Residential dwelling units
- C) Uses prohibited by City, State or Federal law

5) Other Possible Uses

Uses, which because of their uniqueness, that are not specifically identified as permitted uses or as special exception uses may be permitted as conditional uses pursuant to Chapter 7 of this Code.

6) Maximum Intensity Standard

The maximum intensity standard shall not exceed seventy-five percent (75%) impervious surface ratio (which includes building coverage) and the maximum building height shall not exceed thirty-five (35) feet.

p) AIRPORT ZONING (AZ)

1) Purpose and Intent

The Airport Zoning District is intended to provide for appropriate land uses within the City that is used for aircraft-related operations and the direct support of such operations.

All uses shall conform to the City of Umatilla Municipal Airport Master Plan as well as all applicable State, Federal, and local laws and regulations.

2) Permitted Uses

- A) Administrative offices for businesses primarily engaged in aeronautical activities
- B) Aeronautical dusting and spraying operations
- C) Aeronautical radio and communication facilities
- D) Aeronautical training establishments
- E) Aircraft charter and taxi service
- F) Aircraft sales
- G) Fire stations
- H) Research and Development
- I) Sales of aviation petroleum products utilizing and ramp service

3) Uses Permitted as Special Exception Uses Upon Approval of the City Council

In granting any special exception, the city council may prescribe appropriate conditions and safeguards to ensure compliance with the requirements of this chapter and the land development regulations. Such conditions may include time limits for the initiation of the special exception use, specific minimum or maximum limits to regular code requirements, or any other conditions reasonably related to the requirements and criteria of this chapter.

When reviewing an application for a special exception, the city council shall consider all applicable requirements and criteria, including, but not limited to:

- a. Traffic generation and access for the proposed use shall not adversely impact adjoining properties and the general public safety
- b. Off-street parking, loading and service areas shall be provided and located such that there is no adverse impact on adjoining properties, beyond that generally experienced in the district.

- c. Required yards, screening or buffering, and landscaping shall be consistent with the district in general and the specific needs of the abutting land uses.
- d. Size, location, and number of special exception uses in the area shall be limited so as to maintain the overall character of the district as intended by the land development regulations.
- e. Architectural and signage treatments shall comply with the general provisions applicable to permitted uses in the district, to the greatest extent possible, and be sensitive to surrounding development.
- f. The availability of utilities services, such as water, sewer, and solid waste.
 - A) Aircraft engine and accessory maintenance and repair
 - B) Aircraft Manufacturing
 - C) Automobile leasing establishments
 - D) Commercial off-street parking lots and garages
 - E) Motels and hotels
 - F) Museums
 - G) Restaurants, including those with outdoor dining
 - H) Vocational, technical, trade, and industrial schools

4) Uses Expressly Prohibited

- A) Adult entertainment
- B) Uses prohibited by City, State, or Federal law

5) Other Possible Uses

Uses, which because of their uniqueness, are not specifically identified as permitted, special exception, or prohibited uses may be permitted as conditional uses pursuant to Chapter 7 of this Code.

6) Standards

Outdoor Storage

Other than aeronautical uses and operable vehicles, no outdoor storage shall be allowed in any required yard area. No outdoor storage of any type shall be located within 25 feet of a residential district. Non-aeronautical outdoor storage areas shall be screened on all sides by a solid wall or a solid fence at least six feet high. Non-aeronautical outdoor storage may be located in front of the principal building only if the lot on which the storage is located is not visible from view from residential districts or roads designated as an arterial. Aeronautical storage may be located in front of the principal building.

Repair and Manufacturing

All repair and manufacturing processes conducted within 300 feet of a residential district shall be in completely enclosed buildings. Processes located at a greater distance may be located outdoors if enclosed by a solid wall or fence at least six feet high.

(q. Ord 2011-U, 12.06.2011)

q) CENTRAL BUSINESS DISTRICT

1) Location

The Central Business District is located as indicated on the City Zoning Map.

2) Purpose and Intent

The intent of this zone is to promote infill and redevelopment, encourage pedestrian oriented development, to enhance the urban character of the historic shop front buildings and promote compatibility between adjacent residential and non-residential uses by establishing development and design standards... It is intended that the mix of uses within this zone primarily refers to vertical mixed use where retail or commercial are on the ground floor and residential or commercial are above. This section is intended to override the dimensional and parking requirements that are listed for the zoning categories in other sections of the Land Development Regulations.

3) Permitted Uses

The uses within the Central Business District are those uses permitted to emphasize the pedestrian orientation of the district, thus businesses or uses which have a drive thru or drive in component as part of their operation shall require a special exception use.

- a. Antique shops
- b. Art galleries
- c. Art, photography, dance and music instruction studios
- d. Artisan/Craftsman shop
- e. Bakery/Pastry shop with retail sales and consumption on premises
- f. Banks without drive thru facilities
- g. Bars, lounges and nightclubs
- h. Business Services
- i. Clubs, Lodges and Fraternal Organizations
- j. Coffee Shop with retail sales and consumption on premises
- k. Cosmetic and Skin Care Treatment Businesses
- l. Craft Micro Brewery, Winery, Distillery
- m. Deli/Cheese Shop with retail sales and consumption on premises
- n. Donut Shop with retail sales and consumption on premises without drive thru facilities
- o. Florist
- p. Financial Services
- q. Grocery Store
- r. Hardware, home supply, home decorating and paint stores
- s. Hotel
- t. Ice Cream Shop with retail sales and consumption on premises
- u. Jewelry Store
- v. Professional Offices
- w. Personal Services
- x. Residential above the 1st floor
- y. Pet Supply Store

- z. Pharmacy/Drug Store without drive thru facilities
- aa. Retail Sales
- bb. Restaurants without drive thru facilities
- cc. Sidewalk cafes
- dd. Specialty Shops
- ee. State-licensed massage therapists
- ff. Tailor/Seamstress Shops
- gg. Variety Shops
- hh. Uses of similar nature that can be conducted in a fully enclosed building, and can demonstrate, to the City's satisfaction, the ability through design and operational standards, to be compatible with adjacent land uses and in compliance with this Code.

4) Uses Permitted as Special Exception Uses Upon Approval of the City Council

- A) Convenience store with fuel operations
- B) Motor Vehicle and Boat sales
- C) Motor Vehicle and Boat storage facilities
- D) Motor Vehicle repair facilities
- E) Motor Vehicle service center
- F) Pharmacy/Drug Store with drive thru facilities
- G) Restaurants/Donut shops with drive thru facilities
- H) Tire repair facilities

5) Uses Expressly Prohibited

- A) Adult Entertainment
- C) Any use prohibited by City, State or Federal law

6) Other possible uses

Uses which, because of their uniqueness, are not specifically identified as permitted uses or special exception uses, may be permitted as conditional uses pursuant to Chapter 7 of this Code.

Storage shall be limited to accessory storage of commodities sold at retail on the premises and storage shall be within a completely enclosed building. In addition, residential uses are allowed above ground floor commercial, retail, and general business uses at a density not to exceed 12 du / acre. Residential development is not intended to be free standing apartment complexes or subdivisions. Outside consumption and sales of alcoholic beverages may be permitted pursuant to Chapter 6, Section 3, b) 12, provided that doing so is in accordance with all applicable statutes, ordinances, and regulations.

7) Dimensional Requirements Chart

Setbacks

SR 19 setback	Minimum – 0’ – Maximum – 50’
Front setback	Minimum – 0’ Maximum – 25’ ^{1, 2}
Side setback (road)	Minimum – 0’ Maximum – 75’ ^{1, 2}
Side setback (adjacent to parcel)	Minimum – 0’ Maximum – 15’
Rear setback (adjacent to residential zoning)	15’
Rear setback (adjacent to any other commercial zoning or street)	Minimum – 0’ Maximum – 15’

Building Form

Percentage of the primary street façade built to the front setback line	50% to 100%
Road frontage (lot width) minimum	Minimum 50’ – Maximum 300’
ISR maximum	.75 new construction, 1.0 for existing development (no greater ISR than existing condition for re-development)
Open space minimum	25% new construction, 0% for existing development (no less open space than existing condition for re-development)

Height

Building height maximum	48’ ³
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Notes

- 1) All floors must have a primary ground-floor entrance that faces the primary or side street.
- 2) Loading docks, overhead doors, and other service entries are prohibited on primary street-facing façades.
- 3) Existing buildings that exceed this height limit as of February 1, 2013 shall be considered existing, non-conforming structures. For new construction, building heights may exceed the maximum height if all applicable requirements of the National Fire Protection Code are met.

8) Reduced Parking Requirements

All new development and redevelopment which expands the existing footprint or increases the square footage requiring the City’s approval of a site plan within the Central Business District due to site constraints or other factors may provide fifty percent (50%) of the parking requirements outlined in Chapter 14. Parking may be provided on-site, off-site within 600’ of the property or as shared parking. Shared parking may be in the form of public parking. Private parking may be used for shared parking as well, provided agreements satisfactory to the City are obtained by the property owner to use the private parking.

On corner lots, parking drive shall not be located on the street which the primary building façade faces unless the same already exists.

Bicycle parking must be provided as required per Chapter 14.

9) Encroachments Into Setbacks

Canopies, awnings, and balconies may encroach into the setback line or sidewalk within City right of way as indicated below.

Encroachments

Front	6' maximum ¹
Side street	4' maximum ¹
Rear	4' maximum ¹

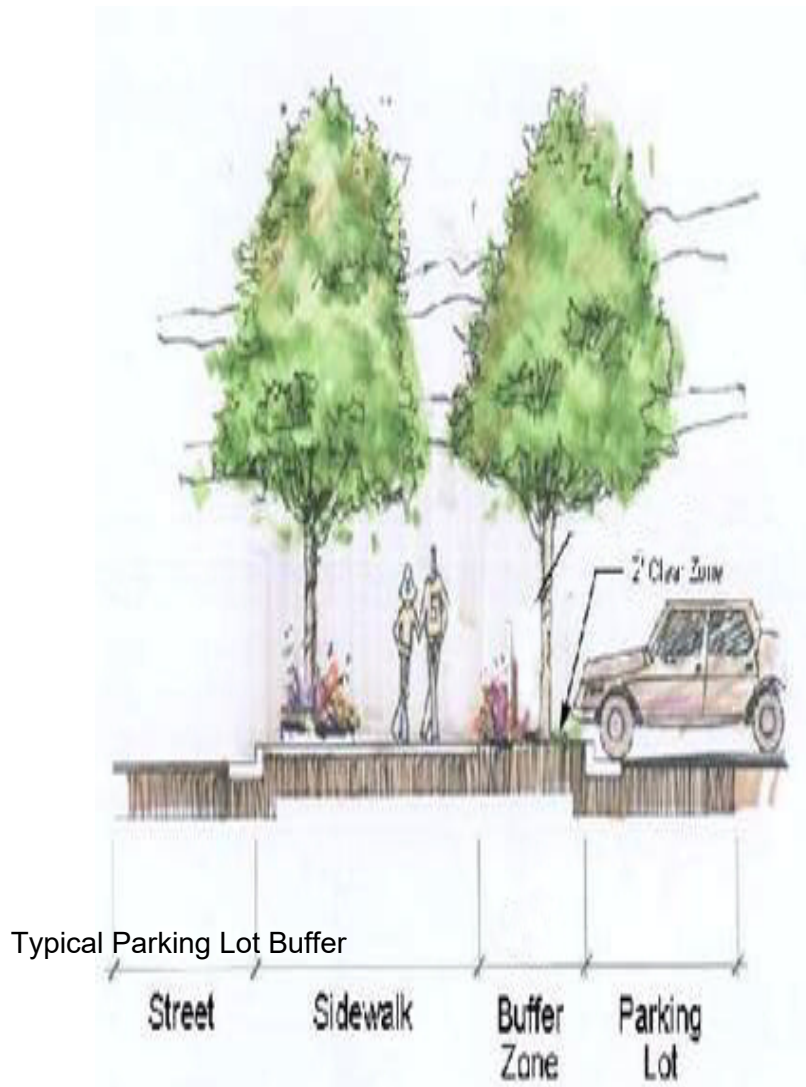
Notes

- 1) Sidewalk seating, such as sidewalk cafes, may encroach onto the sidewalk within City right of way, but must leave an aisle of 5 feet.

10) Landscape Requirements

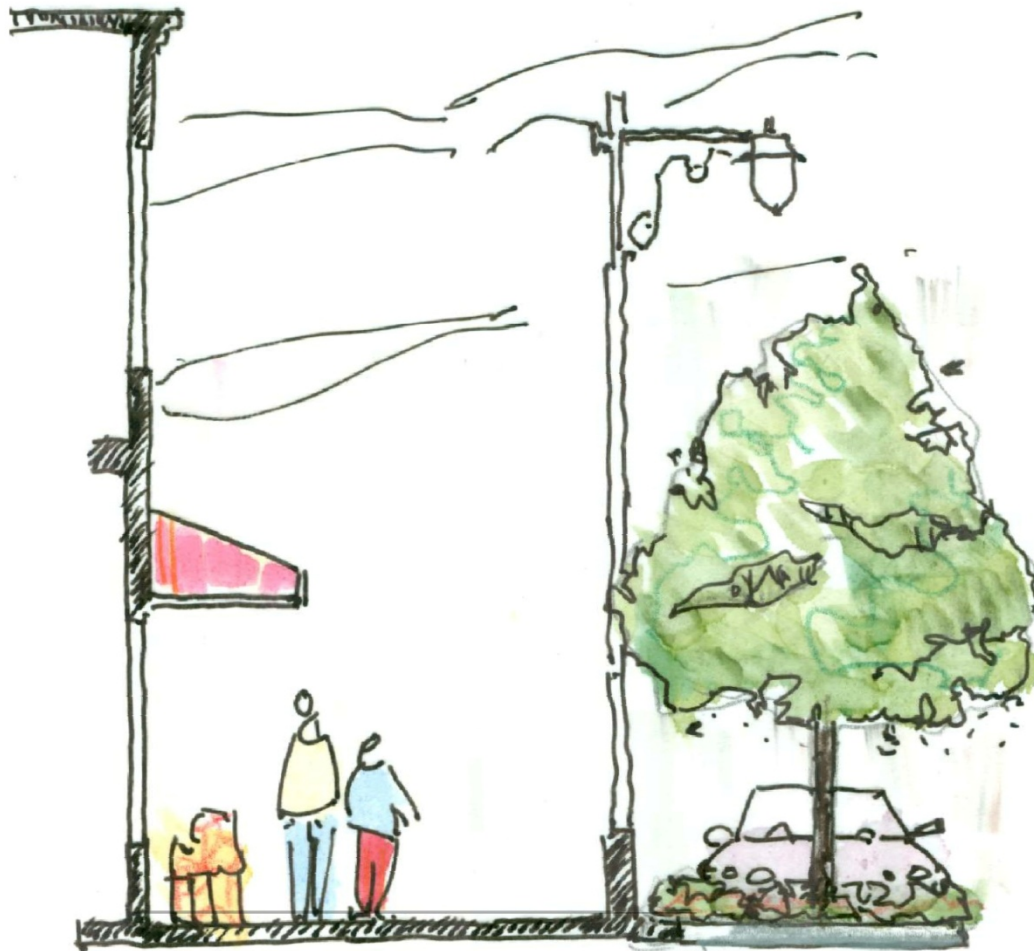
Parking lots within the Central Business District may be exempt from the requirements of Chapter 15, Section 6, Internal Landscaping due to site constraints or other factors. If exempt from full requirements, the following shall be provided: perimeter buffering of parking lots are a minimum of five feet (5') wide with a three foot (3') planted area and provided that a two foot (2') parking overhang is included as illustrated below. A continuous hedge is required as well as one (1) understory tree per thirty feet (30'). Ground covers may consist of sod in the overhang area and plant material other than sod for the balance of the ground cover. All other landscaping and irrigation requirements must comply with Chapter 15.

A typical parking lot buffer within Central Business District is shown on the following exhibit.



11) Storefront and Walkway Zones

The sidewalk can be divided into two zones of activity as shown on the following exhibit.



Typical Walkway and Bump-Out

5'	5'	10'
Storefront Zone	Walkway Zone	Bump-out

The Storefront Zone

Description and Usage - The storefront zone is the business' front yard. It should allow easy access to the front door, room for "window shopping" and protection from inclement weather through awnings and doorways. Portable signage of six (6) square feet or less, movable planters, and outdoor displays may be placed within the storefront zone.

B) The Walkway Zone

Description and Usage -The main function of the walkway zone portion of the sidewalk is for pedestrian circulation. This zone of the sidewalk should be kept clear of impediments at all times. This area is protected by the bump out zone on the street side and the storefront zone on the building side.

1) Pedestrian movement is the priority function for narrow sidewalks. This may mean that the storefront and bump out zone will need to be reduced or eliminated. The following provides guidelines for the various zones.

- a) Sidewalks up to 5' wide: Walking Zone minimum 5'
- b) Sidewalks 5' to 8' wide: Walking Zone - minimum 5'
Storefront Zone – 0' to 3' maximum
- c) Sidewalks 8' to 10' wide: Walking Zone minimum 5'
Storefront Zone – 3' to 5' maximum

CITY OF UMATILLA SCHEDULE OF SETBACK REQUIREMENTS			
MINIMUM BUILDING SETBACK IN FEET (FT) ¹			
DISTRICT	FRONT	SIDE ²	REAR
AR-1	25	10	15
R-3	25	10	15
UR-5	25	7.5	15
R-5	25	5	15
MF-8	25	5	10
MF-12	25	7.5	*
MHRP-8	20	5	10
MHS - 8	20	5	10
PFD	25	15	15
PUD	**	**	**
RP	20	10	15
TC-12	20	10	15
C-1	20	10	25
C-2	20	10	25
CBD	SEE DIMENSIONAL REQUIREMENTS		
LM	50	25	25
AZ	25	5	10

1. Setbacks between buildings are measured from eave to eave. Setbacks from property line are measured from property line to eave of building.
2. For corner lots, the side yard setback from the secondary street is 15'.

* Not less than twenty percent (20%) of lot depth but not exceed thirty (30) feet

** Setbacks for PUD's are flexible, however; in no case shall the rear or side setback be less than 10 feet between structures.

Setbacks from all arterial roadways shall be 50' from the right of way. The City Manager or designee may waive this requirement based on submittal of justification such as, but not limited to, evidence of sufficient right of way, speed limit, and safety.

Setbacks from all collector roadways shall be 35' from the right of way. The City Manager or designee may waive this requirement based on submittal of justification such as, but not limited to, evidence of sufficient right of way, speed limit, and safety.

(Ord 2017-D, 08.01.2017)

SECTION 3: OVERLAY DISTRICTS (adopted Ord 2013-B, 02.21.20123)

a) PRIMARY DOWNTOWN DISTRICT OVERLAY

1) Location

The Primary Downtown District is located as indicated on Overlay Map.

2) Purpose and Intent

The intent of this zone is to enhance character of the existing commercial areas. The physical form and uses are regulated to reflect the urban character of the historic shop front buildings. It is intended that the mix of uses within this zone primarily refers to vertical mixed use where retail or commercial are on the ground floor and residential or commercial are above. This section is intended to override the dimensional and parking requirements that are listed for the zoning categories in other sections of the Land Development Regulations.

3) Permitted Uses

The uses permitted within the Primary Downtown District Overlay district are those uses that would be allowed per the C-1 zoning category pursuant to Chapter 6, Section 2, and the following: restaurants, banks, bars, lounges, and night clubs, health/exercise clubs, hotels and motels; and sidewalk cafes pursuant to Chapter 6, Section 3, b) 11. In addition, residential uses are allowed above ground floor commercial, retail, and general business uses at a density not to exceed 12 du / acre. Residential development is not intended to be free standing apartment complexes or subdivisions. Outside consumption and sales of alcoholic beverages may be permitted pursuant to Chapter 6, Section 3, b) 12, provided that doing so is in accordance with all applicable statutes, ordinances, and regulations.

4) Dimensional Requirements Chart

Setbacks

Front setback	None ^{1,2}
Side setback (road)	None ^{1,2}
Side setback (adjacent to parcel)	None
Rear setback (adjacent to residential zoning)	8'
Rear setback (adjacent to any other commercial zoning or street)	None

Building Form

Percentage of the primary street façade built to the front setback line	80% minimum
Road frontage (lot width) minimum	None
ISR maximum	.75 new construction, 1.0 for existing development (no greater ISR than existing condition for re-development)
Open space minimum	25% new construction, 0% for existing development (no less open space than existing condition for re-development)
Height	
Building height maximum	48' ³

Notes

- 1) All floors must have a primary ground-floor entrance that faces the primary or side street.
- 2) Loading docks, overhead doors, and other service entries are prohibited on primary street-facing façades.
- 3) Existing buildings that exceed this height limit as of February 1, 2013 shall be considered existing, non-conforming structures. For new construction, building heights may exceed the maximum height if all applicable requirements of the National Fire Protection Code are met.

5) New Construction or Alteration

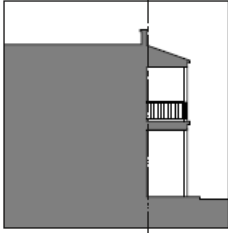
The plans for the construction of a new structure or for modification of an existing structure for an amount that exceeds fifty (50%) of its appraised value impacting the exterior appearance of such structure in the Primary Downtown District and Five Points Overlay Districts must be submitted to the City for review of the TRC and Planning and Zoning Commission. The Planning and Zoning Commission shall make a recommendation on such plans to the City Manager who shall approve, deny, or approve with conditions the submitted plans. An appeal to the decision made by the City Manager or designee may be made pursuant to Chapter 3, Section 5, b).

In considering approval for new construction, the TRC, Planning and Zoning Commission, and City Manager or designee shall consider the following guideline:

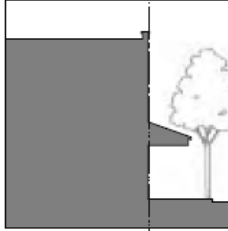
Architectural details including street facades, materials, colors, textures, roof lines, and window styles shall be designed to make a new structure or alteration compatible with its original architectural style and character, and the surrounding structures in the Primary Downtown Overlay District and the Five Points Overlay District, as applicable.

6) Frontage Façade Styles

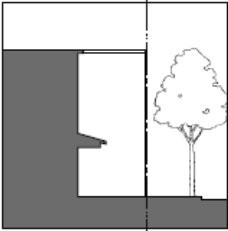
The existing downtown commercial area consists of three (3) types of frontage façade styles as indicated below. All redevelopment and new development must provide one (1) of the three (3) styles.



Gallery: The main façade of the building is at the frontage line and the gallery element overlaps the sidewalk. The entry should be at the same grade as the sidewalk. This type can be one or two stories and is intended for retail uses. The gallery should extend close enough to the curb so that a pedestrian cannot bypass it. Due to the overlap of the right-of-way, an easement is usually required. A minimum depth is required within the development standards to ensure usability. This type is appropriate for ground floor commercial uses.



Awning: The main façade of the building is at or near the frontage line and the canopy or awning element may overlap the sidewalk. The canopy is a structural, cantilevered, shed roof and the awning is canvas or similar material and is often retractable. The coverings should extend far enough from the building to provide adequate protection for pedestrians. This type is appropriate for retail and commercial uses only because of the lack of a raised ground story.



Forecourt: The main façade of the building is at or near the frontage line and a small percentage of it is set back, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within commercial zones. The proportions and orientation of these spaces should be carefully considered for solar orientation and user comfort. This frontage type should be used sparingly and should not be repeated within a block. A short wall, hedge, or fence should be placed along the undefined edge.

7) Reduced Parking Requirements

All new development and redevelopment which expands the existing footprint or increases the square footage requiring the City’s approval of a site plan within the Primary Downtown District Overlay district shall be required to provide fifty percent (50%) of the parking requirements outlined in Chapter 14. Parking may be provided on-site, off-site within 600’ of the property or as shared parking. Shared parking may be in the form of public parking. Private parking may be used for shared parking as well, provided agreements satisfactory to the City are obtained by the property owner to use the private parking.

On corner lots, parking drive shall not be located on the street which the primary building façade faces unless the same already exists.

Bicycle parking must be provided as required per Chapter 14.

8) Amenities Bank

An amenities bank fund is established by the City to provide an opportunity to make a cash payment to the City in exchange for installing up to 25% of the required parking spaces outlined in Chapter 6, Section 3, a, 7. The amenities bank shall be a dedicated fund used expressly for transportation related improvements in the Primary Downtown District and Five Points District such as sidewalk improvements, public parking improvements, and bicycle parking racks.

Calculations for payments into the amenities bank fund shall be the equivalent of the permitting and development and land cost for each parking space exchanged. This cost shall be determined by submittal of a cost analysis prepared, signed and sealed by an appropriate registered professional reasonably approved by the City Manager or his designee at the property owner's expense and submitted to the City Manager or designee. In the event the City does not agree with the cost analysis submitted by the property owner, City may obtain a cost analysis at City's expense and the average of the two analyses shall be the amount required to be paid by the applicant into the amenities bank fund.

Any payments required to be made to the amenities bank fund shall be made upon approval of the final site plan. No building permit shall be issued until such payment has been made.

Under no circumstances will the City be required to refund monies deposited into the amenities bank fund pursuant to this Chapter 6, Section 3(a)(8).

9) Encroachments Into Setbacks

Canopies, awnings, and balconies may encroach into the setback line or sidewalk within City right of way as indicated below.

Encroachments

Front	6' maximum ¹
Side street	4' maximum ¹
Rear	4' maximum ¹

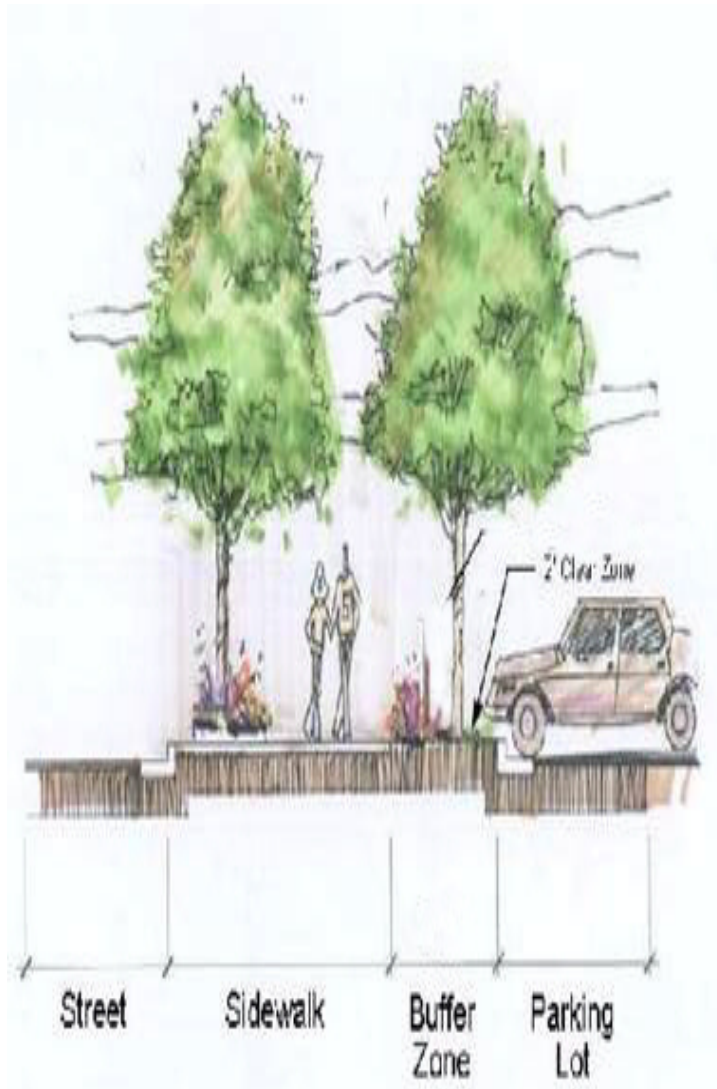
Notes

- 2) Sidewalk seating, such as sidewalk cafes, may encroach onto the sidewalk within City right of way, but must leave an aisle of 5 feet.

10) Landscape Requirements

Parking lots within the Primary Downtown District Overlay shall be exempt from the requirements of Chapter 15, Section 6, Internal Landscaping provided that perimeter buffering of parking lots are a minimum of five feet (5') wide with a three foot (3') planted area and provided that a two foot (2') parking overhang is included as illustrated below. A continuous hedge is required as well as one (1) understory tree per thirty feet (30'). Ground covers may consist of sod in the overhang area and plant material other than sod for the balance of the ground cover. All other landscaping and irrigation requirements must comply with Chapter 15.

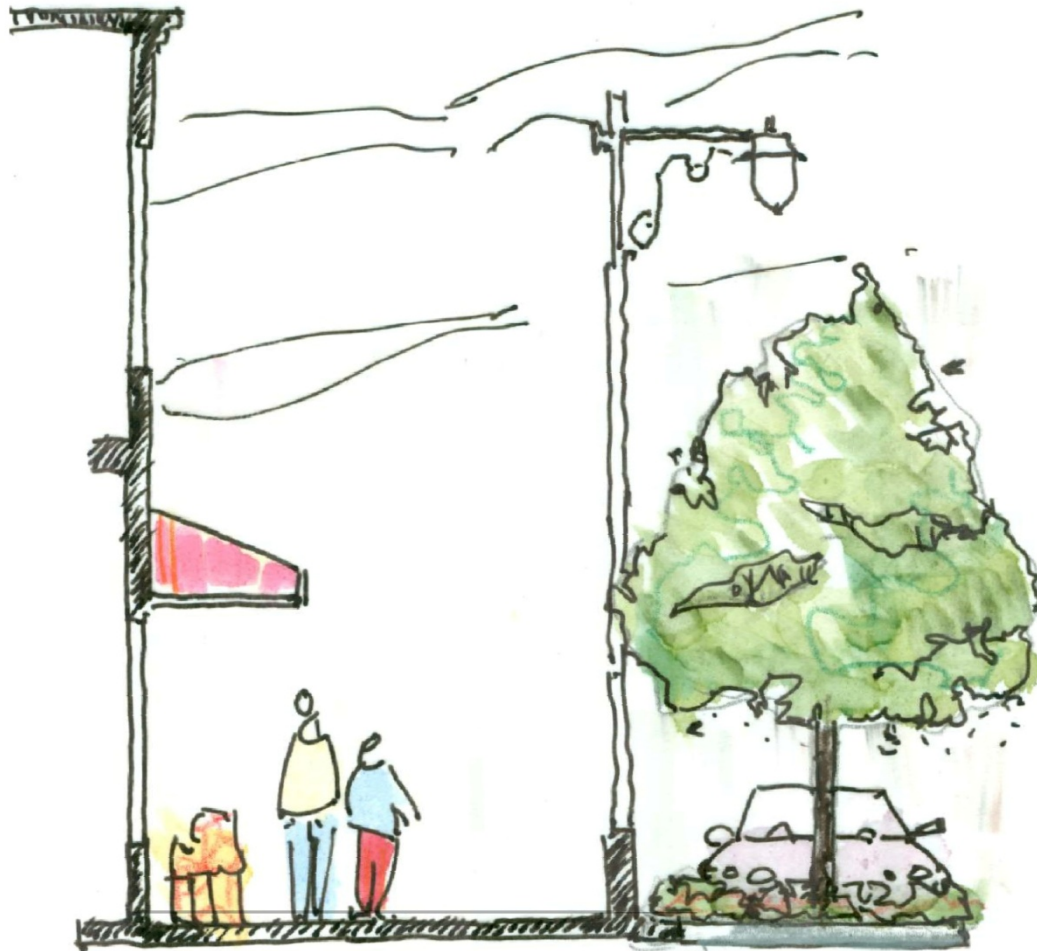
A typical parking lot buffer within Primary Downtown District Overlay is shown on the following exhibit.



Typical Parking Lot Buffer

11) Storefront and Walkway Zones

The sidewalk can be divided into two zones of activity as shown on the following exhibit.



5'	5'	10'
Storefront Zone	Walkway Zone	Bump-out

Typical Walkway and Bump-Out

A) The Storefront Zone

Description and Usage - The storefront zone is the business' front yard. It should allow easy access to the front door, room for "window shopping" and protection from inclement weather through awnings and doorways. Portable signage of six (6) square feet or less, movable planters, and outdoor displays may be placed within the storefront zone.

B) The Walkway Zone

Description and Usage -The main function of the walkway zone portion of the sidewalk is for pedestrian circulation. This zone of the sidewalk should be kept clear of impediments at all times. This area is protected by the

bump out zone on the street side and the storefront zone on the building side.

1) Pedestrian movement is the priority function for narrow sidewalks. This may mean that the storefront and bump out zone will need to be reduced or eliminated. The following provides guidelines for the various zones.

- a) Sidewalks up to 5' wide: Walking Zone minimum 5'
- b) Sidewalks 5' to 8' wide: Walking Zone - minimum 5'
Storefront Zone – 0' to 3' maximum
- c) Sidewalks 8' to 10' wide: Walking Zone minimum 5'
Storefront Zone – 3' to 5' maximum

c) **SECONDARY DOWNTOWN DISTRICT OVERLAY**

1) Location

The Secondary Downtown District is located as shown on the Overlay Map

2) Purpose and Intent

The intent of the Overlay District is to allow older residential areas to evolve into a combination of residences and restricted professional business services and low intensity commercial uses. As this area evolves from a predominantly residential area to a commercial area, a decline in residential density is anticipated.

3) Permitted Uses

The uses permitted within the Secondary Downtown District Overlay district are those uses that would be allowed per the parcels' zoning category pursuant to Chapter 6. In addition, business services, offices for professional services, personal services, medical office/clinic, and bed and breakfast inns would be allowed.

4) Dimensional Requirements Chart

Setbacks

Front setback	20'
Side setback (road)	20'
Side setback (adjacent to parcel)	10'
Rear setback	15'

Building Form

Road frontage (lot width) minimum	50'
ISR maximum	.75
Open space minimum	25%

Height

Building height maximum

35'¹

Notes

(1) Existing buildings that exceed this height limit as of February 1, 2013 shall be considered existing, non-conforming structures. For new construction, building heights may exceed the maximum height if all applicable requirements of the National Fire Protection Code are met.

5) Parking Requirements

All new development and redevelopment within the Secondary Downtown District Overlay must meet the parking and bicycle parking requirements outlined in Chapter 14.

6) Off-Street Parking Design Standards

A stabilized pervious parking surface material may be utilized as an alternative to paved parking provided that the number of non-handicap parking spaces required equals 10 spaces or less; and parking spaces shall meet the minimum size requirements and each space shall be designated by a wheel stop.

Notwithstanding anything herein to the contrary, all handicap accessible spaces shall be paved.

7) Landscape Requirements

Landscape requirements shall follow the buffer and landscape requirements in Chapter 15 as they relate to the RP zoning district. Internal parking lot landscape buffers may be waived provided that a perimeter buffering of parking lots will be a minimum of 5' wide with a 3' planted area and include a 2 foot parking overhang. A continuous hedge is required as well as 1 understory tree per 30'. Ground covers may consist of sod in the overhang area and plant material other than sod for the balance of the ground cover.

(Section 3 Ord. 2013-B, 02/21/2013)

SECTION 4. RESIDENTIAL DESIGN STANDARDS

- 1) **Purpose and Intent.** It is the purpose of this section to establish standards for the architectural design of development and redevelopment in the city. These standards apply to new residential construction.
- 2) **Applicability.**
 - a. These design standards shall apply to any new residential construction within a subdivision, formed by final plat after the effective date of this Section, and where the applicant advocates, proposes, suggests, or exhibits a proposed plan, map,

or plat of development of land or proposes to create a street, right-of-way or easement that joins or connects to an existing public street.

- b. The design standards as outlined in Section 4, 6(c) through Section 4, 6(h), inclusive shall apply to all new residential construction within the City to which subparagraph (a) does not apply unless exempt pursuant to subparagraph (c).
 - c. Existing development with a valid and active Planned Unit Development, Preliminary Plat, Final Construction Plan, or Building Permit as of the effective date of this Section shall not be required to meet design standards contained herein to the extent not required prior to the effective date of this Section, but are permitted to comply with the same.
- 3) **Development Plans.** Any new preliminary plat, final construction plans, preliminary/final planned unit development, or application for building permit shall comply with this code unless exempted under item 2 above.
- 4) **Administrative Review and Approval.**
- a. **Application Review.** The City Manager or designee shall review all applications for compliance with the residential design standards. Upon determination of compliance the City Manager or designee will approve the application. The City Council shall review and approve all residential design standards associated with a Planned Unit Development.
 - b. **Administrative Variance.** The City Manager or designee may issue an administrative variance to the residential design standards on a case by case basis.
 - c. **Right to appeal to the City Council.**
- 5) **Submittals.** The applicant shall submit, with the appropriate applications, a conceptual site plan, building elevations, and floor plans with sufficient detail to ensure that the intent of this section is met.
- 6) **Design Standards.**
- a. **General Neighborhood Design and Layout.**
 1. Driveways must be 25' from house side of sidewalk to garage and accommodate vehicles without protruding into sidewalk.
 2. Lot sizes and patterns within a neighborhood shall be varied to avoid monotonous streetscapes and to provide a diverse range of housing styles. The widths and depths of lots should vary at the discretion of the developer; however, no lot shall be less than the minimum standards established for the zoning district. Larger building types set on large lots are encouraged for corners and at prominent intersections. Smaller lots are encouraged surrounding or adjacent to common open spaces.
 3. Neighborhood design should respect the character of the existing topography and maximize preservation of environmental areas and native vegetation.
 4. Front elevations shall be designed to emphasize entries, porches, and other residential use features and to de-emphasize vehicular use areas and garages.

5. A higher level of elevation design and finish shall be maintained on both faces of corner lots with similar articulation and detail on both street-facing facades.
6. Driveways on corner lots are encouraged to be located as far as possible from street intersections.

b. Housing Model and Style Variety.

1. Each development of 50 or more homes shall have at least seven (7) base models, developments of less than 50 units but more than 20 units, shall have at least five (5) base models, and developments less than 20 units shall have at least three (3) base models. Each base model proposed may have multiple variances and design options available for customization.
2. Each single family residence or duplex building shall present an individual character through building placement, floorplan, exterior elevation, and color. No two buildings with the same exterior elevation shall be located adjacent to one another. Flexibility in the building elevation variation requirements may be considered at the discretion of the City Manager or designee provided the overall intent of this Section is maintained.

c. Architectural Styles and Components.

1. While the City does not wish to discourage creativity or uniqueness in housing design, architectural styles that represent identifiable historic styles are preferred in order to promote quality neighborhood design and compliment community identity.
2. Desired Architectural Components. The following list of architectural components represents a partial list of desired elements associated with traditional residential architecture. Not all residential styles or buildings will contain every element in the list, but must include components consistent with the established style.
 - A. Open air front or wrap around porches;
 - B. Stoops;
 - C. Overhangs and awnings;
 - D. Gable or hip type roofs;
 - E. Second story balconies;
 - F. Decorative roof treatments, including, but not limited to, pediments, dormers, ridge cresting, decorative bridgeboard, stickwork, brackets, rafter tails, and decorative shingles; and
 - G. Decorative window treatments, including, but not limited to, double-hung windows, arched windows, transoms, bay windows, and louvered shutters.

d. The mixing of elements from multiple architectural styles within a single residential building is discouraged.

e. Roof Elements.

1. All roof projections, including chimneys, dormers, flues and vents shall be compatible in scale, height and material with the structure from which they project. Chimney hardware must be screened within an architectural

feature such as a decorative chimney cap in keeping with the architectural style of the home.

2. Gutters and downspouts are highly encouraged as long as they are consistent with the established architectural style of the residential building.
3. When overhangs and awnings are included, they shall be no less than two (2) feet deep when measured perpendicular to the building face, to function as an energy conservation measure and/or to protect people and the house from inclement weather. Required setbacks shall be measured from the bearing wall of the primary structure and not the overhang/awning.

f. Windows and Doors.

1. All front, street-facing facades shall have windows and doors covering at least twenty-five percent (25%) of the primary front façade (exclusive of the garage façade in calculating this area).
2. The front entry of the residential entry should be in scale with the façade and designed appropriate to the established architectural style of the building.

g. Exterior Finishes.

1. Exterior finishes shall be consistent with the established architectural style of the residential building.
2. Acceptable finishes may include wood, cement board, brick, rock and masonry. Stucco is acceptable if consistent with the established architectural style of the building.
3. Prohibited finishes include exterior insulation finish systems (EIFS), foam moldings, and vinyl siding.
4. Simulated materials such as synthetic brick siding/paneling and stone veneer will be held to a higher level of scrutiny to assess quality and natural appearance. Samples of such materials may be required to be submitted with the application for review and approval by the City Manager or designee.

h. Garages.

1. Garages are encouraged to be located to the side or rear of a residential lot. Illustration 1 shows several recommended alternative locations for garages.
2. Garages shall not comprise more than thirty (30%) percent of the front of the residence.
3. Garages facing the street shall be offset at least five (5) feet from the primary front facade of the home.

4. Garage doors should be simple in design with door patterns and accent colors complementary to the architectural character of the home. Windows are encouraged to reduce the visual impact.
5. Side-facing garage doors must incorporate a minimum of fifteen percent (15%) in area windows and trim on the wall facing the front street.
6. No more than seventy-five percent (75%) of the lots in a proposed subdivision are permitted to contain front loaded garages. If a project is proposed in multiple phases, each phase must meet this requirement individually.
7. One-car garage must be a minimum of 12 feet x 20 feet interior size. The number of garage spaces required shall be consistent with the underlying zoning district of this Code.

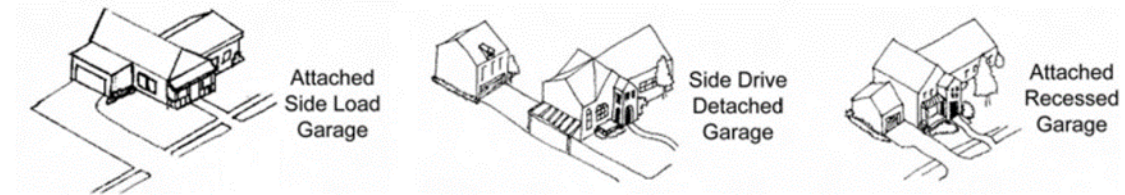


Illustration 1

- 7) **Neighborhood Identity.** Special design elements located at the periphery and entrances of residential development create a distinctive image for the neighborhood. These entrances shall be designed as thresholds to change from public thoroughfares to quiet neighborhood streets with slower design speeds.
 - a. All single family and duplex subdivisions of twenty (20) units or more are required to construct a development entrance with residential scaled landscaping, signage and streetscape patterns/furniture. Entrance features of consistent design are required at both primary and secondary entrances of each project to enhance the visual identify of the development.
 - b. Pedestrian connections shall be provided to promote access to surrounding areas, including schools, public buildings, parks and nearby commercial areas.
 - c. Lighting along roadways in developments should provide a smooth, even pattern that eliminates glare or light flow intrusion onto adjacent properties. Fixtures should be installed according to optimum spacing as recommended by the manufacturer. Light poles should not exceed twenty feet (20') in height. Illumination for vehicles in residential neighborhoods should be approximately 0.50 foot candles. Street lighting shall be designed consistent with the International Dark-Sky Association lighting principals.
 - d. Decorative light fixtures are required to be provided consistently throughout the development and must be approved by the City Manager or designee.

(Section 4, Ordinance 2019-D, 03/19/19)

SECTION 5 – NON-RESIDENTIAL DESIGN STANDARDS

- 1) **Purpose and Intent.** The purpose of these design standards is to:
 - a) Contribute to the development of a well-planned urban environment by fostering the creation of visually compatible and harmonious streetscapes;
 - b) Create and maintain a strong community image, identity and sense of place;
 - c) Create and maintain a positive visual ambiance for the community;
 - d) Enhance and sustain property values;
 - e) Promote a high degree of compatibility between surrounding structures and land uses,
 - f) Establish and promote a standard for quality design and enduring quality development; and
 - g) Foster civic pride and community spirit by maximizing the positive impact of quality development.

- 2) **Applicability of Design Standards.** The design standards contained in this Section are applicable to all commercial, residential/professional, and multi-family development within the City limits. Industrial, civic and institutional uses are exempt. In the case of redevelopment of existing commercial properties, the standards shall apply if one or more of the following occur:
 - a) The gross floor area is being increased by more than thirty-five percent (35%);
 - b) In the case of renovations to, or redevelopment of, an existing building or project, where the cost of renovation or redevelopment is greater than fifty (50) percent of the appraised value of the existing structure(s). Supporting documentation regarding the extent and cost of the redevelopment project must be submitted to the City for a determination of the applicability of this requirement.
 - c) Non-conforming structures and uses. The provisions of Chapter 3, Section 7 of this code shall apply to this section.

- 3) **Administrative Review and Approval.** The City Manager or designee shall review all applications for compliance with the non-residential design standards. Upon determination of compliance the City Manager or designee will approve the application. The City Council shall review and approve all non-residential design standards associated with a Planned Unit Development (PUD) during the PUD review process.
 - a. **Administrative Variance.** The City Manager or designee may issue an administrative variance to the non-residential design standards on a case by case basis where site specific factors may impact the ability to meet these standards and are deemed to meet the overall purpose and intent set forth herein.
 - b. Right of appeal to City Council.

- 4) **Submittals.** Architectural drawings (complete front, sides, and rear elevations and overhead view of roof) of all structures shall be a required exhibit of any site plan required to be submitted for development approval. Such drawings shall be

rendered in color prior to final project review by the City Manager or designee and shall include construction material specifications, color charts, structure dimensions, service area and mechanical equipment locations, outdoor storage area locations, screening devices, master lighting plan, and any other information as determined necessary by the City Manager or designee to ensure consistency with the intent of this Section. Final approval of all required project design submittals shall be by the City Manager or designee as part of the development approval process. Such approval shall include, but not be limited to, building elevations, roof type, construction materials, lighting, screening, colors and building orientation.

- 5) **Architectural Style and Application**. While no one particular architectural style is necessarily preferred over another, it is the intent of this Section to ensure a harmonious streetscape, compatibility between structures and well-designed transitions between architectural styles from project to project. This shall be accomplished through utilization of the following techniques:
- a) Structures within the same parcel shall reflect similar architectural styles, material details and colors.
 - b) Structures on different parcels, but within the same master development, shall reflect similar styles, and, at the discretion of the City Manager or designee, shall reflect similar materials, details and colors.
 - c) Structures on different parcels not within the same development shall reflect styles and materials that are similar to surrounding structures and provide for an aesthetically compatible transition between structures.
 - d) In locations where there is no established architectural pattern between adjacent structures, or where a change in established patterns will result in improved aesthetics, the City Manager or designee shall determine an acceptable style, construction materials and colors for new development or redevelopment.
 - e) **Design Detail**. Buildings shall be designed to enhance the attractiveness of the city's streetscape. Buildings shall, through use of architectural details and scale, have architectural features and patterns that provide visual interest from the perspective of the pedestrian. The following techniques shall be incorporated into building design in order to accomplish such requirements. All buildings shall be required to provide a minimum of three (3) of the following exterior design treatments:
 - 1. Canopies or porticos, integrated with building massing and style and extending at least five feet (5').
 - 2. Awnings installed in increments of fifteen feet (15') or less.
 - 2. Overhangs extending at least five feet (5').
 - 3. Dormers.

5. Covered porch entries.
6. Variation in roof lines.
7. Arches.
8. Ornamental and structural architectural details, such as bays, columns, gables, belt courses, lintels, pilasters and fascia.
9. Clock towers, bell towers, cupolas and the like.
10. Recessed entries (at least three feet from the primary façade).
11. Protruding entries (at least three feet from the primary façade).
12. Other similar treatments determined by the City Manager or designee to meet the intent of this section.

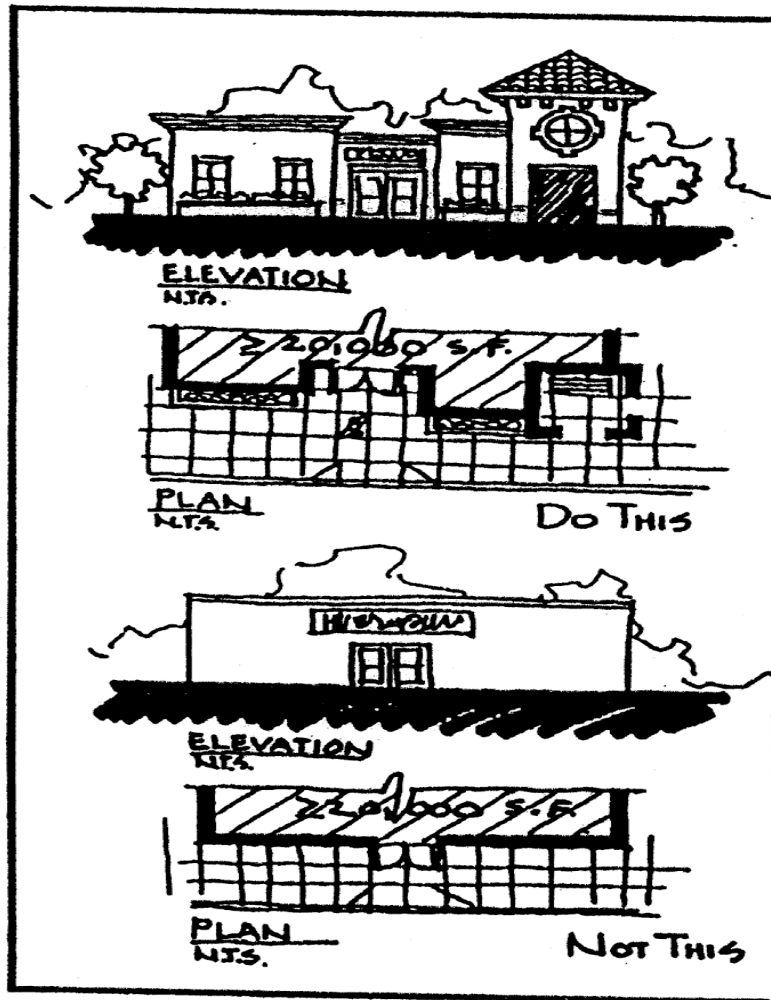


Illustration 1

- f) **Building Façade.** Building facades shall, on all sides that are, or will be, exposed to the general public, include a repeating pattern that shall consist of a minimum of two (2) of the elements listed below. At least one of the elements shall repeat horizontally.
1. Color change;
 2. Texture change;
 3. Material change;
 4. Pattern change;
 5. Architectural banding;
 6. Expression of architectural or structural bays, such as a reveal, an offset, or a projecting rib, through a change in plane of no less than 12 inches in width;
 7. Building setbacks or projections, a minimum of 3 feet in width, on upper level(s).

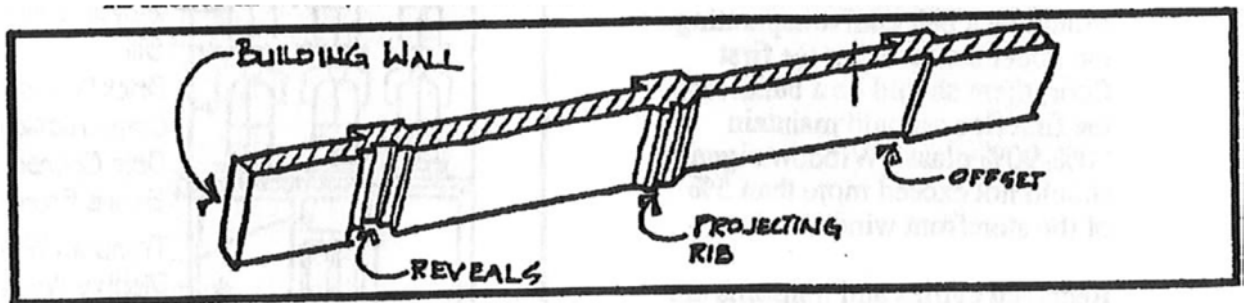


Illustration 2

- g) Windows shall be compatible in scale and height with the structure. All street facing facades shall have windows covering at least 33% of the primary façade. Windows shall be recessed or shall project at least one-half inch and shall include prominent sills, shutters, stucco relief or other such forms of framing.
1. Glass shall be transparent without color, except for appropriate stained glass or art glass. The use of darkly tinted or reflective glass on windows and doors is prohibited.
- h) **Central Business District.** The Central Business District shall provide a storefront character. Subject to the administrative variance procedures set forth herein, Buildings shall be a minimum of two stories or provide the appearance of a two story building. Large display windows shall be provided on the ground floor. Windows shall be placed along at least fifty

percent (50%) of the front facing façade. The storefront shall contain at least eighty percent (80%) glass area. Windows shall be recessed or shall project at least one-half inch and shall include prominent sills. The interior backdrop shall be a minimum of two feet (2') back allowing for use as a display window. Glass shall conform to 5, g) 1. Windows on the upper floors shall appear as recessed openings within a solid wall, rather than windows separated only by their frames or curtain walls as in the storefront. A solid wall must appear to be the structural element. For wood frame construction, cornice and sill is an acceptable alternative; three inch minimum projection.

1. Residential uses are limited to the upper floors of buildings above ground-level commercial and office uses.
2. Where new buildings exceed 40 feet in width, the façade shall be visually subdivided into proportional bays, similar in scale to the adjacent buildings. This can be done by varying roof heights, or applying vertical divisions, materials and detailing to the façade.
3. New construction and façade rehabilitation shall maintain horizontal and vertical spacing of elements similar to other buildings on the block.
4. New and reconstruction of existing storefronts shall include the basic features of a storefront. There should be a belt course separating the upper stories from the first floor; there should be a bulkhead. Recessed entries and transoms are encouraged.
5. Roof lines of new construction shall be similar to those in adjacent buildings. Gable roof shapes are acceptable if parapet walls hide the end wall.
6. Materials. Appropriate rehabilitation and new construction materials for all exposed surfaces shall include at least one of the following:
 - Brick
 - Masonry
 - Stone
 - Split-faced concrete block
 - Stucco
7. Detailing materials. Cast and molded metals, wood, fiberglass replications, gypsum detailing, structural glass when replicating a pre-1940 storefront design, architecturally detailed exterior insulation finish system (commonly known as Dryvit).
8. Prohibited materials for visible surfaces:
 - Wood, vinyl or aluminum siding
 - Wood, asphalt or fiberglass shingles
 - Structural ribbed metal panels
 - Corrugated metal panels
 - Plywood sheathing
 - Plastic sheathing

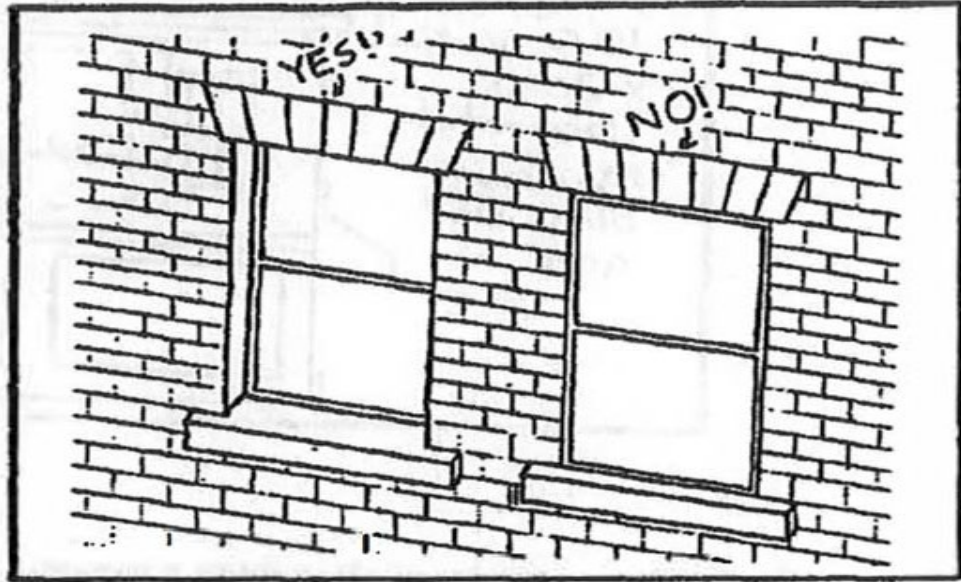


Illustration 3

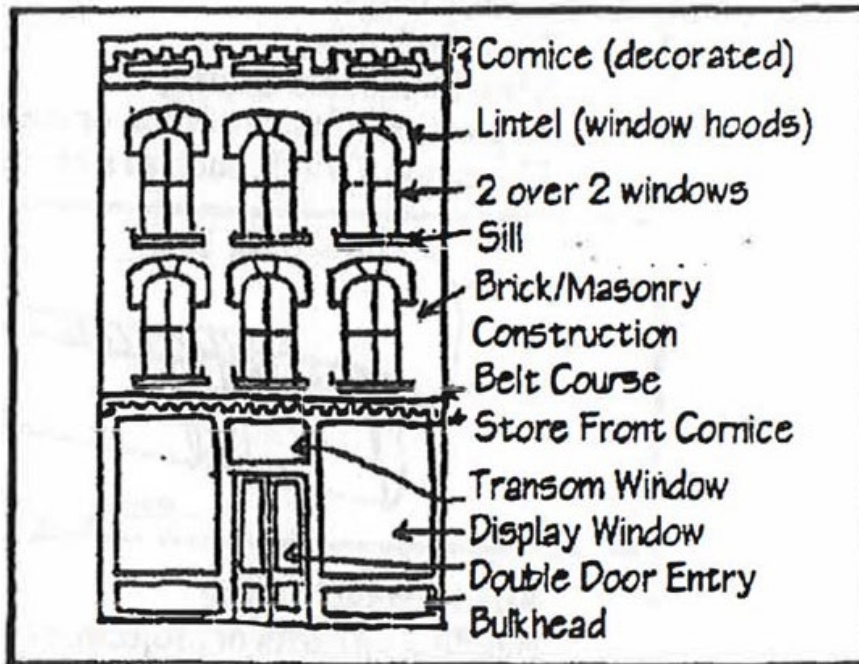


Illustration 4

i) **Building Mass.** Building design shall be such that rectangular structures and blank walls are minimized. In order to accomplish this requirement, the following techniques shall be incorporated.

(1) Building mass shall be varied by height and width so that it appears to be divided into distinct massing elements and

- architectural details can be viewed from a pedestrian scale.
- (2) Projections and recesses from uninterrupted façade lengths shall have a minimum depth of 1.5 feet with a minimum of twenty –five percent (25%) of the uninterrupted façade being of varied length.
 - (3) All building shall have a minimum of one (1) offset per façade length that is visible from the public right of way.
 - (4) Blank wall areas may incorporate the use of landscaping or other treatments to break up the monolithic and monotonous appearance of such areas. Blank wall areas shall not exceed ten (10) feet in vertical direction or twenty (20) feet in horizontal direction of any building façade.

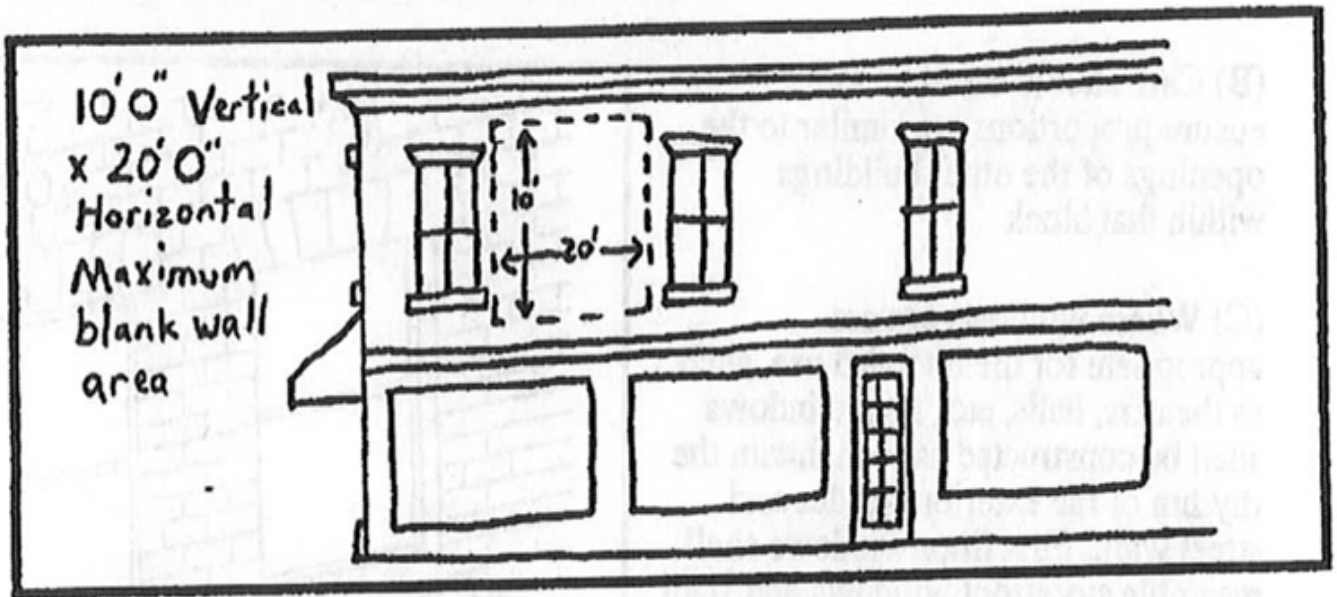


Illustration 5

6. **Entryways/Customer Entrance Design.** Entryways shall be designed to provide project focal points and to provide protection from the sun and adverse weather conditions. As such, entryways shall be designed in accordance with the techniques listed below. In the event that the entryway is not oriented toward the major road that, as determined by the City Manager or designee, provides access to the building, the side of the building facing such road shall also be designed to comply with Item a below.
 - a) Entryways shall be differentiated from the remainder of the façade through the use of color, change in materials, application of architectural features (arches, columns, colonnades, etc.), setbacks, offsets, level changes and the like.

- b) Entryway design shall incorporate hardscape features such as low walls, decorative paving, water features and the like.
- c) Entryway design shall incorporate landscaping, landscape planters or wing walls with landscaped areas.
- d) Entryway areas shall be provided with structural or vegetative shading features and benches or other seating components.

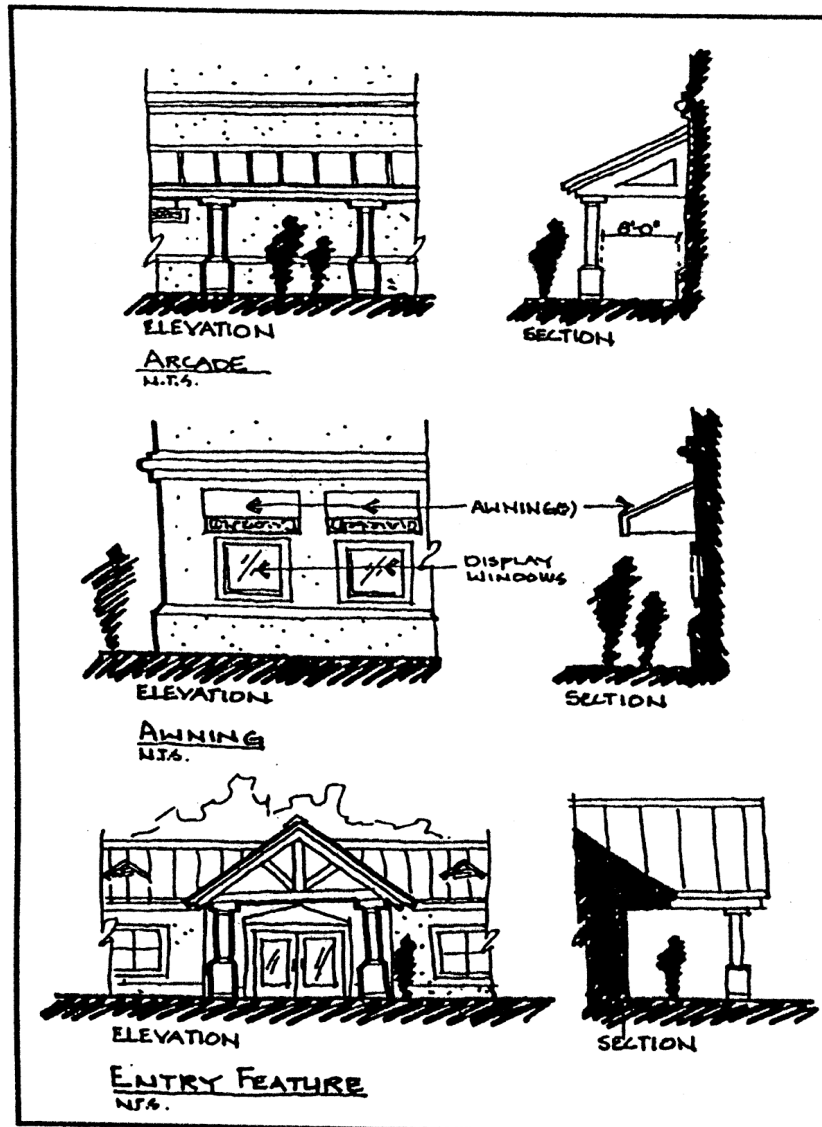


Illustration 6

- 7. **Building Orientation.** Buildings shall be oriented so as to enhance the appearance of the city's streetscape. This requirement shall be met by incorporating the following techniques into project design.

- a) The building's entrance shall face parallel to the public road from which driveway access is provided. In the event that access is provided by two or more roads, the building's entrance shall face parallel to the road that is determined by the City Manager or designee to be a major road providing such access.
 - b) The building's primary façade shall face parallel to the public road from which driveway access is provided. In the event that access is provided by two or more roads, the building's primary façade shall face parallel to the road that is determined by the City Manager or designee to be the major road providing such access. Where, because of site constraints or other factors, the building's primary façade is unable to be oriented parallel to the major road providing driveway access, each façade which is clearly visible from a public right of way or public area of adjoining properties shall be designed with full architectural treatment. Such treatments shall be consistent with the design requirements of this Section and shall incorporated door and window placements, façade architectural treatments and detail, roof design and building materials applications necessary to give the appearance that each visible façade is a primary façade.
 - c) The architectural treatment requirements of Item (b) above shall also be applied to any building façade which, by nature of the site layout or location, is situated where it is clearly visible from a public right of way or public area of an adjoining building, unless the City Manager or designee approves the use of landscaping as an alternative to architectural treatment.
 - d) Building orientation shall be such that service areas are placed out of view from public rights of way, parking areas and adjacent properties. Where, because of site constraints or other factors, service areas cannot be located in accordance with this requirement, such areas shall be screened from view by vegetative or structural means. Structural screening shall be architecturally compatible with the building in terms, style, colors, construction materials and finish. Landscape screening shall be compatible with and integrated into the project's landscape plan.
8. **Building Transition.** Façade and height transitions between buildings are key elements in creating and maintaining an attractive streetscape. Height and scale of a new development and redevelopment shall be compatible with that of surrounding development. In order to accomplish appropriate façade transitions, and to maximize city streetscape aesthetics, the following transitional techniques shall be applied to new development and redevelopment when within 300 feet of an existing commercial building.

- a) Buildings shall be designed to provide transitional elements and architectural features (architectural style, scale, design details, construction materials and the like) that are architecturally compatible with adjacent structures.
- b) The pattern of placement, proportions and materials of windows and doors shall be harmonious with surrounding structures.
- c) The ratio of wall surface to openings and the ratio of width and height of windows and doors shall be consistent and compatible with surrounding structures.
- d) The requirements contained in Items (a), (b) and (c) above may be waived where the City Manager or designee determines that city aesthetics would be enhanced by a change in the pattern of development that has been previously established by adjacent structures. In such a case, the City Manager or designee shall determine an appropriate style and exterior materials for the new development and redevelopment.

9. **Exterior Materials and Colors.** Exterior building materials and colors contribute significantly to the visual impact of a building on a community, which, in turn, individually and collectively reflect upon the visual character and quality of a community. In order to project an image of high quality city aesthetics, building materials and colors shall conform to the following requirements.

- a. All buildings shall be faced with materials that exhibit a durable, high quality appearance.
- b. Materials shall be of a low maintenance type, retaining a consistent, clean appearance.
- c. Generally accepted exterior facing materials shall include, on all façades that are, or will be, exposed to the general public, brick, tinted and textured or split-faced concrete masonry blocks, exposed aggregate, stone, stucco, architectural concrete and cellulose fiber-reinforced cement building boards.
- d. **Building Colors.** Building colors for walls, excluding accent colors shall be determined using the Light Reflectance Value (LRV) index or an equivalent methodology. Color schemes must be submitted to the City Manager or designee for approval.

- 1. Light pastel colors and white. Acceptable light pastel colors and white shall have LRV of 80 or greater.

2. Earth tones. Earth tones include shades of brown, brown-taupe or sandy-taupe, beige, terra cotta, olive, sage and gray. Acceptable earth tone shades shall have a LRV of 25 or greater.
 3. Accent colors are all colors except prohibited colors as stated in Subsection e (3)(b) of this section.
 - a. Accent colors shall only be applied to architectural elements. Architectural elements may include but are not limited to, doors, shutters, keystones, quoins, awnings, window trims, door frames, window sills, cornices, and banding.
 - b. Prohibited Colors. Fluorescent colors shall be prohibited on all exterior surfaces. Neon lighting is not included in the term "fluorescent".
 - c. Accent colors shall not exceed 20 percent of any one elevation.
 4. Colors without a LRV. If the LRV of a color sample is not available, the City Manager or designee shall compare the color sample to a color chip with a known LRV and determine whether the sample is lighter, darker, or equivalent LRV.
 5. Corporate colors shall be allowed as provided by Chapter 553, Section 553.79(22), Florida Statutes.
- f) Building materials and colors shall be consistent around the entire building. Exceptions to this provision may be made for portions of a structure that are not exposed to the general public.
- g) Buildings may vary wall color vertically between building masses, horizontally between stories, or a combination thereof, but not more than three (3) colors may be used per building.
10. **Roof Design and Materials.** Roofs are an integral part of building design and, as such, shall be designed and constructed to add interest to and reduce the massing of buildings. Roof features shall be in scale with the buildings mass and complement the character of adjoining structures, developments and neighborhoods. Roofs shall be constructed of durable, high quality materials in order to enhance the appearance and attractiveness of the community. Roofs shall incorporate the design elements and materials listed below.
- a) The design of roof structures shall be of hip, gambrel, gable and true mansard styles and shall be extended to all sides of the structure. Roof-like appurtenances such as false roofs, parapets and other similar features may be allowed if, in the determination of the City Manager or designee, such features are required for mechanical equipment screening or acoustical control that cannot be accomplished through utilization of approved roof styles. Application of such roof-like features shall be accomplished in such a manner as to minimize the appearance of a flat roof design.

- b) Roofs shall be designed to be of such height, bulk and mass so as to appear structural even when the design is non-structural.
- c) The roof edge, where visible from any public right-of-way, shall have, at a minimum of two locations, a vertical change from the dominant roofline. Such change shall be a minimum of three feet (3').
- d) Sloping roofs shall have a minimum of two (2) plane changes per primary façade (buildings constructed adjacent to public road intersections shall be considered to have a primary façade on each of the sides nearest the individual intersecting roads).
- e) Roof materials visible from the ground shall consist of concrete tiles, terra cotta, metal standing seam, or asphalt shingles (laminated, 25 year architectural grade or better). To allow for the introduction of new roofing materials of similar quality and appearance and that meet City building codes the City Manager or designee may maintain a list of acceptable roofing materials.
- f) **Roof color.** Roof color shall be compatible with the selected wall color. Roofs may in the color of natural roofing materials (such as slate or clay) or may be finished in shades of gray, galvanized silver, copper, brown, green, red, black, blue, or white, except that a roof made of copper may be left in its natural color.

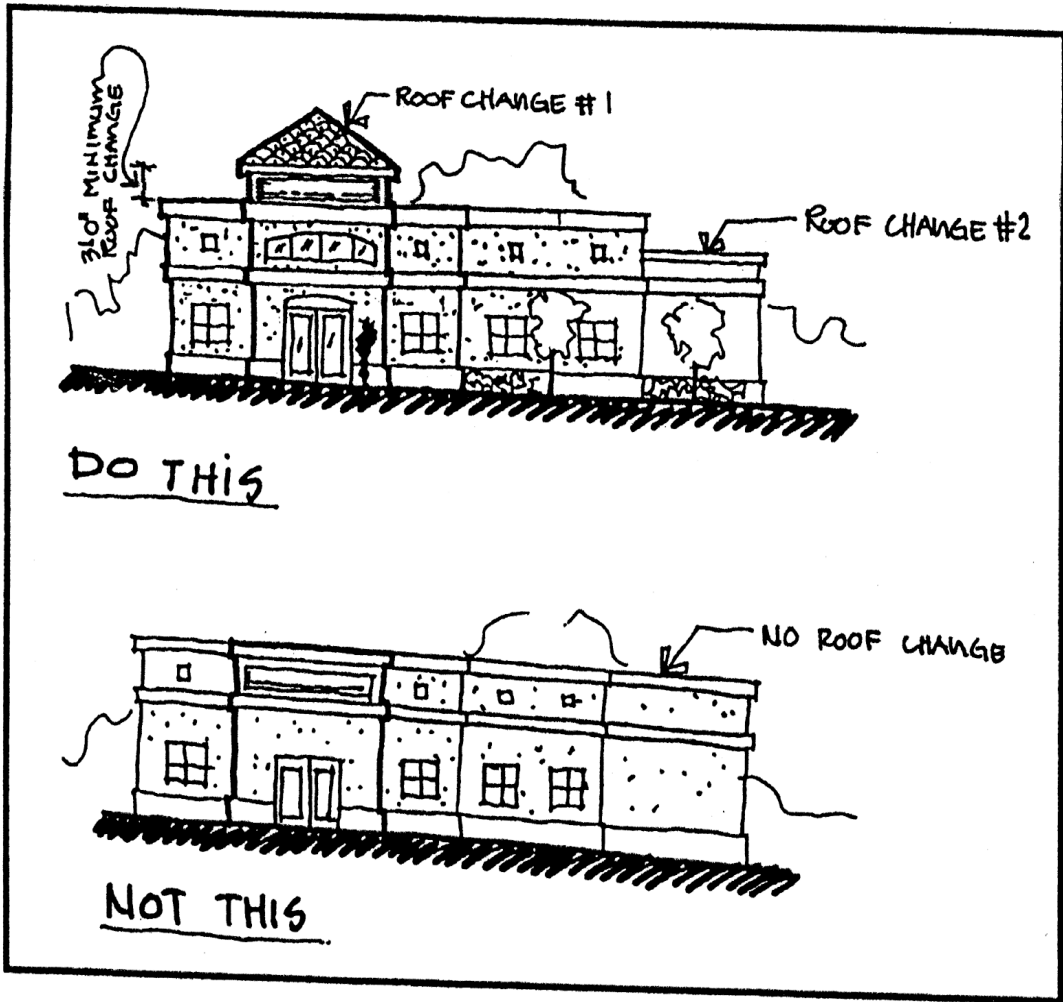


Illustration 7

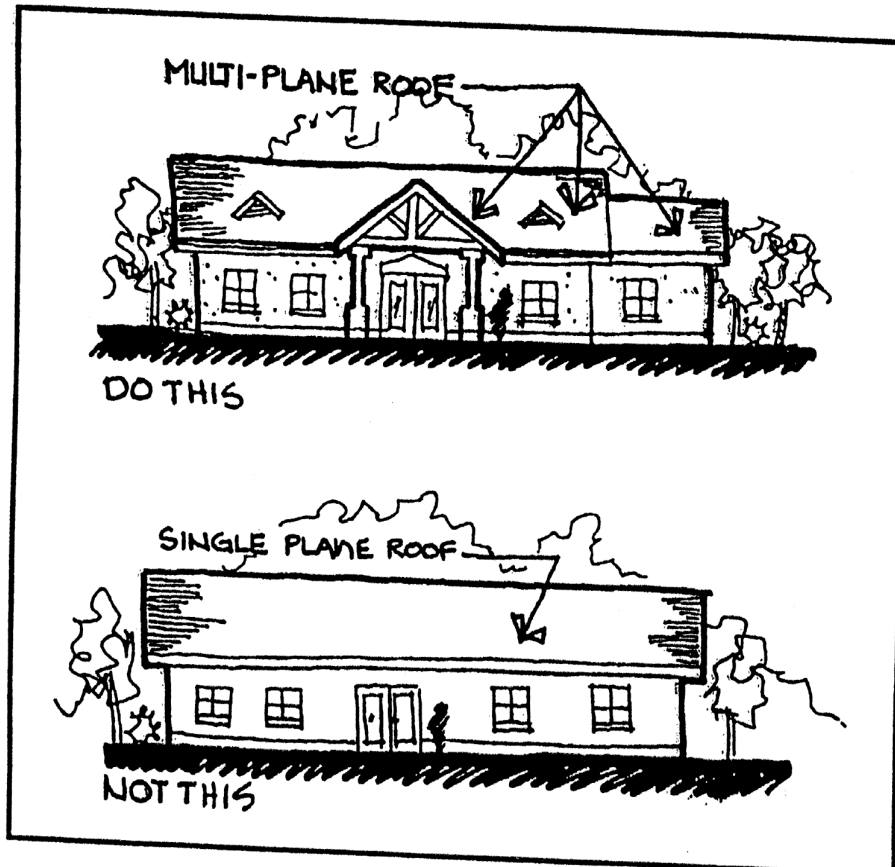


Illustration 8

11. **Fence and Wall Design.** Design and construction quality of fences and walls are important visual reflections of community character and quality. In order to promote quality site aesthetics, fence and wall design and construction shall comply with the following requirements.
 - a) Fences and walls, whether required for project approval or whether incorporated into overall project design, shall be designed as an integral part of the principal structure(s). Such design shall include the use of similar materials, colors and finishes as the principal structure.
 - b) Fences and walls shall be architecturally designed with offsets, raised elements and landscape pockets to avoid an expansive monolithic or monotonous appearance.
 - c) Where chain link fencing is required or approved behind the front facade, such fencing shall be of the black vinyl type. Posts and rails shall also be black. These provisions may be modified on a case-by-case basis by the City Manager or designee where site design or location warrants the use of other colors or finishes.
 - d) Landscaped berms may be utilized in lieu of fence or wall where approved by the City Manager or designee.

12. **Screening of Service Function Areas.** The purpose of these regulations are to diminish, in a safe manner, the visual impacts of service functions including loading and storage areas, mechanical equipment and solid waste disposal that may detract or have a negative impact on the streetscape, landscape and/or the overall community image.
- a) Buffering and screening standards. Loading or docking, outdoor storage, trash collection, mechanical equipment, trash compaction, vehicular storage excluding new and used cars, recycling, and other service function areas shall be fully screened from adjacent properties and road way corridors at ground and pedestrian levels.
 - b) Materials and design standards. Screening material and design shall be consistent with design treatment of the primary facades of the commercial building or project and the landscape plan.
13. **Lighting.** Lighting fixture design and placement are important components of an attractive urban environment as well as important to public safety and shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles. Exterior project lighting shall comply with the requirements listed below.
- a) An exterior building and site lighting master plan detailing areas and structures requiring illumination, lighting fixture styles, light source and light levels shall be included as part of a project's site plan submittal.
 - b) Recessed lighting fixtures shall be required in order to conceal the actual light source, reduce glare and direct light to specific areas while shielding other areas.
 - c) Lighting of parking areas, access drives and vehicular circulation areas shall be as follows.
 1. Lighting shall be a full cut-off shield type fixture mounted at the top of a pole. Poles and fixtures shall not exceed 30 feet in height in vehicular areas and 15 feet in height within non-vehicular pedestrian areas and shall be anodized bronze or black in color. Should a pole other than a metal pole be used for the mounting of lights, such pole shall be constructed so that the exterior finish color is consistent throughout the pole.
 2. Light poles shall be located in landscaped strips, buffer or plant islands.
 3. The minimum setback of the light pole from the public rights-of-way shall be a horizontal distance of 20 feet.
 - d) Illumination from any light source into adjacent properties shall not exceed 1.0 foot candles.
 - e) Building illumination and architectural lighting shall be indirect and with no visible light source.
 - f) Ground level light fixtures shall be of the burial vault type or shall be fully screened by landscaping materials.

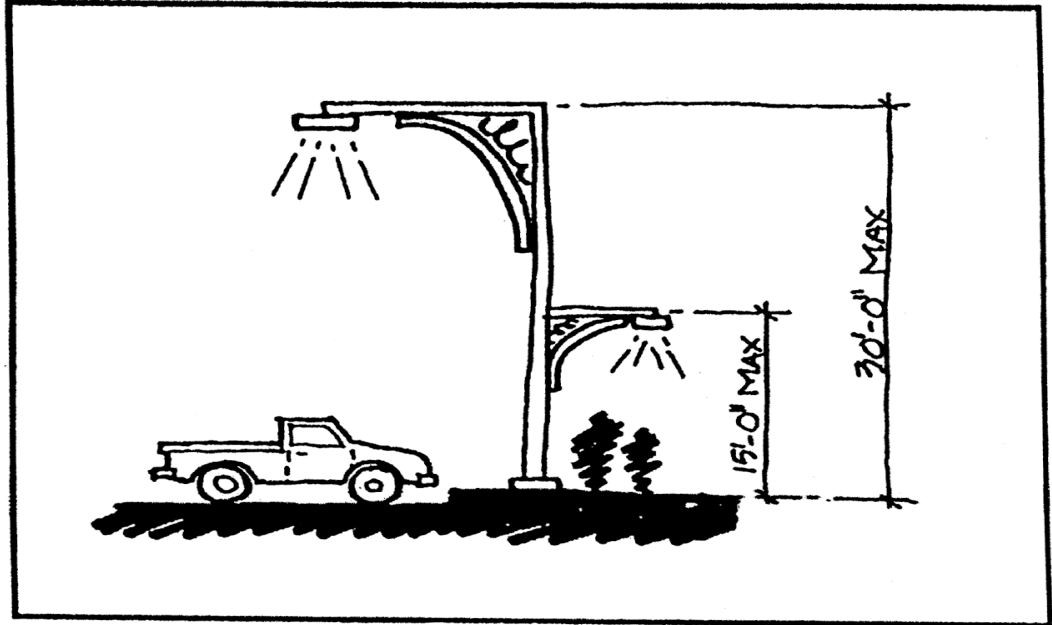


Illustration 9

14. **Utilities.** The location and aesthetic treatment of utilities is an important factor in creating an attractive urban environment. In order to enhance and maintain the image of quality in the urban environment, utilities construction and placement shall comply with the following requirements.
 - a) All utility lines, whether new or relocated, shall be installed underground.
 - b) Utility conduit and utility panels/boxes shall be painted to match the color of the building on which they are placed.
 - c) Water and sewer lift stations, pump houses and similar features shall be located at the rear of the project site and shall be fully screened from view by structural or vegetative means. Where screening is accomplished by structural means, such screening shall be compatible in design and color with the main building.

- 15) **Access, Circulation and Parking.**
 - a) The use of shared driveways is required between sites. Joint access easements will be required between adjacent property owners.
 - b) Pedestrian ways, linkages and paths shall be provided from the building entry to the on-site parking areas, surrounding streets, external sidewalks and outparcels.
 - c) Pedestrian walkways shall be consistent with the provisions of the Americans with Disabilities Act (ADA). Materials may include specialty pavers, concrete, colored concrete or stamped pattern concrete.
 - d) Crosswalks shall be a minimum of five (5) feet wide, and are required wherever a pedestrian walkway intersects a vehicular area.

- 16) **Outdoor storage.** Outdoor storage areas shall be located behind the front façade of the main building and shall be fully screened from view by structural means, vegetative means, or a combination of earthen berms and vegetation.

Where screening is accomplished by structural means, the structure shall be compatible in design and color with the main building.
(Ordinance 2020-H, adopted 09/01/2020)