

CHAPTER 4 – SITE DEVELOPMENT STANDARDS

ARTICLE I – IN GENERAL

Section 4.X.X. Purpose

- A. The City strives to cultivate an exceptional built environment through interesting architectural design. New development and applicable modifications to existing development in all zoning districts shall incorporate the standards contained in this chapter.

Section 4.X.X. Applicability

- A. No land or building shall be used or occupied, and no part of a building or structure shall be constructed, erected, altered, or moved unless it conforms to all of the regulations specified for the zoning district in which it is or will be located.
- B. No development permit shall be issued unless the proposed building or structure conforms to the standards established in these Land Development Regulations.
- C. No part of a required yard or open space shall be included as part of a yard or other open space required for another building.

Section 4.X.X. Context Sensitive Site Design

- A. All development must demonstrate compliance with context sensitive design principals. Proposed development plans must be organized into three components: 1) wetlands and water bodies; (2) open space; and (3) developed areas. The plan design must respect the natural topography of the site and generally follow the four-step design process described below:

Step 1 - Delineate open space areas as outlined below:

1. Create or add to a larger contiguous off-site network of interconnected open space, particularly existing habitats and opportunities and methods for preserving and restoring native habitats.
2. Create connected and integrated open space within the development to the maximum extent practicable based on the context sensitive site design standards and priorities below:
 - a) Protect listed species.
 - b) Create/enhance connectivity.
 - c) Protect native habitat.
 - d) Restore native habitat.

Step 2 - Define development areas in such a way as to preserve the function, purpose and integrity of the natural features of the land, the on-site natural resources, and the environmental systems to the maximum extent practicable.

Step 3 - Align streets and trails to avoid or at least minimize adverse impacts on designated open space. The streets and trails shall provide external and internal connectivity and the street layout of subsequent phases shall be coordinated with the street system of previous phases.

Step 4 - Lots lines and building placement should be added as the last step in the design process.

ARTICLE II – RULES OF MEASUREMENT

Section 4.X.X. Building Height

- A. The building height is the vertical distance of a building measured from the mean grade of the site to:
 - (1). The highest point of the roof surface of a flat roof;
 - (2). The deck line of a mansard or Bermuda roof; or
 - (3). The mean height of the eaves or the ridge of gable, hip, and gambrel roofs.
- B. When FEMA, or the Florida Building Code, establishes a minimum floor elevation, the building height shall be measured from the minimum required floor elevations.
- C. The height measurement shall include structures located above the roof level of the building, such as penthouses or mechanical rooms.
- D. The height measurement shall not include spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances required to be placed on the roof and not intended for human occupancy.

Section 4.X.X. Building Frontage

- A. Building frontage is the horizontal linear dimension of a building facade along a public or private road.
- B. When a zoning district includes a minimum frontage requirement, the development shall maintain the minimum frontage requirements with the facades of the primary structure, a full or partial wall, or some combination thereof to ensure a uniform frontage line along the right-of-way(s).
- C. Building frontage percentage is determined by dividing the building façade by the lot width and then multiplying that by 100. See equation below.

Section 4.X.X. Residential Density and Floor Area Ratio (FAR)

A. Residential Density

- (1). Density is the number of dwelling units permitted per gross acre of land. Density is calculated by dividing the total acreage by the number of dwelling units the zoning district allows or requires per acre.
- (2). Density calculations are determined based on the average density of the site.
- (3). Density calculations for determining the maximum number of units allowed per acre that results in a fraction shall be rounded down to the nearest whole number.
- (4). When public rights-of-way are dedicated as part of a development proposal, the residential density shall be calculated using the total land area, including the area of the proposed rights-of-way.

B. Floor Area Ratio (FAR)

- (1). FAR measures the intensity of building development on a site. FAR is calculated by dividing the total building area by the total area of the parcel and typically measured in square feet.
- (2). Unless otherwise stated, all references to non-residential intensity shall refer to floor area ratio (FAR).
- (3). When public rights-of-way are dedicated as part of any development proposal, the floor area ratio shall be calculated using the total land area of the proposed new public rights-of-way. Existing public rights-of-way shall not be included in the total land area.

- C. **Mixed-Uses.** Development projects with a mixture of uses shall utilize FAR for residential and non-residential uses.

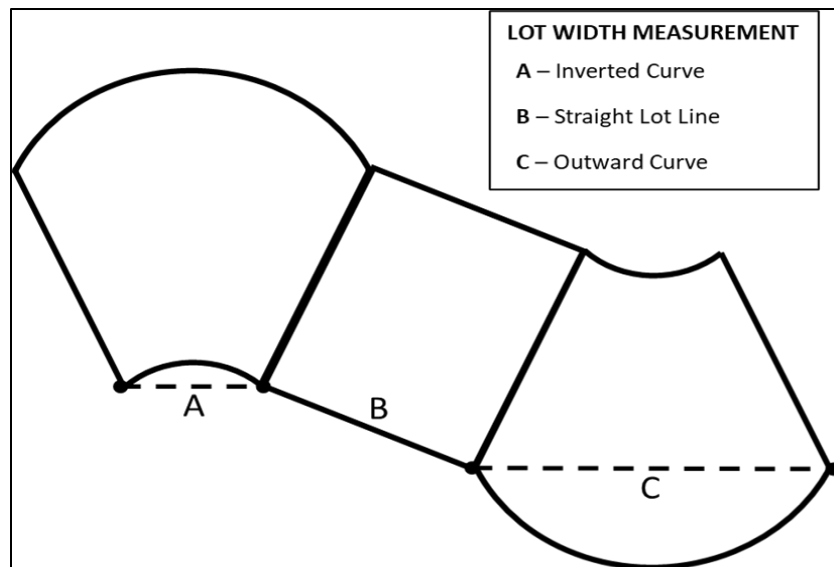
- (1). **Maximum Percentage of Residential.** Residential is limited in mixed-use and commercial development by a percentage of the square-footage dedicated to each use. Residential uses in Mixed-Use and Commercial districts shall be developed simultaneously with the non-residential uses as one coherent project. The non-residential uses shall be commercial, industrial, professional, service, or institutional. Recreation spaces like parks or community centers shall not contribute to the non-residential percentage requirement.

Section 4.X.X. Lot Lines

- A. **Front.** The property line separating the lot area from the street. In the case of an exterior lot, the primary front line is the shorter of any two adjacent street lot lines, and all other front lot lines are secondary front lot lines.
- B. **Side.** Side lot lines connect the front and rear lot lines with the following exceptions:
- a. **Double frontage lots.** The side lot lines connect the two front lot lines.
 - b. **Multiple frontage lots.** The side lot lines are opposite and often parallel to the secondary front lot line.
- C. **Rear.** The rear property line is opposite and parallel to the primary front lot line.

Section 4.X.X. Lot Measurements

- A. **Generally.** ULDC Chapter 3 establishes the dimensional standards for all parcels of land within the City. The City shall not issue a permit for development for a lot that does not meet the minimum dimensional standards of the applicable zoning district, except for nonconforming lots of record.
- B. **Lots.** An area of land established by a plat or otherwise permitted by law identified and referenced by a recorded plat or map. The word lot includes the words plot, parcel, and tract. Lots shall be of sufficient size to meet the minimum requirements of the ULDC for use, coverage, area, yards, and open space.
- C. **Minimum Lot Width.** The horizontal distance between the side lot lines. For this section only, “side lot line” means a lot boundary line intersecting the front lot line. If a lot line is curved, the measurement shall be taken from a straight line connecting the points where the curved lot line intersects other lot lines per the diagram below.



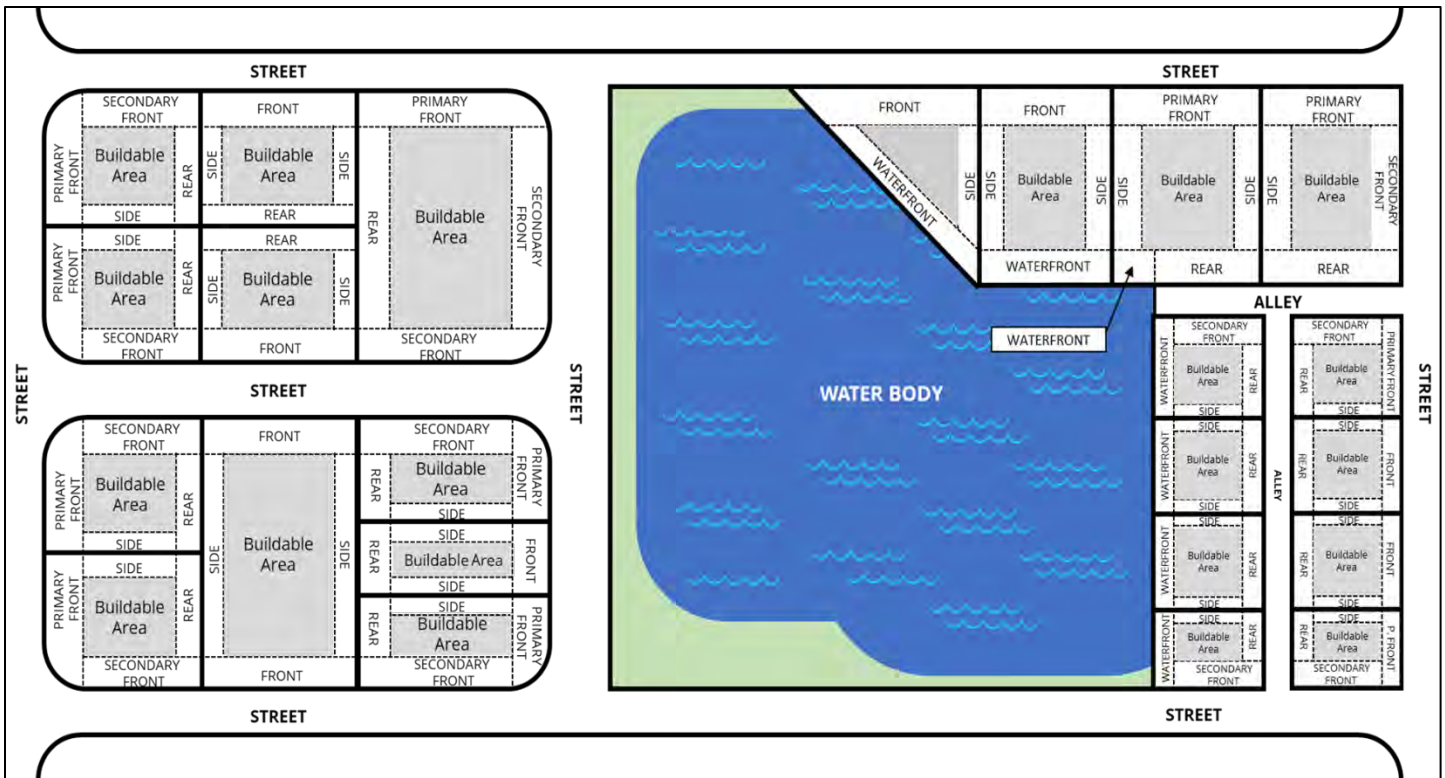
- D. **Minimum Lot Area.** Lot area is the total area of a lot between the boundary lines of the lot. The term “minimum lot area” means the minimum size of the lot required to establish a use or building type on the lot.
- E. **Impervious Surface.** The total area of a parcel covered by a structure or other improved surface impervious to water is divided by the total area of the parcel.

Section 4.X.X. Lot Types

- A. **Corner Lot.** A lot abutting the intersection of two (2) or more streets or rights-of-way. Corner lots shall have front-yard setbacks along all property lines abutting a public or private street. The yard size is determined by the primary or secondary front yard location.
- B. **Multiple-Frontage Lot.** A lot having frontage on at least three (3) public or private streets which do not intersect along the boundaries of that lot, as distinguished from a corner lot. Double-frontage lots shall have front yard setbacks along all property lines abutting a public or private street.
- C. **Flag Lot.** A lot that has access to a public or private street through a narrow strip of land that leads to the main lot area. Flag lots are prohibited.
- D. **Interior Lot.** A lot where side lot lines do not abut a public or private street.
- E. **Through Lot.** A lot, other than a corner lot, with frontage on two parallel, or approximately parallel, public or private streets. Through lots shall have front yard setbacks along all property lines abutting a public or private street.

Section 4.X.X. Yards

- A. **Generally.** Yards determine the buildable area of a property. Every part of every yard between the property line and any setback line shall remain open and unobstructed from the ground to the sky except as permitted in Chapter 3, Table 3.5.1, Allowable Encroachments, or elsewhere in the ULDC.
 - (1). Required yards are adjacent to the lot lines and determined by the required setbacks of the zoning district and other applicable regulations of the ULDC.
 - (2). Yards may be front, side, rear, or waterfront.
 - (3). The yard and the lot line designation are the same. For example, the rear yard is adjacent to the rear lot line, or the side yard is adjacent to the side lot line.

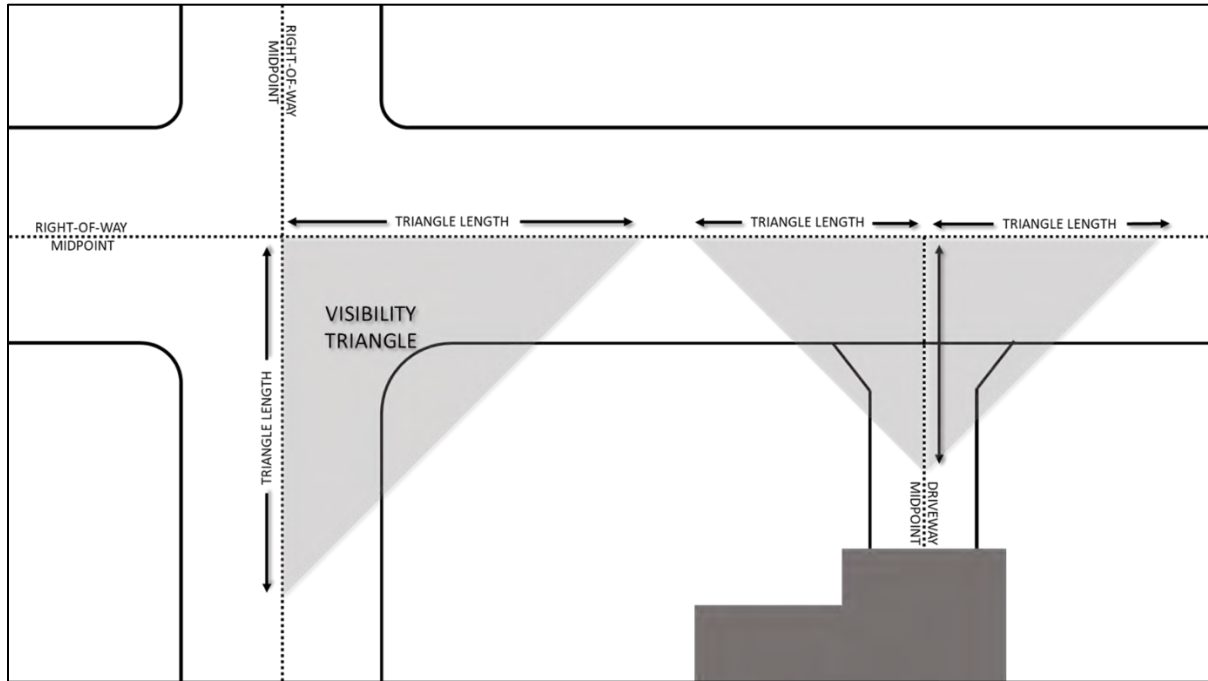


- B. **Front Yard.** The required front yard extends along the entire width of a front lot line to the face of the primary structure. Properties with multiple frontages shall have one front yard designated as the primary front yard and the others as the secondary front yards to maintain setback consistency with the adjacent properties along the right-of-way.
- (1). **Primary Front Yard.** Primary front yards shall maintain the required front yard setback for the zoning district as defined in Chapter 3. The primary front yard is the shortest property line along a right-of-way. When all property lines are the same length, the primary front yard is along the right-of-way where the property is addressed or the right-of-way the entrance faces.
 - (2). **Secondary Front Yard.** Secondary front yards are all yards along rights-of-ways that are not the primary front yard. Secondary Front Yards shall maintain a reduced front yard requirement of twice the side setback or 15 feet, whichever is greater, with the following exceptions:
 - a. Zoning districts without a required front setback shall not have a different standard for secondary front yards.
 - b. Zoning districts with a maximum setback shall follow the maximum setback allowed.
- C. **Rear Yard.** The rear yard is the yard that extends across a lot between the side yard lines opposite the front yard, except in the case of through or waterfront lots. When an alley is present, the rear yard is adjacent to the alley.
- D. **Side Yard.** The side yard is the yard that extends along the side of a lot between the rear line of the front yard and the rear lot line. The side yards of a through lot shall extend between the front yards.
- E. **Waterfront yard.** Waterfront yards apply to all yards adjacent to water features. When only a portion of a yard is waterfront, the waterfront yard applies to the area adjacent to the water body. Waterfront property abuts the Myakka River, Myakkahatchee Creek, open water, bays, bayous, lakes over five acres in area, manmade canals, and similar navigable waterways. Properties abutting platted drainage

easements are not waterfront. A waterfront yard may be a front yard when a platted alley provides access to the property with a rear-loaded garage.

Section 4.X.X. Visibility Triangles

- A. **Generally.** Visibility triangles shall be designed and maintained to facilitate visibility for pedestrians, bicyclists, and drivers for safe ingress, egress, crossing, and turning maneuvers. Additional visibility requirements may be imposed by the department responsible for land development services where unusual topography or traffic patterns are needed to protect pedestrian or vehicular safety.



- B. **Measurement.** Visibility triangle lengths are measured from perpendicular lines starting where the midpoints of the right-of-ways or driveway and right-of-way meet and are connected by a third line creating a right triangle per the diagram above. Driveways shall maintain visibility triangles in both directions. The required triangle lengths are in Table XXXXX below.

Table 4.X.X. Visibility Triangle Measurement

ROAD TYPE	TRIANGLE LENGTH (FT)
Arterial street	200
Collector street	160
Local street	100
Driveway (on arterial)	50
Driveway (on collector)	35
Driveway (on local)	25

- C. **Vertical Visibility.** Clear lines of sight shall be maintained for the entire visibility triangle between two and one-half (2½) feet and nine (9) feet above the ground.

ARTICLE III—BUFFERS AND LANDSCAPING

Section 4.X.X. Generally

- A. **Purpose and Intent.** The City of North Port intends to promote the health, safety, and welfare of existing and future residents and visitors by establishing minimum landscaping installation and continued maintenance standards for development.
- B. **Applicability.** Development applications shall include landscape plans according to **Chapter 2, Article 3, Application Requirements**. Building permit applications for one- and two-family structures shall include a landscape plan per the requirements of this chapter and, when applicable, a tree protection plan per the requirements of Chapter 5.
- (1). **Exemptions.** The following development types are exempt from the requirements of this Article:
- a. Bona fide agricultural uses, as defined in the ULDC Appendix or Florida Statutes;
 - b. Expansion of existing single-family and two-family dwellings; and
 - c. Expansion of existing multi-family and non-residential development by fifty percent (50%) or less.
- (2). Suspension of requirements.
- a. **Temporary suspension.** The ULDC Administrator or designee may temporarily suspend the ULDC's landscaping installation requirements when extraordinary circumstances caused by natural phenomena occur through an emergency order or written policy.
 - b. **Conditioned Suspension.** The City shall condition the suspension of planting in the Development Order by stating that installation of required landscaping will resume as soon as the extraordinary circumstance concludes. Failure of the applicant to fulfill the terms of such agreement shall be subject to adjudication by the Code Enforcement Board.
- C. **Landscape Maintenance.** The property owner or their successor shall:
- (1). Maintain all landscaping materials in healthy condition, as approved, in perpetuity; and
 - (2). Replace landscape materials that are damaged, disease-ridden, dead, or considered a hazard. A property owner has six (6) months to replace inadequate landscaping material once Code Enforcement issues a violation.
- D. **Irrigation.** Multi-family, Mixed-Use, and Non-Residential development shall irrigate all required landscaping with permanent irrigation systems to ensure vegetation longevity. Irrigation systems shall be operational prior to a Certificate of Occupancy. Irrigation systems shall:
- (1). Include water efficient with WaterSense (as administered by the United States Environmental Protection Agency) labeled irrigation controllers to meet watering needs without overwatering;
 - (2). Not be visible to the public and shall utilize underground piping where possible;
 - (3). Minimize the application of water to impervious areas;
 - (4). Operate with an automatic irrigation controller or timer and a rain sensor.
 - (5). Include sprinkler heads and devices appropriate for the landscape material; and
 - (6). Utilize reclaimed water where available.

Section 4.X.X. Landscaping Material Standards

- A. **Generally.** Plant materials used to meet the requirements of this section must meet the standards for Florida No. 1 or better, as set out in Grades and Standards for Nursery Plants, Parts I and II,

Department of Agriculture, State of Florida (as amended). Root ball sizes on all transplanted plant materials must also meet state standards.

B. **Trees.** All trees shall be rated Florida Grade No. 1 or better. Where spacing is designated, “on center” is implied. The ULDC administrator may alter the spacing requirements to allow the incorporation of existing trees into the landscape plan.

(1). **Palms.** The substitution ratio for the number of palms that may substitute for a canopy tree is included in [Table 4.x.x.x](#). Palms indicated as “May not be substituted” may not be used as a substitute for a canopy tree. No more than 50% of required shade trees may be substituted for palms in vehicular use areas. All palm trees shall be credited on a one for one basis towards understory tree planting requirements.

Table 4.X.X.X Minimum Size Requirements for Trees at Time of Planting

TYPE	MINIMUM HEIGHT (FT)	DBH (IN)
Canopy Trees	10	2
Understory Trees	8	1.5
Palms	8 of Clear Trunk ¹	N/A
¹ For palms used as a substitute for canopy trees.		

C. **Mulch.** Mulch material shall consist of shredded softwood or hardwood chips, oak leaves, brick chips, and other alternate materials as approved by the City on a case-by-case basis. Non-porous materials shall not be used as mulch. Mulch shall be placed to a minimum depth of two (2) inches and a maximum depth of four (4) inches. Each tree must have a ring of mulch no less than twenty-four (24) inches beyond its trunk and no greater than its dripline in all directions.

(1). **Installation Standards.** The top level of the mulch shall not exceed the height of the immediately adjacent ground surface. Mulch shall not be placed directly against a plant stem or tree trunk. “Non-organic mulch,” defined for the purpose of this section, shall include (but is not limited to) rubber, decorative gravel, or crushed stone and shall be allowed only in planting bed areas (e.g., in gardens or hedge areas) or directly adjacent to a building. Plant material installation and establishment shall follow the guidelines in the current edition of the ANSI A300 Planting Standards (American Standards Institute). Container stock shall require root ball remediation and shearing at the time of installation.

D. **Native and Florida Friendly Plant Material.** A minimum of fifty percent (50%) of all required vegetation shall be Native to Florida or Florida Friendly, as identified in the Florida-Friendly Plant Database administered by the IFAS Extension. Existing Florida-native plant material shall be given priority for preservation in development.

E. **Vines.** Vines shall be a minimum of thirty (30) inches in height immediately after planting and may be used with fences, screens, or walls to meet physical barrier requirements.

F. **Hedge Plants.**

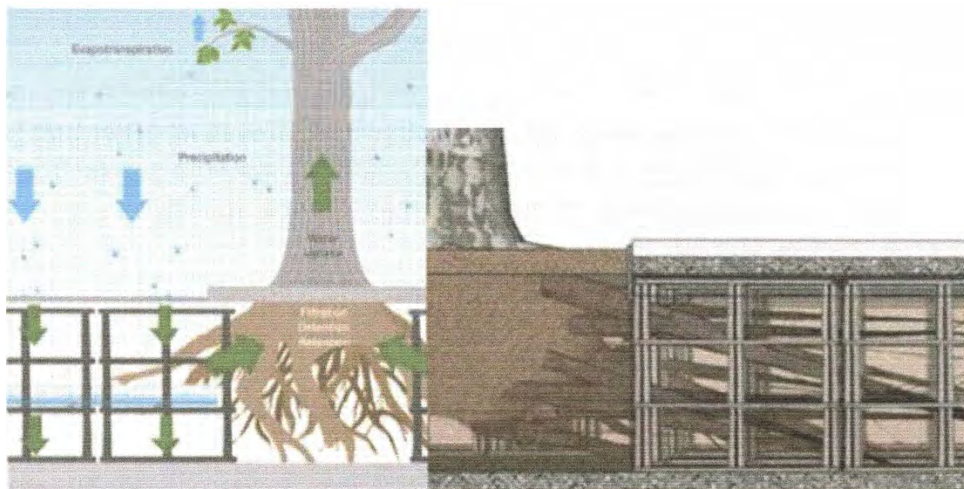
(1). Hedge plants shall be a minimum of twenty-four (24) inches in height when measured immediately after planting.

(2). Hedge plants shall be a minimum three-gallon (3) nursery specification.

(3). Required hedges rows shall be opaque, planted not more than thirty (30) inches on center, and maintained to form a continuous, unbroken, solid visual screen at least five (5) feet in height.

G. **Accent Plants.** All required accent plants shall be a minimum of one-gallon nursery specification, unless otherwise noted in this section, at the time of planting.

- H. **Groundcover and Lawn Grass.** Groundcover and lawn grass shall be installed in such a manner as to present a finished, neat appearance. Grass areas shall be consolidated to areas of a site which are frequented by pedestrian traffic, provide recreational uses, provide cover for drain basins, or provide soil erosion control.
- I. **Exotics.** Exotic plants, as identified by IFAS Extension or ULDC Chapter 5, shall be removed from the site. The landscape plan shall include the proposed methods to eradicate and control invasive exotic plants. Sites shall be maintained to ensure no invasive exotic plants return to the site. For purposes of this section, exotic plants include any additional species referenced by the most recent list of such plants provided by the Florida Exotic Pest Plant Council (FLEPPC).
- J. **Root Barriers.** Trees shall have a root barrier installed when the tree is within ten (10) feet of any street, sidewalk, driveway, underground utilities, structure, or other area requiring protection from the root system as determined by the ULDC administrator.
 - (1). All root barrier(s) installation shall be linear. The applicant shall provide installation details and specifications with landscaping plans.
 - (2). Where root barriers are required for street trees, and the root barrier installation is not feasible, one of the following methods shall be utilized in lieu of the root barrier installation:
 - a. Soil cell system to incorporate trees in areas with sidewalks to support large tree growth and provide on-site stormwater management.



- b. Mechanical compaction of the soil before paving and the use of thicker concrete with wire mesh reinforcement to prolong the life of the sidewalk whether tree roots are present or not.
- c. Meander the sidewalk away from the tree, to the greatest extent possible, to allow for the main structural root system to grow and prevent the upheaving of the sidewalk in the future.



Section 4.X.X. Master Tree Lists

- A. **Generally.** The tables in this section include trees the City has recognized as appropriate tree and palm species within the City. Alternative tree species may be utilized with approval from the ULDC administrator or designee. All trees and palms shall be North American Native or Florida Friendly. All invasive species shall be removed and remediated to ensure non-recurrence. Trees with shallow or surface root structures shall not be used near paved areas.
- B. **Canopy Trees.** Major and intermediate shade trees with a mature height exceeding fifty (50) feet.
- C. **Understory Trees.** Medium and small shade trees with a mature height of less than fifty (50) feet.
- D. **Street Trees.** The trees included in this list provide shade without disrupting adjacent paved surfaces.

Abbreviation	Definition
NAN	North American Native
NNFF	Non-native, Florida Friendly
*	Trees susceptible to frost

Table 4.X.X.X. Canopy Trees

ORIGIN	COMMON NAME	SCIENTIFIC NAME	SPREAD (FT)	HEIGHT (FT)	HARDINESS/RANGE	PERSISTENCE
NAN	American Elm	<i>Ulmus americana</i>	50-70	70-90	2A-9B	Deciduous

NAN	Bald Cypress	<i>Taxodium distichum</i>	25-35	50-75	4A-10B	Deciduous
NNFF*	Black Olive	<i>Bucida buceras</i>	35-40	25-40	10B-11	Evergreen
NAN*	Black Tupelo	<i>Nyssa sylvatica</i>	25-35	65-75	4B-9B	Deciduous
NAN	Bluejack Oak	<i>Quercus incana</i>	25-45	30-55	7B-9A	Deciduous
NNFF	Bluff Oak	<i>Quercus austrina</i>	35-50	40-60	8A-9B	Deciduous
NNFF*	Camphor	<i>Cinnamomum camphora</i>	45-65	50-60	9B-11	Evergreen
NAN	Catalpa	<i>Catalpa speciosa</i>	35-45	35-70	4B-9A	Deciduous
NNFF	Chinese Elm	<i>Ulmus parvifolia</i>	35-45	40-65	5B-10A	Deciduous
NAN	Common Persimmon	<i>Diospyros virginiana</i>	20-35	40-60	4B-9B	Deciduous
NNFF*	Eucalyptus	<i>Eucalyptus sideroxylon</i>	35-50	35-70	10A-11	Evergreen
NAN*	Florida Mahogany	<i>Swietenia mahogoni</i>	35-50	50-80	10B-11	Semi-Evergreen
NNFF*	Floss Silk	<i>Chorisia speciosa</i>	25-35	25-50	9B-11	Deciduous
NNFF*	Golden Poinciana	<i>Peltophorum pterocarpum</i>	25-35	25-50	10A-11	Semi-Evergreen
NNFF	Green Ash	<i>Fraxinus pennsylvanica</i>	30-70	50-100	4A-9B	Deciduous
NAN	Florida Maple	<i>Acer barbatum</i>	20-35	50-60	6B-9B	Deciduous
NNFF*	Hong Kong Orchid	<i>Bauhinia x blakeana</i>	15-30	25-50	9B-11	Evergreen
NNFF*	Jacaranda	<i>Jacaranda mimosifolia</i>	40-50	35-50	9B-11	Deciduous
NNFF	Juniper	<i>Juniperus chinensis</i>	15-25	40-50	4A-10A	Evergreen
NAN	Live Oak	<i>Quercus virginiana</i>	60-100	50-75	7B-10B	Semi-Evergreen
NAN	Loblolly Pine	<i>Pinus taeda</i>	25-35	50-75	6B-9A	Evergreen
NAN	Long Leaf Pine	<i>Pinus pilustras</i>	35-50	60-90	7A-10A	Evergreen
NNFF	Norfolk Island Pine	<i>Araucaria heterophylla</i>	35-50	100-200	10A-11	Evergreen
NAN	Nuttall Oak	<i>Quercus nuttallii</i>	35-50	60-80	6B -8B	Deciduous
NAN	Paradise Tree	<i>Simarouba glauca</i>	25-30	30-50	9B-11	Evergreen
NAN	Pignut Hickory	<i>Carya glabra</i>	25-35	50-75	4B-9A	Deciduous
NAN	Pond Cypress	<i>Taxodium ascendens</i>	20-40	50-75	5B-10A	Deciduous
NNFF	Red Bay	<i>Persea borbonia</i>	25-40	30-65	7A-11	Evergreen
NAN	Red Maple	<i>Acer rubrum</i>	40-60	50-75	4A-10B	Deciduous
NAN	Red Mulberry	<i>Morus rubra</i>	35-45	40-70	5A-9B	Deciduous
NAN	River Birch	<i>Betula nigra</i>	25-35	40-50	4A-9B	Deciduous
NNFF*	Royal Poinciana	<i>Delonix regia</i>	50-70	25-50	10A-11	Semi-Evergreen
NAN	Sand Live Oak	<i>Quercus geminata</i>	45-60	35-50	8A-10A	Evergreen
NAN	Shumard Oak	<i>Quercus shumardii</i>	35-60	75-90	5B-9B	Deciduous
NNFF	Silk Oak	<i>Grevillea robusta</i>	25-35	60-100	9B-11	Evergreen
NAN	Slash Pine	<i>Pinus ellioti</i>	35-50	75-100	7A-11	Evergreen
NAN	Southern Magnolia	<i>Magnolia grandiflora</i>	35-50	60-80	6B-10A	Evergreen

NAN	Southern Red Cedar	<i>Juniperis virginiana</i>	25-35	25-50	7B-10A	Evergreen
NAN	Southern Red Oak	<i>Quercus falcata</i>	60-70	60-80	7A-9B	Deciduous
NAN	Strangler Fig	<i>Ficus aurea</i>	30-50	40-60	9B-11	Evergreen
NAN	Sugarberry	<i>Celtis laevigata</i>	50-60	50-70	5A-10B	Deciduous
NAN	Swamp Chesnut Oak	<i>Quercus michauxii</i>	40-60	50-60	4A-10A	Deciduous
NAN	Sweetgum	<i>Liquidambar styraciflua</i>	35-50	50-70	5B-9B	Deciduous
NAN	Sycamore	<i>Plantanus occidentalis</i>	70-80	70-90	4B-9A	Deciduous
NAN	Tulip Poplar	<i>Liriodendron tulipifera</i>	40-80	80-100	4A-10B	Deciduous
NAN	Water Hickory	<i>Carya aquatica</i>	50-60	50-90	6B-9A	Deciduous
NAN	White Ash	<i>Fraxinus americana</i>	50-80	50-80	8A-9B	Deciduous
NAN	Winged Elm	<i>Ulmus alata</i>	30-40	45-75	6A-9B	Deciduous

Table 4.X.X.X. Understory Trees

ORIGIN	COMMON NAME	SCIENTIFIC NAME	SPREAD (FT)	HEIGHT (FT)	HARDINESS/RANGE	PERSISTENCE
NAN	American Holly	<i>Ilex opaca</i>	15-30	35-50	5B-9B	Evergreen
NNFF	Arborvitae	<i>Platycladus orientalis</i>	15-20	15-20	6A-10A	Evergreen
NAN	Arizona Cypress	<i>Cupressus arizonica</i>	15-25	30-40	6A-9B	Evergreen
NAN*	Avocado	<i>Persea americana</i>	25-35	35-140	9B-11	Evergreen
NAN	Black Mangrove	<i>Avicennia germinans</i>	10-20	20-30	9A-11	Evergreen
NAN*	Black Mesquite	<i>Prosopis velutina</i>	20-25	15-25	8B-11	Semi-Evergreen
NAN	Bottlebrush	<i>Callistemon viminalis</i>	15-25	15-25	9B-11	Evergreen
NAN	Buckthorn	<i>Sideroxylon spp.</i>	50-75	35-50	5B-9B	Evergreen
NAN	Buttonbush	<i>Cephalanthus occidentalis</i>	6-8	6-20	4A-10A	Deciduous
NNFF*	Camellia	<i>Camellia japonica</i>	10-20	10-20	6A-9B	Evergreen
NAN	Carolina Ash	<i>Fraxinus caroliniana</i>	25-35	25-50	7B-10A	Deciduous
NNFF*	Cassia	<i>Senna spectabilis</i>	15-20	15-20	10B-11	Evergreen
NAN	Chapman Oak	<i>Quercus chapmanii</i>	25-35	20-40	8B-10B	Semi-Evergreen
NAN	Cherry Laurel	<i>Prunus caroliniana</i>	15-25	25-40	8A-10A	Evergreen
NAN	Chickasaw Plum	<i>Prunus angustifolia</i>	15-20	15-20	6A-9B	Deciduous
NNFF	Chinese Fringe Tree	<i>Chionanthus retusus</i>	10-12	15-30	5A-9B	Deciduous
NNFF	Chinese Holly	<i>Ilex cornuta</i>	8-25	8-25	7A-9B	Evergreen
NNFF*	Citrus	<i>Citrus spp.</i>	15-25	12-30	9A-11	Evergreen
NAN	Crape Myrtle	<i>Lagerstremia indica</i>	5-25	10-30	6B-10A	Deciduous
NAN	Dahoon Holly	<i>Ilex cassine</i>	15-25	25-40	7A-11	Evergreen
NAN	Devils Walking Stick	<i>Aralia spinosa</i>	6-10	10-25	5A-9B	Deciduous

NAN	East Palatka Holly	<i>Ilex x attenuata</i>	15-25	25-50	7A-9B	Evergreen
NAN	Fiddlewood	<i>Citharexylum spinosum</i>	8-15	15-25	9A-11B	Evergreen
NAN	Flatwoods Plum	<i>Prunus umbellata</i>	12-20	12-20	8A-9B	Deciduous
NAN	Fringe Tree	<i>Chionanthus virginicus</i>	10-15	12-20	3A-9B	Deciduous
NAN*	Geiger Tree	<i>Cordia sebestena</i>	15-25	15-25	10B-11	Evergreen
NNFF*	Golden Rain Tree	<i>Koelreuteria elegans</i>	20-30	20-40	5A-9B	Deciduous
NNFF	Golden Trumpet Tree	<i>Handroanthus chrysotrichus</i>	25-35	25-35	10A-11	Deciduous
NAN*	Green Buttonwood	<i>Conocarpus erectus</i>	25-35	25-35	10B-11	Evergreen
NAN	Hawthorn	<i>Crataegus spp.</i>	15-40	20-30	4A-9B	Deciduous
NAN	Hercules' Club	<i>Zanthoxylum clava-herculis</i>	10-20	15-30	7B-9B	Deciduous
NNFF	Japanese Blueberry	<i>Elaeocarpus decipens</i>	30-40	30-40	8A-11	Evergreen
NAN	Loblolly Bay	<i>Franklinia lasianthus</i>	15-25	25-50	7A-9B	Evergreen
NNFF	Loquat	<i>Eriobotrya japonica</i>	25-35	15-25	8A-11	Evergreen
NNFF*	Mahoe	<i>Hibiscus elatus</i>	15-25	20-30	10A-11	Evergreen
NAN*	Marlberry	<i>Ardisia escallonioides</i>	5-15	15-20	7A-11	Evergreen
NAN	Myrtle Oak	<i>Quercus myrtifolia</i>	8-10	15-20	8B-10A	Evergreen
NAN*	Pigeon Plum	<i>Coccoloba diversifolia</i>	15-25	15-25	10B-11	Evergreen
NNFF*	Pink Trumpet	<i>Tabebuia heterophylla</i>	15-25	15-35	10A-11	Semi-Evergreen
NNFF	Podocarpus	<i>Podocarpus falcatus</i>	25-35	30-40	10A-11	Evergreen
NAN*	Pond Apple	<i>Annona glabra</i>	15-25	15-25	10A-11	Evergreen
NNFF	Round Holly	<i>Ilex rotunda</i>	20-30	20-30	8A-10B	Evergreen
NAN	Sand Pine	<i>Pinus clausa</i>	15-25	25-50	7A-10A	Evergreen
NAN	Satinleaf	<i>Chrysophyllum oliviforme</i>	18-25	30-45	9B-11	Evergreen
NAN*	Sea Grape	<i>Coccoloba uvifera</i>	20-30	20-35	10A-11	Evergreen
NAN*	Silver Buttonwood	<i>Conocarpus Erectus var. Sericeus</i>	25-35	25-35	10B-11	Evergreen
NAN	Simpson Stopper	<i>Myrcianthes fragrans</i>	15-25	15-25	9B-11	Evergreen
NAN	Swamp Bay	<i>Persea palustris</i>	20-30	20-30	8A-10B	Evergreen
NNFF	Sweet Bay Magnolia	<i>Magnoli virginiana</i>	15-30	15-40	5A-10A	Evergreen
NNFF*	Sweet Viburnum	<i>Viburnum odoratissimum</i>	15-30	15-25	8B-10A	Evergreen
NNFF*	Taiwan Cherry	<i>Prunus campanulata</i>	15-25	12-20	3B-9B	Deciduous
NAN	Wax Myrtle	<i>Myrica cerifera</i>	15-20	15-30	7A-10B	Evergreen
NAN*	White Geiger	<i>Cordia boissieri</i>	10-15	15-20	9A-11	Evergreen
NAN	Yaupon Holly	<i>Liex vomitoria</i>	10-15	15-20	7A-10A	Evergreen
NNFF*	Yellow Elder	<i>Tecoma stans</i>	8-15	10-20	9B-11	Evergreen

Table 4.X.X.X. Palms

ORIGIN	COMMON NAME	SCIENTIFIC NAME	SUBSTITUTION RATIO
NNFF	Bismarck Palm	<i>Bismarckia nobilis</i>	1:1
NAN	Cabbage Palm	<i>Sabal palmetto</i>	3:1
NNFF	Date Palm, Medjool	<i>Phoenix dactylifera</i>	3:1
NNFF	Date Palm, Pygmy	<i>Phoenix roebelenii</i>	May not be substituted.
NNFF	Date Palm, Silver	<i>Phoenix sylvestris</i>	May not be substituted.
NNFF	Fan Palm, Ribbon	<i>Livistona decipiens</i>	May not be substituted.
NNFF	Foxtail palm	<i>Wodyetia bifurcata</i>	May not be substituted.
NAN*	Mule Palm	<i>Syagrus X fairchildiana</i>	3:1
NAN	Paurotis Palm	<i>Acoelorrhaphe wrightii</i>	May not be substituted.
NNFF	Pindo Palm	<i>Butia odorata</i>	May not be substituted.
NNFF	Royal Palm, Cuba	<i>Roystonea regia</i>	1:1
NAN	Royal Palm, Florida	<i>Roystonea elata</i>	1:1
NAN	Thatch Palm, Florida	<i>Thrinax radiata</i>	May not be substituted.
NNFF	Triangle Palm	<i>Neodypsis decaryi</i>	May not be substituted.
NNFF	Washington Palm	<i>Washingtonia robusta</i>	3:1
NNFF	Windmill Palm	<i>Trachycarpus fortunei</i>	May not be substituted.

Table 4.X.X.X. Street Trees

ORIGIN	COMMON NAME	SCIENTIFIC NAME	SPREAD (FT)	HEIGHT (FT)	HARDINESS/RANGE	PERSISTENCE
NAN	American Holly	<i>Ilex opaca</i>	15-30	35-50	5B-9B	Evergreen
NAN	Bald Cypress	<i>Taxodium distichum</i>	25-35	50-75	4A-10B	Deciduous
NNFF	Bismarck Palm	<i>Bismarckia nobilis</i>	12-16	30-60	10-11	-
NNFF	Bluff Oak	<i>Quercus austrina</i>	35-50	40-60	8A-9B	Deciduous
NAN	Bottlebrush	<i>Callistemon viminalis</i>	15-25	15-25	9B-11	Evergreen
NAN	Cabbage Palm	<i>Sabal palmetto</i>	10-15	40-50	8B-11	-
NAN	Crape Myrtle	<i>Lagerstremia indica</i>	5-25	10-30	6B-10A	Deciduous
NAN	Dahoon Holly	<i>Ilex cassine</i>	15-25	25-40	7A-11	Evergreen
NNFF	Golden Trumpet Tree	<i>Handroanthus chrysotrichus</i>	25-35	25-35	10A-11	Deciduous
NAN	Florida Maple	<i>Acer barbatum</i>	20-35	50-60	6B-9B	Deciduous
NNFF	Japanese Blueberry	<i>Elaeocarpus decipens</i>	30-40	30-40	8A-11	Evergreen
NAN	Mahogany	<i>Swietenia mahagoni</i>	40-60	40-60	10B-11	Semi-Evergreen
NAN*	Mule Palm	<i>Syagrus X fairchildiana</i>	15-20	20-30	8B-11	-
NAN	Nuttall Oak	<i>Quercus nuttallii</i>	35-50	60-80	6B -8B	Deciduous
NNFF	Royal Palm, Cuba	<i>Roystonea regia</i>	20-25	50-80	10-11	-
NAN	Royal Palm, Florida	<i>Roystonea elata</i>	20-30	50-80	10-11	-
NAN	Winged Elm	<i>Ulmus alata</i>	30-40	45-75	6A-9B	Deciduous

Section 4.X.X. Prohibited Plant Species

Table 4.X.X. includes the prohibited plant species for the City of North Port. The plant species included in this table shall not be planted within the City.

COMMON NAME	SCIENTIFIC NAME
Rosary Pea	<i>Abrus precatorius</i>
Earleaf Acacia	<i>Acacia auriculiformis</i>
Mimosa, Silk Tree	<i>Albizia julibrissin</i>
Woman's Tongue	<i>Albizia lebbek</i>
Coral Ardisia	<i>Ardisia crenata</i> (= <i>A. crenulata</i>)
Shoebuttan Ardisia	<i>Ardisia elliptica</i> (= <i>A. humilis</i>)
Asparagus-Fern	<i>Asparagus aethiopicus</i> (= <i>A. sprengeri</i> ; <i>A. densiflorus</i> misapplied)
Bischofia	<i>Bischofia javanica</i>
Santa Maria (Names "Mast Wood," "Alexandrian Laurel" Used In Cultivation)	<i>Calophyllum antillanum</i> (= <i>C. calaba</i> ; <i>C. inophyllum</i> misapplied)
Australian Pine	<i>Casuarina equisetifolia</i>
Suckering Australian Pine	<i>Casuarina glauca</i>
Wild Taro	<i>Colocasia esculenta</i>
Lather Leaf	<i>Colubrina asiatica</i>
Carrotwood	<i>Cupaniopsis anacardioides</i>
Winged Yam	<i>Dioscorea alata</i>
Air-Potato	<i>Dioscorea bulbifera</i>
Water-Hyacinth	<i>Eichhornia crassipes</i>
Laurel Fig	<i>Ficus microcarpa</i> (<i>F. nitida</i> and <i>F. retusa</i> var. <i>nitida</i> misapplied)
Hydrilla	<i>Hydrilla verticillata</i>
Green Hygro	<i>Hygrophila polysperma</i>
West Indian Marsh Grass	<i>Hymenachne amplexicaulis</i>
Cogon Grass	<i>Imperata cylindrica</i> (<i>I. brasiliensis</i> misapplied)
Waterspinach	<i>Ipomoea aquatica</i>
Gold Coast Jasmine	<i>Jasminum dichotomum</i>
Brazilian Jasmine	<i>Jasminum fluminense</i>
Lantana, Shrub Verbena	<i>Lantana camara</i>
Japanese Honeysuckle	<i>Lonicera japonica</i>
Japanese Climbing Fern	<i>Lygodium japonicum</i>
Old World Climbing Fern	<i>Lygodium microphyllum</i>
Cat's Claw Vine	<i>Macfadyena unguis-cati</i>
Sapodilla	<i>Manilkara zapota</i>
Melaleuca, Paper Bark	<i>Melaleuca quinquenervia</i>
Catclaw Mimosa	<i>Mimosa pigra</i>
Nandina, Heavenly Bamboo	<i>Nandina domestica</i>
Sword Fern	<i>Nephrolepis cordifolia</i>
Asian Sword Fern	<i>Nephrolepis multiflora</i>

Burma Reed, Cane Grass	<i>Neyraudia reynaudiana</i>
Sewer Vine, Onion Vine	<i>Paederia cruddasiana</i>
Skunk Vine	<i>Paederia foetida</i>
Torpedo Grass	<i>Panicum repens</i>
Napier Grass	<i>Pennisetum purpureum</i>
Waterlettuce	<i>Pistia stratiotes</i>
Kudzu	<i>Pueraria montana</i> var. <i>lobata</i> (= <i>P. lobata</i>)
Downy Rose-Myrtle	<i>Rhodomyrtus tomentosa</i>
Natal Grass	<i>Rhynchelytrum repens</i>
Popcorn Tree, Chinese Tallow Tree	<i>Sapium sebiferum</i> (= <i>Triadeca sebifera</i>)
Scaevola, Half-Flower, Beach Naupaka	<i>Scaevola taccada</i> (= <i>Scaevola sericea</i> , <i>S. frutescens</i>)
Brazilian Pepper	<i>Schinus terebinthifolius</i>
Climbing Cassia, Christmas Cassia, Christmas Senna	<i>Senna pendula</i> var. <i>glabrata</i> (= <i>Cassia coluteoides</i>)
Wetland Night Shade, Aquatic Soda Apple	<i>Solanum tampicense</i> (= <i>S. houstonii</i>)
Tropical Soda Apple	<i>Solanum viarum</i>
Arrowhead Vine	<i>Syngonium podophyllum</i>
Jambolan, Java Plum	<i>Syzygium cumini</i>
Incised Halberd Fern	<i>Tectaria incisa</i>
Oyster Plant	<i>Tradescantia spathacea</i> (= <i>Rhoeo spathacea</i> , <i>Rhoeo discolor</i>)
Pará Grass	<i>Urochloa mutica</i> (= <i>Brachiaria mutica</i>)
Red Sandalwood	<i>Adenanthera pavonina</i>
Sisal Hemp	<i>Agave sisalana</i>
Tung Oil Tree	<i>Aleurites fordii</i> (= <i>Vernicia fordii</i>)
Devil-Tree	<i>Alstonia macrophylla</i>
Alligator Weed	<i>Alternanthera philoxeroides</i>
Coral Vine	<i>Antigonon leptopus</i>
Calico Flower	<i>Aristolochia littoralis</i>
Ganges Primrose	<i>Asystasia gangetica</i>
Paper Mulberry	<i>Broussonetia papyrifera</i>
Inch Plant, Spironema	<i>Callisia fragrans</i>
Australian Pine	<i>Casuarina cunninghamiana</i>
Day Jessamine	<i>Cestrum diurnum</i>
Bamboo Palm	<i>Chamaedorea seifrizii</i>
Japanese Clematis	<i>Clematis terniflora</i>
Rubber Vine	<i>Cryptostegia madagascariensis</i>
Umbrella Plant	<i>Cyperus involucratus</i> (<i>C. alternifolius</i> misapplied)
Dwarf Papyrus	<i>Cyperus prolifer</i>
Indian Rosewood, Sissoo	<i>Dalbergia sissoo</i>
Thorny Eleagnus	<i>Elaeagnus pungens</i>
Pothos	<i>Epipremnum pinnatum</i> cv. <i>Aureum</i>
False Banyan, Council Tree	<i>Ficus altissima</i>

Governor's Plum	<i>Flacourtia indica</i>
Limpo Grass	<i>Hemarthria altissima</i>
Arabian Jasmine	<i>Jasminum sambac</i>
Life Plant	<i>Kalanchoe pinnata</i>
Flamegold Tree	<i>Koelreuteria elegans ssp. formosana</i> (= <i>K. formosana</i> ; <i>K. aniculata</i> misapplied)
Lead Tree	<i>Leucaena leucocephala</i>
Asian Marshweed	<i>Limnophila sessiliflora</i>
Chinaberry	<i>Melia azedarach</i>
Wood-Rose	<i>Merremia tuberosa</i>
Eurasian Water-Milfoil	<i>Myriophyllum spicatum</i>
Snowflake	<i>Nymphoides cristata</i>
Guinea Grass	<i>Panicum maximum</i>
Two-Flowered Passion Vine	<i>Passiflora biflora</i>
Golden Bamboo	<i>Phyllostachys aurea</i>
Chinese Brake Fern	<i>Pteris vittata</i>
Castor Bean	<i>Ricinus communis</i>
Bowstring Hemp	<i>Sansevieria hyacinthoides</i>
Wright's Nutrush	<i>Scleria lacustris</i>
Purple Sesban, Rattlebox	<i>Sesbania punicea</i>
Two-Leaf Nightshade	<i>Solanum diphyllum</i>
Jamiaca Nightshade	<i>Solanum jamaicense</i>
Susumber, Turkey Berry	<i>Solanum torvum</i>
Wedelia	<i>Sphagneticola trilobata</i> (= <i>Wedelia trilobata</i>)
Nettle-Leaf Porterweed	<i>Stachytarpheta urticifolia</i> (= <i>S. cayennensis</i>)
Rose-Apple	<i>Syzygium jambos</i>
Tropical Almond	<i>Terminalia catappa</i>
Australian Almond	<i>Terminalia muelleri</i>
Puncture Vine, Burr-Nut	<i>Tribulus cistoides</i>
Caesar's Weed	<i>Urena lobata</i>
Simple-Leaf Chaste Tree	<i>Vitex trifolia</i>
	<i>Wedelia</i> (see <i>Sphagneticola</i> above)
Chinese Wisteria	<i>Wisteria sinensis</i>

Section 4.X.X. Landscaping for Single- and Two-Family Dwellings

- A. **Generally.** Property owners shall maintain a minimum number of trees and shrubs on properties developed with single- and two-family structures in perpetuity.
- B. **Shrubs.** A minimum of three (3) shrubs shall be planted or preserved for every two thousand five hundred (2,500) square feet of area lot area. Required shrubs shall be located in the front yard.
- C. **Trees.** A minimum of two (2) canopy trees, or the equivalent number of understory trees and palms, shall be planted or preserved for every seven thousand five hundred (7,500) square feet of lot area. At least one (1) canopy tree, or the equivalent number of understory trees and palms, shall be planted in the front yard. In no instance can understory trees and palms be substituted for all required canopy trees; at least one canopy tree shall be located on each parcel.

- D. **Lawns and Groundcover.** Turf, groundcover, shrubs, and landscape covering such as, but not limited to, mulch shall cover all ground not occupied by structures and paving or preserved ecological areas to provide ground stabilization and prevent washout. A minimum of seventy (70) percent of the pervious surfaces on a residential property shall be greenspace. Green space may consist of the following materials:
- a. **Lawns.** Grass areas shall be sodded with Florida-Friendly sod, except for parcels over one (1) acre in size. When residential parcels exceed one (1) acre in size, a minimum of 7,500 square feet of sod shall be provided, and the remaining area may be hydroseed or xeriscaped. Sod provided must be viable, reasonably free of weeds, and capable of growth and development. Generally, sod strips shall align with tightly fitted, staggered joints without overlapping butts or sides. Hydroseed shall be well established to provide ground stabilization. If hydroseed fails to stabilize the ground in the permitted areas, sod will be required.
 - b. **Vegetative Groundcover.** Vegetative groundcover may be utilized in lieu of or supplemental to grass lawns. Groundcover is generally defined as living plants designed to grow low to the ground, typically one (1) foot or less, and intended to stabilize soils and protect against erosion.
 - c. **Synthetic Grass.** Permeable, synthetic grass may be installed in lieu of or supplemental to vegetative grass; however, synthetic grass may not be used in yards visible from a public right-of-way.
 - d. **Other plant material.** Decorative shrubs, grasses, or edible plants may also be used as landscaping materials in any yard space.

Section 4.X.X. Foundation Landscaping

- A. **Generally.** Foundation plantings enhance the general aesthetics of development and help obscure potential undesirable elements of the foundation.
- B. **Size and Materials.** Foundation landscaping shall be at least five (5) feet in width along the entire length of the building façade(s) visible from a right-of-way or other public area. The foundation landscaping shall consist of shrubs and at least one understory tree for every twenty (20) feet in length. Trees may be clustered.

Section 4.X.X. Parking Area Landscaping

- A. **Generally.** Landscaped areas shall be provided for vehicular use areas to provide visual and climatic relief from broad expanses of pavement and to channel and define logical areas for pedestrian and vehicular circulation.
- B. **Minimum Landscaped Area.** The Landscape Plan shall include a minimum of ten square feet of parking area landscaping for every one (1) parking space and one (1) canopy tree per ten (10) parking spaces. Required buffers do not count towards this landscaping requirement.
- C. **Curbing.** Concrete curbing shall be provided within all parking areas. Wheel stops may be substituted for curbing where they abut required plantings or sidewalks.
- D. **Vehicle Encroachment.** Vehicles may not encroach into a required buffer or the required open space.
 - (1). The front of a vehicle may encroach upon any interior landscaped area or walkway when the area is at least 3½ feet in depth per immediately abutting parking space and protected by wheel stops or curbing. Two feet of such landscaped area or walkway may be part of the required depth of each abutting parking space.

- (2). Perimeter landscaped areas. The length of paved parking spaces may be reduced from 18 feet to 16 feet adjacent to perimeter landscaped areas, provided the width of the required landscaped area is increased by two (2) feet, and the area is protected by wheel stops or curbing.
- E. **Perimeter Landscaping.** The perimeter of all parking areas shall be landscaped. For the purposes of this section, the width of vehicular ingress and egress lanes are excluded when determining the length of perimeter landscaping requirements.
- (1). Parking areas visible from the right-of-way or another external public area shall include a five-foot (5) wide landscaped strip around the parking area with a minimum of one (1) canopy tree per thirty-five (35) linear feet or portion thereof. Trees within the perimeter landscape strip may be grouped, but the distance between trees or groups of trees shall not exceed fifty (50) feet.
 - (2). A hedge, wall, or decorative fence at least three (3) feet in height and eighty (80) percent opaque shall be placed along the entire length of the perimeter landscaping area to prevent headlights from shining onto the street or other public areas.
 - (3). Perimeter landscaping for parking areas shall include at least one pedestrian access point connecting to a public sidewalk and crosswalk for every four-hundred (400) linear feet of parking area frontage.
 - (4). The remaining area within the required perimeter landscaped strip shall be landscaped with accent plants, grass, ground cover, or other approved landscaping treatment.
- F. **Terminal and Interior Island Landscaping.** Each row of parking spaces shall end with terminal islands to separate parking from adjacent drive lanes. The terminal and interior islands shall meet the following criteria:
- (1). Each island shall measure at least ten (10) feet in width by eighteen (18) feet in length per aisle of parking, measured from the inside of the curb;
 - (2). No more than ten (10) parking spaces may be located between islands;
 - (3). All parking lot planting areas receiving trees shall have uncompacted coarse loam that is a minimum of thirty-six (36) inches deep;
 - (4). A minimum of one canopy tree required per terminal island; and
 - (5). The entire area of a terminal island shall be landscaped.
- G. **Median Landscaping.** Parking areas shall include a minimum ten (10) foot wide landscaped median in every other row of parking spaces. The landscaped medians shall provide the following:
- (1). Paved pedestrian pathway, following the applicable state and federal requirements and a minimum of five (5) feet wide, every two hundred (200) feet, with one pedestrian walkway aligned with and perpendicular to the main entrance;
 - (2). One canopy tree shall be required for each thirty-five (35) linear feet of divider median;
 - (3). Landscaping materials to cover the portions of the median not covered by a pedestrian pathway; and
 - (4). Hedges in divider medians which separate parking areas from access drives to form a continuous hedge the full length of the divider median.
- H. **Screening for Parking Abutting Residential Uses.** Parking areas abutting single-family, single-family-attached, or two-family structures shall include a minimum four-(4)-foot high solid masonry wall or opaque decorative fence to limit light pollution from headlights and screen the vehicle use area from the adjacent property. The wall or fence shall span the entire length of the parking area that abuts a

residential use. Where this wall or fence requirement is applied to properties with existing mature shade trees, the wall or fence may be truncated and supplemented with trees and shrubs to achieve the required screening.

Section 4.X.X. Mechanical Equipment Landscaping

Mechanical equipment, visible from a public right-of-way or other public area, shall be landscaped with a continuous hedge. When the equipment is situated in a location unsuitable for vegetation due to lack of sun or insufficient size, a decorative fence or architectural screen, consistent with the design of the primary structure, may be used in place of the hedge. Landscaping shall be installed no less than three (3) feet from the equipment to allow access, maintenance, and airflow.

Section 4.X.X. Fence and Wall Landscaping

- A. The exterior of any opaque fence, wall, or dumpster enclosure shall be landscaped with a minimum of one shrub for every three linear feet and one under-story tree for every 25 linear feet.
- B. No blank wall or fence facade may exceed sixteen (16) linear feet. Blank facades shall be broken up with shrubs, vines, or other vegetative or architectural accents.

Section 4.X.X. Street Trees

- A. **Location.** Street trees shall be provided between the sidewalk and the street at intervals of not more than one tree per fifty (50) linear feet or less than one tree per hundred (100) linear feet, except where a tree planting will jeopardize the proper functioning of public utilities, conflict with other City ordinances, or be in too close proximity to existing natural trees.
 - (1). Street trees shall only be placed on private property where demonstrated to be necessary due to right-of-way obstructions as determined by public works.
 - (2). Street trees planted along private roadways shall be placed within seven (7) feet of the edge of roadway pavement or within seven (7) feet of the sidewalk.
- B. **Installation timing.** Street trees shall be planted prior to the issuance of a Certificate of Occupancy.
- C. **Species.** Only tree species indicated as an appropriate street tree in Table XXX may be utilized as a street tree unless approved by the ULDC administrator. Street trees must be drought-tolerant and have a medium to high wind tolerance.

Section 4.X.X. Buffers

- A. **Generally.** Buffers help mitigate potential incompatibilities between different land uses. New development is responsible for installing the appropriate buffer based on the zoning designation of the adjacent properties. No buildings, structures, principal, or accessory uses are allowed in the required landscape buffer areas.
- B. **Location.** Landscape buffers shall abut the property line **within the subject property**. When a perimeter easement does not allow for the installation of the buffer along the property line, the required buffer shall be placed as close to the property line as possible and adjacent to the easement.
- C. **Minimum Requirements.** Table 4.X.X. provides the minimum buffer requirements. The minimum number of trees and shrubs is calculated per one hundred (100) linear feet. All landscaping materials shall meet or exceed the requirements described in [Section 4.X.X.](#)
 - (1). **Berms.** Berms shall be graded to a smooth level to create a natural ground landscape with a maximum slope of 3:1 plus a two-(2)-foot minimum width at its crown, excluding the

necessary base for a wall/foundation. The depth of the buffer yard may be reduced by twenty-five (25) percent if:

- a. The berm is landscaped so at least seventy-five (75) percent of the raised area is planted with a combination of trees, shrubs, hedging, and ground cover, and the remainder of the berm is sodded; and
- b. The berm is constructed in a curvilinear manner to present a natural, attractive appearance from the street.

(2). **Walls and Fences.** Walls and fences shall be placed to maximize the landscaped space in the buffer, unless the buffer includes a berm. When the adjacent property's buffer contains a wall fence, the developing property shall not include an additional fence or wall.

D. Buffer Descriptions.

- (1). **Type A Buffers.** This buffer provides full separation between uses from the ground to over eight (8) feet. This buffer mitigates dust, noise, glare, aesthetics, and other harmful effects between properties.
- (2). **Type B Buffers.** This buffer functions as an opaque screen from the ground to a height of at least six feet. This buffer prevents visual contact between uses and creates a defined separation.
 - a. Type B buffers may utilize a wall or fence to provide visual screening between uses. When an eight-(8)-foot fence is used instead of a wall, a hedge shall be included in lieu of the shrub requirement.
- (3). **Type C Buffers.** This buffer functions as a semi-opaque screen from the ground to at least a height of six feet.
- (4). **Type D Buffers.** This buffer functions as a visual obstruction and creates the impression of spatial separation without eliminating visual contact between uses.
 - a. Type D buffers may include a decorative fence with a minimum height of four (4) feet to reduce the buffer size from fifteen (15) feet to ten (10) feet.
- (5). **Type E Buffers.** This buffer functions as a basic edge demarcating individual properties with slight visual obstructions.
 - a. Type E buffers may include a decorative fence with a minimum height of four (4) feet to reduce the buffer size from ten (10) feet to five (5) feet.

Table 4.X.X. Landscape Buffer Types

BUFFER TYPES	A	B	C	D	E
Names	Enhanced	Opaque	Semi-Opaque	Aesthetic	Basic
Minimum Width (FT)	50	35	20	15/10	10/5
Minimum Number of Canopy Trees	8	5	5	3	3
Minimum Number of Understory Trees	4	2	2	2	2
Minimum Shrubs	-	100	80	80	50
Hedge	Continuous	Continuous	-	-	-
Minimum Fence (FT)	-	8	6	0/4	0/4
Minimum Wall (FT)	6	6	-	-	-
Minimum Berm (FT)	5	3	-	-	-

E. **Buffer Matrix.** Table 4.X.X. defines the minimum required buffer type when a zoning district abuts a different zoning district. Nothing in this section shall preclude an applicant from installing a buffer type exceeding the minimum standards.

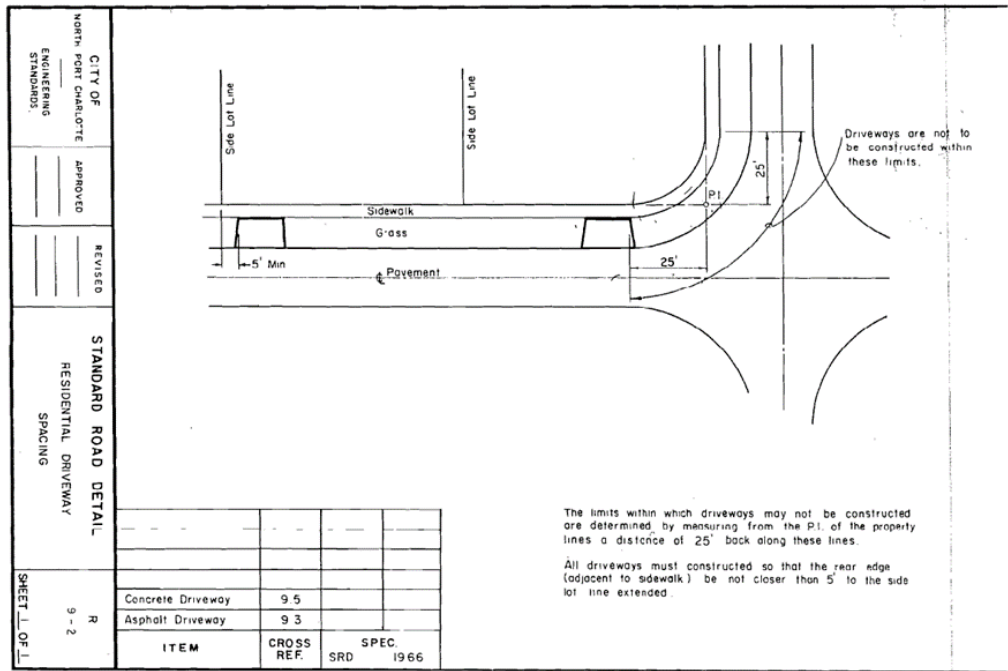
- (1). The buffer requirement for the “AC” district below applies to all Activity Center districts.
- (2). The buffer requirements for the “ROW” column in **Table 4.X.X.** below apply to public and private road rights-of-way which are classified as collector road or higher. When a new development is located on a road which does not have a collector road or higher classification, the buffer requirement shall be determined by the zoning district of the properties across the street.
- (3). Where parking lot landscaping requirements overlap with these buffer requirements, they shall be counted toward the perimeter buffer requirements.
- (4). **Exemptions:**
 - a. Single- and two-family structures on a platted lot of record; and
 - b. Bonafide agricultural uses in the AG district.

Table 4.X.X. Buffer Matrix

NEW	EXISTING														
	AG	R-1	R-2	R-3	MH	EC	C	GU	I-1	I-2	MX-1	MX-2	AC	V	ROW
AG	-	E	D	D	D	E	C	C	C	B	C	B	B	B	E
R-1	E	-	E	D	C	E	C	C	C	B	C	C	C	C	-
R-2	C	D	-	D	D	D	C	D	C	B	C	C	C	C	-
R-3	B	B	C	E	C	B	E	D	D	C	D	E	D	D	D
MH	C	C	C	C	E	C	B	C	C	B	C	C	B	B	C
EC	E	E	D	C	C	-	C	D	C	B	C	B	B	B	E
C	B	B	C	D	C	B	E	D	D	C	C	D	D	C	D
GU	C	C	C	D	D	D	E	E	D	C	C	D	D	D	E
I-1	B	B	B	B	B	A	C	C	E	C	B	C	C	C	D
I-2	A	A	A	B	B	A	B	B	D	E	B	B	B	B	C
MX-1	C	D	D	D	D	C	D	D	C	B	-	D	D	D	E
MX-2	A	A	B	D	B	B	D	D	C	C	D	-	D	D	-
AC	A	A	B	C	B	B	D	D	D	D	B	C	E	C	-
V	A	B	B	C	B	B	C	D	C	C	B	C	C	E	B

Section 4.X.X. Single- and Two-Family Development

- A. **Applicability.** In addition to other applicable provisions of the ULDC, single-family, single-family attached, or two-family development in the AG, R-1, R-2, and MX-1 zoning districts are subject to the requirements of this article.
- B. **One residence per parcel.** One single-family residence may be constructed per parcel in the AG and R-1 zoning districts; this does not include accessory dwelling units. For this section, a parcel may be one or many platted lots combined for tax purposes or unified by title.
- C. **Water and Sewer.** New single-family, single-family attached, or two-family development shall connect to city water and sewer where available. When water and sewer are not available, well and septic may be utilized with a permit from the applicable state agency. The applicable state agency may have minimum separation requirements that cannot be met on a single, platted property. When City water or wastewater is not available on a property, always verify the requirements with the applicable state agency to ensure a proposed development will fit on a specific property with the required infrastructure.
- D. **Driveway.** All single- and two-family development shall be connected to a public right-of-way by a driveway of concrete, brick paver, or other material approved by the Public Works Department. Driveway aprons in the City-owned right-of-way shall be constructed of impervious material, such as concrete, asphalt, or brick pavers. Driveways shall include the following requirements:
 - (1). **Front-facing garage.** When a single- or two-family residence has a front-facing garage, the driveway shall measure a minimum length of eighteen (18) feet between the garage and the property line and minimum width of ten (10) feet measured at the property line.
 - (2). **Side-loaded garage.** When a single- or two-family residence has a side-loaded garage, the driveway shall extend to a minimum width of thirty (30) feet in front of the garage to allow for proper vehicular parking movement. The driveway may narrow to ten (10) feet at the property line.
 - (3). **Properties on major roads.** Single-family, single-family attached, or two-family development located on a right-of-way classified as a collector road or higher shall install a circular or hammerhead driveway to eliminate the need or incentive to back into the roadway.
 - (4). **Driveways to Detached Garages or ADUs.** Gravel or another alternative material may be utilized within the property lines for driveway extensions.
 - (5). **Separation.** Driveways shall be no closer than twenty-five (25) feet to any intersection as measured from the point of intersection of the property lines as indicated in the diagram below.



- E. **Trash and Recycling Receptacles.** New single- and two-family residences shall include a designated place to store trash and recycling receptacles, which shall be:
 - (1). Located on a concrete pad measuring a minimum of thirty-six (36) in deep and sixty (60) inches wide; and
 - (2). Shielded from view from the right-of-way with a fence, wall, vegetation, or other containment method.
- F. **Mechanical Equipment and Fuel Storage Tanks.** Ancillary mechanical equipment and storage tanks for propane, natural gas, or other material may not be installed in a location visible from a public or private street and shall be located on the side or rear of the primary structure.
- G. **Garage.** Single-family development in the R-1 zoning district shall include a garage with minimum dimensions of fourteen (14) feet by twenty (20) feet of unobstructed space.
 - (1). Carports are prohibited as the sole vehicular storage area in the R-1 district. Carports may be permitted for single-family development in the other zoning districts when a storage area with a minimum size of one hundred (100) square feet is provided.
 - (2). No garage or storage area shall be used as living quarters unless another garage is constructed prior to conversion.
 - (3). An operable garage door capable of providing access to the garage by a motor vehicle is required.

Section 4.X.X, Activity Centers

- A. **Generally.** These regulations apply to all properties within the AC districts or designated as Activity Centers in the City's Comprehensive Plan. This section seeks to ensure that properties within an Activity Center have identifying architectural characteristics and pedestrian-oriented design. The Activity Center Design Standards are supplementary to Section 4.X.X., Multi-Family, Non-Residential, and Mixed-Use. North Port City Center Green is Pantone 567C. The City color is preferred for right-of-way furniture and accents, but not required.

- B. **Blueway Connections.** The City's canals provide a natural barrier between land uses and provide opportunities for connectivity, recreation, and public space. Activity Centers located along waterways shall incorporate a common area along the length of the adjacent waterway, including pedestrian amenities such as gardens, seating, and walkways that connect the blueways to the Activity Center's sidewalk system. These Blueway Commons areas shall be available to the public.
- C. **Building Height.** Structures over forty (40) feet in height shall be stepped back a minimum of ten (10) feet on all facades facing a public right of way or abutting an R-1, R-2, or MX-1 district.
- D. **Corner Lots.** Corner lots with frontage on one or more public rights-of-way shall provide at least one entrance per right-of-way with a maximum of two entrances per street. Entrances may be placed at an angle facing the intersection of the two rights-of-way to achieve compliance with this standard.
- E. **Community Amenities.** Development in the Activity Centers shall include the following elements for the public benefit:
 - A. **Benches.** Benches shall be placed at least every one-quarter (0.25) miles or 1,320 feet along all roadways.
 - B. **Bicycle Racks.** Bicycle racks, able to accommodate at least two (2) bicycles, shall be placed with every bench.
 - C. **Landscaped Planters.** Planters with a minimum height of two (2) feet shall be placed along sidewalks and entryways at a ratio of two (2) planters for every fifty (50) feet of building frontage. Planters shall be landscaped and irrigated in perpetuity to complement the rest of the landscaping on site.
 - D. **Public Art.** Public Art shall be provided per ULDC Chapter 2, Section 2.2.11.
- F. **Crosswalks.** Brick pavers or stamped concrete shall be installed at all intersections, pedestrian crossings, and turn lanes on any arterial or collector roadway.
- G. **Entrances.** Main entrances shall face the public right-of-way to facilitate pedestrian-oriented design. Secondary entrances may be included in the building design to provide an entrance adjacent to parking or other common areas. All entrances shall be architecturally emphasized and covered with a minimum coverage depth of ten (10) feet and a width of twenty-five (25) feet. Main entrances shall provide continuous coverage to weather and sun between adjacent entrances to allow patrons to safely walk from one entrance to another under cover whenever possible.
- H. **Glazing.** Activity Centers have additional glazing requirements, particularly on the first floor, to facilitate pedestrian-oriented design.
 - (1). At least fifty percent (50%) of street-level façades of non-residential development shall provide the appearance of glazing or windows. A minimum of fifty percent (50%) of the street-level glazing shall be transparent. The bottom of windows shall begin no higher than two feet above grade level, and the top of all windows and doors shall be no lower than eight feet above grade level. Taller windows are encouraged.
 - (2). Facades above street level shall incorporate a minimum of thirty percent (30%) glazing.
- I. **Utilities.** All utility infrastructure shall be buried.

Section 4.X.X. Multi-family, Non-residential, and Mixed-Use

- A. **Generally.** These regulations apply to all development except single- and two-family residential and bona fide agricultural development. The appearance of multi-family, non-residential, and mixed-use development affects the aesthetic quality of the City. Development with minimal architectural features detracts from the City's image and character.

- B. **Building Height.** New buildings that are more than twice the height of any existing building within 300 feet shall be designed to provide a transition between buildings of lower height.
- C. **Corner Lots.** In addition to other requirements, corner lots at an intersection of two or more arterial or collector roads must be designed with additional architectural embellishments, such as corner towers, or other such design features, to emphasize their location as gateways and transition points within the community.
- D. **Dumpster Enclosures.** Except where noted below, all sites with uses other than single-family residences and duplexes shall provide commercial trash receptacles in accordance with the regulations in this section.
- (1). **Screening.**
 - a. All commercial trash receptacles shall be enclosed from view on at least three sides by an **XXX** foot wall and landscaping per Section **XXXX** with an opaque swinging or sliding door concealing it from view.
 - b. The principal structure may be used as the opaque visual barrier on one or more sides, provided the commercial trash receptacle is completely concealed from view.
 - (2). **Location.** Dumpster enclosures shall be located on the side or rear of the property with a minimum setback of ten (10) feet. All dumpster enclosures shall be located so that a sanitation vehicle has physical access to the commercial trash receptacle, including the ability to maneuver the collection truck within the site safely.
 - a. Commercial trash receptacles shall not be located on unimproved sites.
 - b. Commercial trash receptacles and accompanying visual barriers are subject to the following:
 - a. When located in a public utility or drainage easement, the property owner shall be solely responsible for the removal of the commercial trash receptacle as well as for any cost resulting from disturbance, damage, destruction, or restoration of the receptacle resulting from work associated with utilities in such easement. The City may require the property owner to agree, in writing, to indemnify and hold the city harmless from any costs or expenses resulting from placing a commercial trash receptacle in an easement.
 - b. A commercial trash receptacle may be placed on an adjoining property provided that the premises are adjacent to or directly behind the development and written consent of the adjoining property owner is submitted to and approved by the Director. The adjoining property owner may revoke this consent upon written notice to the development and the Director. The development shall have 30 days from revocation to relocate the commercial trash receptacle and comply with this section's requirements.
 - (3). **Dimensions.** The dumpster enclosure shall have a minimum interior dimension of ten feet by ten feet and a height of at least six inches higher than the enclosed commercial trash receptacle. Neither the dumpster enclosure nor the gate providing access to the commercial trash receptacle shall be considered a fence or a wall pursuant to the City Code of Ordinances or Land Development Code.
 - (4). Each commercial trash receptacle shall be located on a concrete pad.
 - (5). All solid waste or other refuse, including recycling materials stored in commercial trash receptacles, shall be concealed by a lid attached that shall remain in the closed position

unless materials are being placed into the receptacle or the receptacle is being serviced. No material shall be permitted to overflow the receptacle.

- (6). In the event a commercial trash receptacle is in a dumpster enclosure that includes a gate, regardless of whether such a gate would have been required pursuant to this section, the gate shall be of a type that opens sufficiently to allow unimpeded access to the trash receptacle by the sanitation vehicle and shall have drop pins, hooks, or other devices installed to hold the gate open while the receptacle is being serviced. All gates shall remain closed unless the receptacle is being serviced.
- (7). **Maintenance.** Commercial trash containers shall be maintained in a manner that is not a nuisance to surrounding uses.

- a. The receptacle shall be stored in the enclosure, and the gate(s) to the enclosure shall remain closed at all times unless it is being accessed at that time.
- b. Refuse may not be left outside of the enclosure or on the ground within the enclosure.

E. **Entrance Features.** Public entrances shall be emphasized with architectural features and detailing that create a frame and definition. When a development is located on an arterial or collector street, the entrance shall be oriented toward the arterial or collector street.

F. **Equipment Shielding.** Mechanical equipment shall be located on the roof and shielded from view on all sides, including the top, to ensure it is not visible from all rights-of-way, sidewalks, navigable waterways, and adjacent structures. In instances where equipment cannot be located on the roof, the equipment shall be shielded from view from the public by a 100% opaque wall or fence and landscaping.

G. **Glazing.** Primary building facades and all facades facing a public right-of-way, alley, or navigable waterway shall have the appearance of a minimum of 30% glazing. Other facades shall have the appearance of a minimum of 15%.

H. **Roof Treatment.** Variations in roof lines must be used, to add interest to, and reduce the massing of buildings. Roof features and materials must be in scale with the building's mass and complement the character of adjoining and/or adjacent buildings and neighborhoods. The following standards identify appropriate roof treatments and features.

- (1). **Roof edge and parapet treatment.** The roof edge and/or parapet must have a vertical change from the dominant roof condition, in two locations. At least one such change must be located on a façade facing a public right-of-way.

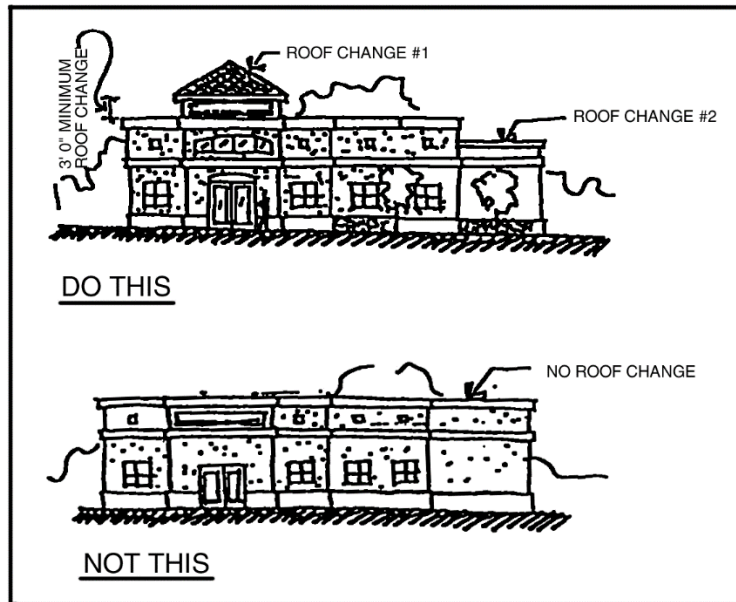


ILLUSTRATION #8

- (2). Roofs must be designed to include at least two of the following requirements:
- Three or more roof slope planes per primary façade
 - Sloping roofs, which do not exceed the average height of the supporting walls, must have an average slope equal to or greater than 4V:12H but not greater than 12V:12H;
 - Additional vertical roof changes with a minimum change in elevation of two feet (flat roofs must have a minimum of two changes); or
 - Three-dimensional cornice treatment which must be a minimum of ten inches in height with a minimum of three reliefs.

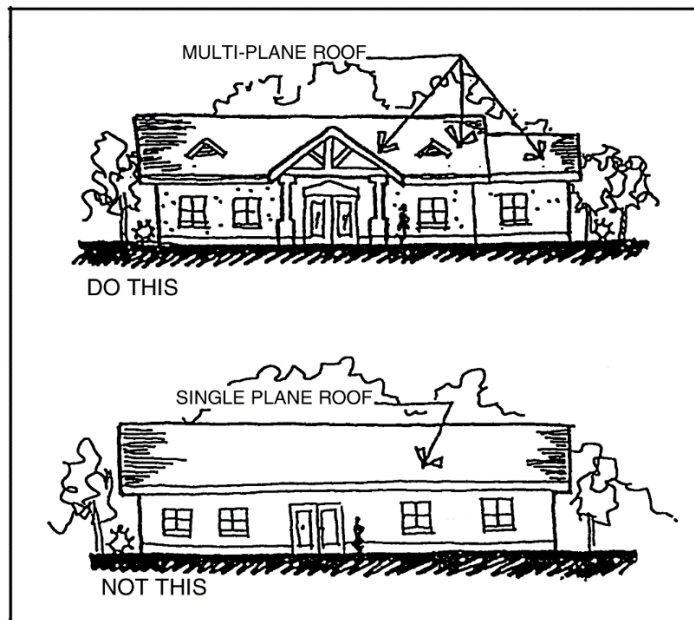


ILLUSTRATION #9

- (3). Prohibited roof types and materials. The following roof types are prohibited:
- Roofs utilizing less than or equal to a 2V:12H pitch unless utilizing full parapet coverage or mansard; and

- b. Mansard roofs except roofs with a minimum vertical distance of eight feet and an angle between 45 and 70 degrees from horizontal.
- I. **Wall Façades.** All primary facades of a building must be designed with consistent architectural style, detail, and trim features.
 - (1). Buildings shall provide a minimum of three of the following building design treatments integrated with the massing and style of the buildings. All architectural details shall be of consistent and compatible colors, shapes, materials, and design.
 - a. Awnings or attached canopies;
 - b. Overhangs;
 - c. Porticos;
 - d. Arcades, a minimum of eight feet wide;
 - e. Peaked roof forms;
 - f. Windows;
 - g. Clock or bell towers; or
 - h. Any other treatment that the Director of the department responsible for land development finds meets the intent of this section.
 - (2). The design elements in the following standards must be integral parts of the building's exterior facade and must be integrated into the overall architectural style. These elements may not consist solely of applied graphics or paint.
 - a. **Blank walls.** Building walls and facades must avoid large blank wall areas by including at least three of the design elements listed below in a repeating pattern. At least one of the design elements must repeat horizontally.
 - i. Texture change;
 - ii. Material change;
 - iii. Architectural features such as bandings, bays, reveals, offsets, or projecting ribs.
 - iv. Building setbacks or projections; or,
 - v. Pattern change.
 - b. **Materials.** Exterior building materials contribute significantly to the visual impact of a building on the community. They must be well-designed and integrated into a comprehensive design style for the project.
 - i. The following exterior building materials cannot be used on more than 50 percent of the building facade area:
 - a) Plastic or vinyl siding except to establish the "old Florida" look;
 - b) Corrugated or reflective metal panels;
 - c) Tile (prohibition does not apply to roofs);
 - d) Smooth, scored, or rib-faced concrete block;
 - e) Any translucent material, other than glass; or
 - f) Any combination of the above.
 - ii. Building trim and accent areas, consistent with the overall building, are limited to ten percent of the affected wall area, with a maximum trim width of 24 inches.
- J. **Stormwater Areas with Fountains.** Retention ponds exceeding one (1) acre or 21,780 square feet in size shall be designed as an amenity that includes a fountain or a waterfall with night lighting and a

stabilized perimeter walking path with benches, bollard lighting, and at least one ADA-accessible drinking fountain.

Section 4.X.X. Generally

This Article and the regulations contained in the City Code establish the fire and life safety standards for the City's built environment.

Section 4.X.X. Fire Hydrants

- A. **Locations.** Fire Hydrants shall be located according to the following:
 - (1). Fire hydrants in non-residential, mixed-use, and multi-family (three (3) or more attached units) subdivisions and developments shall be spaced no greater than four hundred (400) feet apart, as measured by hose lay along the street.
 - a. Isolation valves shall be installed in non-residential, mixed-use, and multi-family subdivisions pursuant to City of North Port Utilities Standards for water and wastewater systems.
 - (2). Fire hydrants in single-family or single-family attached (not more than two (2) units) residential subdivisions and developments shall be spaced no more than eight hundred (800) feet apart, as measured by hose lay along the street.
 - a. In single-family residential subdivisions and developments, isolation valves shall be installed at intervals so that no break or repair shall necessitate shutting down a length of pipe greater than eight hundred (800) feet.
 - (3). All efforts shall be made to locate fire hydrants at intersections.
- B. **Public Hydrants.** The developer shall bear the cost of fire hydrant installation. After installation, inspection, and testing, fire hydrants shall be dedicated to the City of North Port Utilities Department for maintenance.
- C. **Private Hydrants.** Privately owned fire hydrants shall be installed only with the approval of the Fire Rescue District and North Port Utilities Department.
 - (1). Hydrants shall be installed per NFPA 14 and North Port Utilities Department specifications. Maintenance shall be conducted on an annual basis and include painting. Per NFPA 25, the owner, association, or representative shall forward the maintenance, inspection, and testing certification to the City of North Port Fire Rescue District.
- D. **Hydrant Clearance.** The minimum clearance around all fire hydrants shall be seven and one-half (7½) feet on each side, seven and one-half (7½) feet in front, and four (4) feet in the rear.
 - (1). There shall be a minimum of eighteen (18) inches of clear height from the finished grade to the center of the pumper nozzle nut.
- E. **Traffic Markers.** The developer shall affix blue traffic markers per the standards of the most current Florida Department of Transportation (FDOT) Standard Plans for Typical Placement of Raised Pavement Markers for all new fire hydrants.
- F. **Dry hydrants.** Where required by the Fire Rescue District, subdivisions and commercial development projects without a central water system shall conform to the following standards:
 - (1). Dry hydrant drafting point assemblies shall be provided when bodies of water are available. Dry hydrant placement shall be with the approval of the Fire Chief or designee and shall be designed by a Florida registered engineer in accordance with NFPA 1231, Standard on Water Supplies for Suburban and Rural Fire Fighting.
 - (2). The Engineer shall certify the water availability.

Section 4.X.X. Water Supply

- A. **Distribution system capabilities.** The distribution systems shall be capable of delivering fire flows listed in the table below, in residential areas consisting of one- and two-dwelling units not exceeding two (2) stories in height:

DISTANCE BETWEEN BUILDINGS (FEET)	NEEDED FIRE FLOWS (GALLONS PER MINUTE)
OVER 100	500
31—100	750
11—30	1,000
10 OR LESS	1,500

- (1). The procedure determining fire flow requirements for Non-residential, Mixed-Use, and Multi-Family shall be in accordance with The Florida Fire Prevention Code. Delivery capability shall be a minimum standard required, in addition to domestic requirements, at a residual pressure of not less than twenty (20) pounds per square inch.
 - (2). The water mains should be interconnected with a maximum distance between intersecting mains of one thousand seven hundred sixty (1,760) feet. The City Utility Director may require larger diameter mains for long lines that are not connected to other mains at intervals close enough for proper mutual support.
 - (3). Sufficient storage or emergency pumping facilities shall be provided to such an extent that the minimum fire flows will be maintained. On curbed streets, the curb shall be appropriately marked to indicate the point where the water line crosses to each abutting lot. Valves shall be installed at intervals so that no break or repair shall necessitate shutting down a length of pipe greater than four hundred (400) feet, as measured along the street in for Non-residential, Mixed-Use, and Multi-Family subdivisions, or greater than eight hundred (800) feet in single-family residential subdivisions.
- B. Subdivisions, Non-residential, Mixed-Use, and Multi-Family development without a central water system shall also conform to the following additional regulations:
- (1). Said developments shall have a fire-protection system designed by a Florida licensed engineer in accordance with NFPA 1231, Standard on Water Supplies for Suburban and Rural Fire Fighting.
 - (2). Water for fire protection shall be made available on the fire ground at a rate not less than the required fire flow.
 - (3). When bodies of surface water are available, drafting points consisting of a dry hydrant assembly with eight (8) inch pipe and Fire Department connections shall be provided. A Florida licensed professional engineer shall certify the water availability to withstand the fifty (50) year drought.
 - (4). Drafting points shall be spaced at approximately the same intervals of length as required for fire hydrant spacing and shall be approved by the "Authority Having Jurisdiction" (AHJ).

Section 4.X.X. Fire Rescue Access During Construction

A. Primary Access Roads.

- (1). The primary access road shall generally extend to within one hundred (100) feet of the construction areas and, as such construction progresses, shall extend to provide consistent emergency access. The entry roadways shall be a minimum of twenty (20) feet wide, stabilized base compacted to ninety percent (90%) density with a Limerock Bearing Ratio (LBR) of eighty (80). The access road shall support the imposed loads of fire apparatus with a minimum weight of forty (40) tons.
- (2). The fire hydrant system shall meet the minimum spacing and distancing requirements outlined in **Section 4.X.X** and be fully activated within four hundred (400) feet of the construction area, measured along the road (eight hundred (800) feet in single-family home developments), prior to combustibles arriving on site. As construction progresses, the fire hydrant system shall be extended to provide a consistent water supply for fire suppression.

B. Secondary Access Roads.

Secondary and other access roadways shall be maintained throughout construction for access to the property. The secondary access roadways shall be constructed to the same criteria as the primary access and shall support the imposed load of a fire apparatus of at least 40 tons.

- (1). The entry point shall be designated by a sign with six (6) inch letters: "FIRE RESCUE ACCESS POINT."
- (2). The sign must be reflective, weather resistant, and suitable for the environment and measure twelve (12) inches by eighteen (18) inches with a white background and red letters. The Sign shall be visible from the nearest major road to the project.
- (3). If the roadway is longer than one hundred (100) feet, red survey stakes shall be used to delineate the roadway. Stakes shall be reflective, weather resistant, and suitable for the environment, with a minimum offset of thirty (30) feet on both sides of the roadway.
- (4). If required by the AHJ at the secondary access road, a water source shall be provided within four hundred (400) feet of construction (measured by hose lay) to provide a consistent water supply for fire suppression.
- (5). The water supply shall be approved by the AHJ.
- (6). On all access drives (paved or unpaved), all construction traffic shall park on one (1) side of the street to maintain a minimum twelve (12) foot wide clearance for emergency vehicles.

C. Design.

With the approval of the AHJ, access roads of stabilized base covered with turf or decorative pavers designed by a professional engineer, clearly delineated with approved signage, may be permitted.

Section 4.X.X. Roadways, Parking Lots, and Driveways

- ### A. Access Points.
- New subdivisions and developments shall have a minimum of two (2) fully functional access drives, remotely located from one another, as determined by the AHJ. Where feasible, the access drives shall not be accessed from the same roadway. Residential subdivisions and developments with fewer than one hundred (100) dwelling units shall provide one (1) fully functional access drive and one (1) emergency access drive into the community. The single access drive shall meet the requirements in **Section 4.X.X.B Fire Rescue Access During Construction**. The emergency access drive shall meet the requirements in **Section 4.X.X.C Fire Rescue Access During Construction**.

The AHJ shall have the authority to require additional measures when necessary to ensure public safety.

- (1). A minimum vertical clearance of thirteen (13) feet, six (6) inches is required.
- (2). Roadway, parking lot and driveway turning radii shall be designed to standards included in Article XX, Transportation, of the ULDC, the Engineering Design Manual, and all other applicable regulatory documents as amended.
- (3). The Engineer of Record shall submit drawings clearly indicating vehicle stacking and turning radii of all roads, entrances, cul-de-sacs, and parking lots.

B. Dead-End Roads. Dead-end roads shall provide appropriate turning space for fire apparatus per the requirements in this section.

- (1). Dead-end fire department access roads longer than one hundred fifty (150) feet shall provide appropriate turning space for fire apparatuses. Acceptable turnarounds include cul-de-sac, T-turn, or Y-turn.
 - a. The paved surface of a cul-de-sac turnaround shall have a centerline radius of no less than fifty (50) feet.
 - b. The paved surface of a T or Y turn shall have a depth of no less than 40 feet.
- (2). Dead-end roads shall not exceed twelve hundred (1,200) feet and shall provide appropriate turning space for fire apparatus. Acceptable turnarounds include cul-de-sac, T-turn, or Y-turn.
 - a. The paved surface of a cul-de-sac turnaround shall have a centerline radius of no less than fifty (50) feet.
 - b. The paved surface of a T or Y turn shall have a depth of no less than 40 feet.

Section 4.X.X. Fire Lanes and Fire Department Accessibility to Buildings

A. Fire Lanes. Fire lanes shall be provided for all non-residential, mixed-use, and multi-family development per the requirements in this Section.

- (1). Required fire lanes shall be provided with the inner edge of the roadway no closer than ten (10) feet and no farther than thirty (30) feet from the building. Fire lanes shall extend a minimum of thirty (30) feet on each side of a public entrance or unit of a building.
 - a. Fire lanes shall have a surface designed to accommodate fire apparatus with a minimum weight of forty (40) tons.
 - b. Buildings having ramps or other elevated roadways shall have posted weight limit signs.
- (2). All fire lanes shall have a minimum width of twelve (12) feet.
 - a. All fire lanes shall be completely outlined with yellow traffic paint by a stripe of eight (8) inches minimum width and diagonal striping a minimum of four (4) inches wide, at least four (4) feet on center, to the curb line.
 - b. The curb, or the line of the curb, shall be painted yellow for the entire length of the fire lane. Within the stripes shall be the words "FIRE LANE - NO PARKING" in block letters of no less than twelve (12) inches in height with a minimum three (3) inch stroke, directly in front of the entry/exit doors.
 - c. All pavement lettering shall be ninety (90) mil thick thermoplastic.
- (3). Fire lanes shall also be marked with freestanding signs with the wording: "NO PARKING - FIRE LANE - BY ORDER OF THE FIRE DEPARTMENT."
 - a. Signs shall be reflective, weather resistant, and suitable for the environment and be twelve (12) inches by eighteen (18) inches with red letters on a white background and

shall be a maximum of seven (7) feet in height from the roadway to the bottom of the sign.

- b. The signs shall be within sight of the traffic flow, shall be readable from both directions and shall be a maximum of fifty (50) feet apart.
- (4). Areas around FDC's shall be considered fire lanes.
- a. This area shall have a minimum width of fifteen (15) feet (seven and one-half (7½) feet on each side of the FDC), and shall be completely outlined with yellow traffic paint by a stripe of eight (8) inches minimum width with diagonal striping a minimum of four (4) inches wide and at least four (4) feet on center, to the curb line.
 - b. The curb, or the line of the curb, shall be painted yellow for the entire length of the FDC fire lane. Within the stripes shall be the words "FDC - NO PARKING" in block letters of no less than twelve (12) inches in height with a minimum three (3) inch stroke.
 - c. All pavement lettering shall be ninety (90) mil thermoplastic.
 - d. All FDC's shall have a sign posted eighteen (18) to twenty-four (24) inches above the appliance and not more than four (4) feet directly behind the FDC. The sign shall be reflective, weather resistant, and suitable for the environment and have the letters "FDC" in six-inch red letter on a white background.

B. Building Access.

- (1). In buildings up to two (2) stories, at least one (1) elevation (side) of each building shall be accessible to the fire department.
- (2). In buildings two (2) stories to four (4) stories, up to a maximum height of fifty (50) feet, at least two (2) elevations (sides) of each building shall be accessible to the fire department.
- (3). In buildings greater than four (4) stories or over fifty (50) feet in height, at least three (3) elevations (sides) of each building shall be accessible to the fire department.

Section 4.X.X. Generally.

- A. **Purpose.** Lighting is essential to building design and site safety and navigation. This Article ensures all exterior lighting is designed, installed, and maintained to provide safe, convenient, and efficient lighting to city residents and visitors while decreasing the impacts of ambient lighting on the natural sky by establishing maximum intensities of lighting and controlling glare from lighting fixtures. The City strives for Dark Skies per the Illuminating Engineering Society of North America.
- B. **Applicability.** The provisions of this section shall govern outdoor lighting (or "exterior lighting") for all development and redevelopment in the City. Lighting shall be designed in a consistent and coordinated manner for the entire project. Lighting shall accent key architectural elements or emphasize landscape features and shall be designed and installed to avoid creating hot spots, glare, or nuisance.
- C. **Exemptions.** The following development types are exempt from the City's lighting requirements:
 - (1). Single-family detached and attached units;
 - (2). Lighting for bridges, flags, and public buildings;
 - (3). Landscape and decorative lights with lamps of sixty (60) watts or less, or the functional equivalent of sixty (60) watts or less;
 - (4). Temporary holiday or event lighting;
 - (5). Lighting required by federal, state, or local laws and regulations;
 - (6). Work in the public right-of-way; and
 - (7). Street lights or other lighting within public rights-of-way.
- D. **Lighting and Photometric Plans.** Lighting and photometric plans shall be required during the review of any site and development plan per Table 2.3.1 to determine consistency with these regulations. Unless otherwise exempt, it is a violation of this section to install or operate outdoor lighting without first obtaining lighting plan approval and subsequent permits.

Section 4.X.X. Outdoor Lighting Standards

- A. **Footcandles.** Illumination levels may not exceed 0.5 footcandles at the property line where the neighboring property is a residential use or is zoned for residential use. Illumination levels may not exceed 1.0 footcandles at the property line for all other uses. Fixtures shall be installed with shields and reflectors to avoid glare and light spilling onto neighboring properties.
- B. **Light Fixtures.** All outdoor lighting fixtures shall be installed in such a manner that the source of each individual light is shielded, positioned, and maintained so as not to be visible off the premises and conform to the following regulations:
 - (1). All fixtures, including security lighting, must be cutoff fixtures.
 - (2). All fixtures must be incorporated into the building or site as an integrated design element through the use of common or complementary style, material, and color.
 - (3). Fixtures may not be tilted towards adjacent properties.
 - (4). Sag lenses, convex lenses, and drop lenses are prohibited.
 - (5). Floodlighting is prohibited except for non-retail industrial uses where the floodlight is internal to the site and cannot be seen from adjacent public rights-of-way and neighboring residential uses or zoning districts.

- (6). Fixtures that decoratively light a building or wall may not light above the parapet of the building or the top of the wall and may not produce glare or spill light.
- C. **Time Controls and Motion Detectors.** Lighting on non-residential sites must include time controls. The time controls must dim all outdoor lights by at least 50% of normal illumination levels within one hour of the close of business on the site. The lights must remain dimmed until the business re-opens in the morning or the automatic light sensors switch the light off in the morning. Where a site includes more than one business, the time controls must dim the lights associated with each discrete place of business within the hour of the respective business closing to the public, but common area lighting may remain fully lit until the last onsite business closes. This requirement does not apply to businesses that operate twenty-four (24) hours a day. Dimmed lights may return to full luminance for no more than 30 seconds if triggered by a motion detector.
- D. **Light Sensors.** All outdoor lighting must include light sensors that automatically turn lights off when daylight exceeds 85% of the ground-level luminance of the fixture.
- E. **Height.** Light fixtures may not exceed thirty (30) feet in height when located within a parking lot and may not exceed fifteen (15) feet on the exterior of the parking area or anywhere else. Height shall be measured from the finished grade to the top of the fixture. Industrial uses at least five-hundred (500) feet from a residential use or residential zoning district, measured between property lines, may include fixtures up to fifty (50) feet in height to illuminate roads or berths used by trucks.
- F. **Design.**
- (1). **Parking lots.** Parking lot lighting must be coordinated with the parking lot's landscaping to avoid conflict in layout. Parking lot lighting must conform to the following regulations:
- a. Lamps must be metal halide, compact fluorescent, LED, or a source that produces a CRI of sixty-five (65) or greater. Wattage may not exceed four hundred (400) watts per bulb unless necessary to illuminate roads or berths used by trucks at industrial uses not within five hundred (500) feet of a residential use or residential zoning district (measured between property lines).
 - b. Illumination levels outside the radius of all light poles must range between 0.6 and 3.6 footcandles. For purposes of this part, the radius of a light pole equals the height of the pole or twenty (20) feet, whichever is greater. Each light pole's radius must be shown on its respective outdoor lighting plan. Areas of a parking lot adjacent to a building canopy, porte-cochere, or other illuminated building overhangs may exceed 3.6 footcandles if the luminance otherwise complies with this Article.
 - c. Light poles must be spaced apart from each other at least 2.5 times the height of the pole.
 - d. Decorative acorn-type fixtures may not exceed eighteen (18) feet in height and may not exceed two hundred fifty (250) watts per bulb. Acorn-type fixtures must have a textured, clear lens and globe, frosted phosphor-coated bulbs, and an internal louvered optical system or refractor-type glass globes that meet the cutoff standards of this part.
- (2). **Streetlights.** Streetlights shall be spaced no greater than 100 feet apart. Light plans for streetlights shall include the following:
- a. All new public streets and commercial and multi-family access points shall be lit.
 - b. Photometric plans shall demonstrate adequate lighting is provided at all crosswalks and access points to roads in accordance with the land development code.

- c. Street lights shall be mounted on non-corrosive poles served by underground wiring with down-turned and shielded lights.
 - d. The lamps shall minimize direct glare and provide reasonably uniform light distribution on the street and sidewalk surfaces.
 - e. The light structure and color of streetlights in an individual subdivision or development shall be consistent throughout the development.
 - f. The lamps and poles to provide the required illumination shall be compatible with the structure types in the subdivision or development.
- (3). **Walkways, bikeways, and trails.** Walkways, bikeways, and trail lighting must conform to the following regulations:
- a. Fixtures must be decorative in appearance, style, and finish.
 - b. Lamps must be metal halide, compact fluorescent, LED, or a source that produces a CRI of sixty-five (65) or greater. Wattage may not exceed one hundred (100) watts per bulb.
 - c. Illumination levels outside the radius of all light poles must range between 0.2 and 2.5 footcandles. Nature trails, walkways, and bikeways may be exempted from this minimum illumination level by the ULDC Administrator that the natural environmental objectives and purposes of the trail, walkway, or bikeway would be unreasonably compromised by this minimum lighting requirement and that the location and environmental design of the trail, walkway, or bikeway reasonably provide natural surveillance and otherwise protects public safety.
- (4). **Canopied areas for vehicles.** Light fixtures in canopied areas for vehicular use, such as drive-through facilities at banks and restaurants, gas stations, porte-cochere, and building canopies and awnings within vehicle use areas, must be recessed or cutoff fixtures. Light fixtures in canopied areas for vehicles shall conform to the following regulations:
- a. Lamps must be metal halide, compact fluorescent, LED, or a source that produces a CRI of 65 or greater. Wattage may not exceed two hundred fifty (250) watts per bulb.
 - b. Illumination at ground level under canopies may not exceed twenty (20) footcandles.
 - c. Canopy fascias may not be internally lit.
 - d. Luminaires in canopies may not rely on surrounding structures, including the canopy edge, for required shielding.
- (5). **Outdoor automobile dealerships.** Illumination at the ground level of outdoor display areas for products such as automobiles, recreational vehicles, motorcycles, and boats, may not exceed 40 footcandles for display rows adjacent to external rights-of-way and may not exceed 24 footcandles for all other areas. Illumination at the ground level of all other outdoor areas of the dealership may not exceed ten (10) footcandles.
- (6). **Fire Lanes and Driveways.** Illumination at the ground level of fire lanes and driveways may exceed the applicable maximum value provided by this part if the planning official finds that strict compliance with the maximum value would create an unreasonable safety hazard, but in no event may the illumination level exceed five (5) footcandles unless the applicable maximum value is greater.
- (7). **Awnings.** Back- and rear-lit awnings are prohibited. Awnings may be lit from above or from the front by fixtures that meet the cutoff requirements. Shielding on awning light fixtures may be tilted above the horizontal in order to effectively illuminate awnings and awning signs from the front or from an angle, but the fixtures must prevent spill light.

- (8). **Parking Garages.** Interior fixtures must be shielded to prevent light from spilling from the garage. Light fixtures on the top deck of a parking garage may not exceed twenty-five (25) feet in height and must be shielded to prevent light spilling from the boundary of the garage deck.

ARTICLE XX – MARINE IMPROVEMENTS

Section 4.X.X. Generally

- A. **Purpose.** The purpose of this Article is to ensure that the erection of water-dependent structures do not adversely affect navigation, natural resources, or the public's health, safety, and welfare by establishing regulations while allowing the local area waterways to be utilized recreationally for this purpose. The City shall not be held liable for any damages that may occur to vessels or persons within the waterways in the City of North Port due to water level alterations.
- B. **Exemptions.** The following maintenance work is exempted from permitting requirements of this chapter, provided that the structures to be maintained were constructed in accordance with a permit issued by the City. Any design change or alternate use of construction material on the structures to be maintained may cause the project to be non-exempt.
- (1). Redecking or resurfacing of docks, piers, and other similar structures within the existing structure's limits and dimensions using materials not impregnated with arsenic.
 - (2). Replacing or repairing handrails, guardrails, and benches.
 - (3). Replacing existing hardware and fasteners on dock decking, framing, and boat lifts.
 - (4). The replacement of riprap at the toe of an existing seawall provided that no native aquatic vegetation is removed or impacted.
 - (5). Maintenance of navigation signage.
 - (6). Projects by the City, State, or Federal governmental agencies performed as part of their normal official duties for the general public.
 - (7). Sealing of cracks in a seawall or bulkhead cap or face.
 - (8). Repair or sealing of the pilasters of an existing seawall or bulkhead.
- C. **Prohibited Uses.** It shall be unlawful for any person to construct, place, install, maintain, permit, allow, suffer, or cause the construction, placement, installation, maintenance, or existence of any fixed structure in, on, over, or upon any of the jurisdictional waters which does not have a water-dependent use.
- (1). Fixed structures that do not have a water-dependent use include, but are not limited to:
 - a. Residences,
 - b. Offices,
 - c. Hotels,
 - d. Motels,
 - e. Restaurants,
 - f. Lounges,
 - g. Retail or wholesale stores,
 - h. Clubhouses,
 - i. Helicopter pads,
 - j. Meeting facilities,
 - k. Commercial signs,
 - l. Transmitting or receiving antennas, and
 - m. Towers or storage or parking facilities.
- D. **Water Quality Standards.** The water quality rules and standards as set forth in Chapter 5 shall be observed.

Section 4.X.X. Building Permits

A. General Permits.

- (1). All requests for docks, pools, and seawalls shall secure a right-of-way permit and building permit.
- (2). All requests for a permit submitted in writing to the City of North Port, and shall include an overall site plan of the area, including dimensions. The written application shall include but not be limited to the following information:
 - a. A completed application form.
 - b. Signed and sealed site plan and construction drawings demonstrating compliance with all applicable requirements and specifications in this Article, including water depths referenced to mean low water (MLW) or mean high water (MHW), as appropriate.
 - c. Copies of all State and/or Federal agency permits and/or notices of exemption.
- (3). The following maintenance activities shall require a permit:
 - a. Repairs to bridges, walkways, and utility crossings where the structure spans the waterway.
 - b. Repair and/or replacement of the tieback systems on an existing seawall or bulkhead, provided that the contractor submits an engineering plan that the City determines meets acceptable standards for professional engineering design.
 - c. Repairs to the cap of an existing seawall.
 - d. Roadway, stormwater management, and bridge maintenance activities which are performed or authorized by the City to correct safety deficiencies or are undertaken to maintain the continuity of existing use for an established road, road right-of-way, or stormwater management structure to the bridge.

Section 4.X.X. Requirements

1. Permits shall not be issued for private, single-family residential docks, including piers, access ramps, terminal platforms, boat hoists, stairways, walkways, and mooring pilings, unless and until the following additional specific criteria have been met:
 - 1. Single-family docks.**
 - a) No more than one (1) dock may be permitted per single-family property and shall not be used for the mooring of more than two (2) vessels.
 - b) A dock and mooring structures may extend a maximum of 1/3 of the width of the platted waterway.
 - c) All dock or pier structures must be set back a minimum of five (5) feet from the side lot lines.
 - d) The dock must have a narrow access ramp no more than six (6) feet wide which leads to a wider main or terminal platform.
 - e) The terminal platform must not exceed two hundred fifty (250) square feet in area.
 - f) Mooring piling shall project above the surface of the water or land four (4) feet or higher as may be necessary for use and application.

g) Docks along seawalls in canals, called marginal docks, shall be of minimal size not to exceed a total of two hundred fifty (250) square feet and shall be built directly against the seawall, as long as the littoral zone is not preempted.

h)

i)

2. Multi-family docks.

- a) The main access ramp shall be no more than six (6) feet wide.
- b) Crosswalks shall be no more than six (6) feet wide.
- c) The terminal platform shall be no more than eight (8) feet wide.
- d) Finger piers may be no more than five (5) feet wide and twenty-five (25) feet long.
- e) Mooring pilings will be required when they can be used in lieu of additional structure size.
- f) All dock or pier structures must be set back a minimum of fifteen (15) feet from the nearest property line.

3. Commercial docks and piers.

- a) The terminal platform, together with any catwalks or finger extensions, shall not exceed two hundred fifty (250) square feet, nor eight (8) feet in width. In areas of an aquatic preserve, the size of the terminal platform shall not exceed one hundred sixty (160) square feet.
- b) Boathouses and vessel lifting devices shall be considered a part of a Dock structure for the purposes of calculating maximum square footage. Boathouses shall not exceed a maximum size of two hundred fifty (250) square feet, including the terminal platform area. Maximum roof overhang shall be three (3) feet from the support pilings. Boathouses and vessel lifting devices must have open sides and shall not exceed fifteen (15) feet in height as measured from mean high water.
- c) Boathouses Boathouses must have a pitched roof of not less than four (4) feet horizontal to one (1) foot vertical slope.

4. **Boat ramps.** Bulkheads shall in no case exceed five (5) feet waterward of the MHW. Tie-up piers shall not exceed the length of the boat ramp and a width of six (6) feet and may have a single catwalk or "L" not to exceed twenty (20) feet in length and four (4) feet in width.

5. Seawalls, bulkheads, and retaining walls.

- a. Riprap stacked at a minimum of two horizontal: one vertical (2H:1V) slope, at least to the height of mean high water (MHW), or four (4) feet above bottom, whichever is less; or
- b. A minimum three (3) feet wide littoral zone planted and maintained with native non-invasive aquatic vegetation at the appropriate elevations.
- c. No new seawalls or replacement of existing seawalls are permissible along the designated Class I portion of the Myakkahatchee Creek, including the Myakkahatchee Bypass Canal.
- d. The height of a seawall measured from the top of the cap shall be a minimum of four (4) feet above mean low water (MLW).
- e. No rubbish, old chunks of concrete or anything but sand and shell shall be dumped along the seawall or in the channel.

(1).

(2).

Section 4.X.X. Specifications.

Docks and pilings shall conform to the following:

- A. No dock shall be built so as to extend above the top of the seawall cap, if a seawall exists
- B. The closets part of any boat lift or davit shall be at least five (5) feet from the side property line.

- C. Pilings. Wooden piling shall be of pressure-treated creosote or comparable process and shall measure a minimum of eight (8) inches in diameter at the butt end. Concrete or metal pilings of comparable size and/or strength may be used. Any piling used to support a dock must be sunk at least to the depth of hard sand or to the point of refusal so that the piling could remain upright unsupported by props. Such pilings shall be placed no more than eight (8) feet apart except when four-inch-wide stringers are used, then the pilings may be up to ten (10) feet apart.
- D. Stringers.
 - 1. Supporting timbers shall be of treated lumber no less than two (2) inches thick and six (6) inches wide, nominal measurement. Galvanized or stainless steel lag screws of no less than one-half-inch in diameter shall be used to secure a stringer to the seawall cap. Such screws shall be screwed into anchors imbedded not less than two (2) inches into the seawall cap. These supporting screws shall be placed at intervals not more than five (5) feet apart.
 - 2. Stringers where secured to pilings shall be secured by:
 - 3. Galvanized nails of not less than twenty (20) penny; or
 - 4. Galvanized lag screws of not less than three-eighths-inch in diameter and imbedded not less than three (3) inches into the piling; or
 - 5. Galvanized or stainless steel through bolts of not less than three-eighths-inch in diameter secured with washer and nut.
- E. Decking. Wooden decking shall be of treated lumber not less than two (2) inches thick and six (6) inches wide and shall be secured to stringers with galvanized nails of not less than ten (10) penny or the equivalent galvanized lag screws. Concrete slab decks shall be not less than four (4) inches thick and reinforced with a grid of eight-inch squares of steel rods not less than one-half inch in diameter. The slab shall be placed, poured and finished in keeping with good engineering practices. The decking and walking surfaces shall be designed and constructed to ensure a maximum of light penetration through the dock. Maximum plank width shall be eight (8) inches with a minimum of one-half (½) inch spacing required between decking planks.
- F. Plans for marine elevators, boat lifts and davits shall show the following:
 - 1. The design of the foundation. If general specifications as issued by the contractor are used to portray the information required for a permit, the design of the foundation shall bear the seal of a professional engineer.
 - 2. The lift capacity of the marine elevator, boat lift or davits and the dead weight of the vessel for which it is to be used.

Section 4.X.X. Nonliability of city for construction or maintenance.

It is understood that the specifications set forth in this article are minimum guideline specifications and that due to the uncertainties and special conditions inherent in the construction of seawalls, docks, boat lifts and davits the ultimate responsibility for the proper design thereof rests with the state-licensed engineer who shall sign and seal the design prints submitted for building permits. The ultimate proper construction on such approved engineer's design shall rest with the contractor employing proper construction procedures and techniques in erecting such seawall, dock, boat lift or davits, and the ultimate responsibility for the maintenance of such seawall, dock, boat lift or davits as a safe structure shall thereafter rest with the owner thereof, it thus being the express intent of the city that the property owner, the designing engineer and the contractor, individually or collectively, will be held accountable for any degree of functional or structural failure

and that the minimum specifications referred to above are promulgated by the city as a purely governmental function mandated by the Florida Building Code for which the city assumes no obligation or responsibility; nor does the city, by the issuing of a construction permit, inspecting or failure to inspect such construction, or any other act, assume any obligation or responsibility to anyone for the structural or functional adequacy of a seawall, dock, boat lift or davits which, by their very nature, are subject to special and varying conditions which warrant special design, construction and maintenance procedures and techniques. Accordingly, in issuing any such permit, the city does not assume any responsibility for the accuracy or reliability of the information shown by the construction plans or with their conformity to either the minimum specifications set forth above or with any ascertainable approved minimum governmental standard.

ARTICLE XX – OPEN SPACE

Section 4.X.X. Generally

- A. **Purpose.** Open Space provides natural areas in all development in perpetuity.
- B. **Applicability.** Except as exempted in accordance with subsection (C) below:
 - (1). **New Development.** All new development shall comply with the standards in this section.
 - (2). **Existing Development.** Any expansion or alteration of development existing prior to **DATE XXXXX** shall comply with the standards of this section to the maximum extent practicable if the expansion increases the building's floor area by fifty (50) percent or more or the alteration involves fifty (50) percent or more of the building's floor area (including interior alterations), as measured over any five-year period.
- C. **Exemptions.** The following development is exempt from the standards in this section:
 - (1). Platted single-family or two-family (duplex) dwellings on individual lots;
 - (2). Utility facility uses;
 - (3). Minor Subdivisions; and
 - (4). Bonefide Agricultural Uses.

Section 4.X.X. Open Space Requirements

Development subject to the standards in this article shall provide the minimum amounts of open space set-asides identified in Table 4.X.X.X Open Space Requirements, based on the use and the zone district classification.

Table 4.X.X.X. Open Space Requirements

Use Type	Open Space Requirement
Residential	35
Commercial	20
Industrial	15
Mixed-Use	20

Section 4.X.X. Areas that Count as Open Space

- A. Table 4.X.X.X. contains information on the areas which count toward the City's Open Space requirements.

Table 4.X.X.X. Areas that Count Toward Open Space

AREA TYPE	DESCRIPTION	REQUIREMENTS
Natural Features	Lakes, rivers, streams, ponds, wetlands, other riparian areas, flood hazard areas, natural vegetation, and wildlife habitat areas that are useable by the public for passive recreation.	<ul style="list-style-type: none"> • Preserving any existing natural features and flood hazard areas shall be the highest priority for locating open space set-asides. • Maintenance is limited to the minimum removal and avoidance of hazards, nuisances, and unhealthy conditions.
Passive Recreation	Formally planned and regularly maintained open areas that provide passive recreation opportunities, including arranged plantings, gardens,	Formal plantings and gardens shall have at least one direct access to a building, street, bikeway, or walkway accessible to the development's occupants and users.

	community gardens, green roofs, gazebos, and similar structures.	
Landscape Areas	All areas which are occupied by required landscape areas or vegetative screening, except landscaped areas within parking lots.	See Chapter 4, Article XX.
Protection Areas	All areas occupied by tree protection areas, water quality buffers, or other natural protection areas.	See Chapter 5, Article XXX.
Stormwater Management Areas	All of the land area occupied by stormwater management facilities (including retention and detention ponds and other bioretention devices), when such features are treated as an open space site amenity.	To qualify, stormwater management facilities shall support passive recreation uses by providing access, pedestrian elements such as paths and benches, gentle slopes (less than 4:1), and vegetative landscaping.
Pedestrian Paths or Trails	Public paths or trails available for passive recreational activities such as walking, running, or biking.	<ul style="list-style-type: none"> Such facilities shall include at least one improved access from a public street, sidewalk, or trail that includes signage designating the access point and adequate path and right-of-way width to accommodate the use and maintenance of the facilities. The path shall be pervious.
Squares and Plazas	Flat, open areas immediately in front of a building or framed by buildings or streets that provide gathering places, opportunities for outdoor dining, etc.	<ul style="list-style-type: none"> A square or plaza shall be at least 200 square feet but no more than one acre in area. A square or plaza shall have at least one direct access to a principal building, street, bikeway, or walkway accessible to the public or the development's occupants and users. Surrounding principal buildings shall have entrances oriented toward the square or plaza. Squares and Plazas shall incorporate a minimum of twenty-five (25) percent greenspace in planters or planting beds.
Active Recreation	Leisure activities, usually performed with others, which often require equipment and take place at prescribed places, sites, or fields; including, but not limited to, swimming, tennis, and other court games, baseball and other field sports, golf, and playground activities.	The recreation facility shall have at least one direct access to a building, street, bikeway, or walkway accessible to the development's occupants and/or public users.

B. Areas that do not count as Open Space.

- (1). Private yards and setbacks not subject to an open space or conservation easement;
- (2). Street rights-of-way or private access easements, including sidewalks located within those rights-of-way or easements;
- (3). Open parking areas and driveways;
- (4). Land covered by structures;
- (5). Designated outdoor storage areas;
- (6). Stormwater ponds not located and designed as a site amenity (e.g slopes exceeding XX degrees or areas not open to the public with fences exceeding four feet) ;
- (7). Parking Islands or other interior parking landscaping.

Section 4.X.X. Ownership, Maintenance, and Management

A. **Management and Maintenance.** Open space shall be managed and maintained as permanent open space through one (1) or more of the following options:

- (1). Conveyance of open space set-aside areas to a property owners' or homeowners' association that holds the land in common ownership and will be responsible for managing and maintaining the land for its intended open space purposes in perpetuity;
- (2). Conveyance of open space set-aside areas to a third party beneficiary such as an environmental or civic organization that is organized for, capable of, and willing to accept responsibility for managing and maintaining the land for its intended open space purposes, in perpetuity; or
- (3). Establishment of easements on those parts of individually-owned lots, including open space set-aside areas that require the areas to be managed consistent with the land's intended open space purposes and prohibit any inconsistent future development in perpetuity.

B. **Deed Restrictions, Covenants, or Other Legal Instruments.** Options involving private ownership of open space areas shall include deed restrictions, covenants, or other legal instruments that ensure continued use of the land for its intended open space purposes in perpetuity and provide for the continued and effective management, operation, and maintenance of the land and facilities. Such legal documents shall be recorded in the public records of Sarastoa County, where appropriate.

C. **Responsibility for Managing and Maintaining.** Responsibility for managing and maintaining open space set-asides rests with the owner of the land of the open space set-asides. Failure to maintain open space per this section and the development approval or permit shall be a violation of this ULDC.

ARTICLE XX – PARKING AND LOADING

Section 4.X.X. Generally

- A. **Purpose.** The purpose of these regulations is to:
- (1). Support various transportation modes used throughout the City;
 - (2). Provide enough on-site parking to accommodate the majority of traffic generated by the potential uses, which may be in any one location over time;
 - (3). Allow flexibility in addressing vehicle parking, loading, and access to address changes in demand over time;
 - (4). Present a menu of options to solve parking issues instead of prescribing minimum space requirements;
 - (5). Maintain and enhance a safe and efficient transportation system that supports the City's environmental, transportation, and economic goals; and
 - (6). Ensure that off-street parking, loading, and access demands associated with new development will be met without adversely affecting nearby land uses and surrounding neighborhoods.
- B. **Applicability.** The following standards apply to all off-street vehicular serving three (3) or more vehicles, except for parking areas serving a single-family or two-family structure on a single parcel or land.
- (1). Parking lots required by this section shall be used solely for parking registered motorized vehicles in operating condition. Required parking spaces and loading berths shall not be used for the display of goods for sale (except for farmers' markets, food trucks, and seasonal sales permitted under the ULDC) or for the sale, lease, storage, dismantling, or service of any vehicles, boats, motor homes, campers, mobile homes, building materials, equipment, or supplies.
 - (2). Development applications subject to review for compliance with the standards of this section which propose more than ten (10) off-street parking spaces, shall include a parking and loading plan. The plan shall accurately designate the number and location of required vehicular parking spaces, delivery/pick-up/rideshare spaces, access aisles, driveways, bicycle parking spaces, and loading facilities, as applicable. The plan shall also illustrate how the vehicular and bicycle parking and loading facilities relate to the uses or structures they are designed to serve, including how they coordinate with the vehicular, pedestrian, bicycle, and transit circulation systems within and adjacent to the development. The plan shall also demonstrate any alternatives to the off-street vehicular surface parking requirements in **TABLE XXX** Minimum Number of Off-Street Vehicular Parking Spaces by providing the information required by **TABLE XXX** Off-Street Vehicular Parking Alternatives.
 - (3). Table 4.X.X.X applies to changes of use within an existing building, even when a new Site Development Plan or Building Permit is not required. Where an applicant proposes to change the use of a building to a new use that has increased parking standards, but the site cannot reasonably accommodate the additional parking required by the new use, the ULDC Administrator may approve an alternative parking plan when a parking study is provided.
- C. Parking lots of more than three (3) parking spaces shall include painted lines, wheel stops, or other methods of identifying individual parking spaces and loading berths from drive aisles. Specific dimensional and marking requirements are in **SECTION XXXX**.

- D. **Surfacing.** Except as provided below, all parking lots and loading areas shall be surfaced with asphalt, concrete, brick, stone, pavers, or an equivalent hard, dustless, and bonded surface material. Use of surfacing that includes recycled materials, such as glass, rubber, used asphalt, brick, block, and concrete, is encouraged. All surfaces shall be maintained in a smooth, well-graded, clean, orderly, and dust-free condition.
 - (1). The use of pervious or semi-pervious parking lot surfacing materials, including but not limited to pervious asphalt and concrete, open joint pavers, and reinforced grass/gravel/shell grids, is encouraged and may be approved for parking lots and loading areas, provided such surfacing is subject to an on-going maintenance program, such as sweeping or annual vacuuming. Any pervious or semi-pervious surfacing used for aisles within or driveways to parking and loading areas shall be certified to accommodate anticipated traffic loading stresses and maintenance impacts.
- E. All parking areas shall be engineered according to the Engineering Design Standards set by the City's Public Works Department.
- F. All parking lots and loading areas shall be completed prior to the issuance of a certificate of occupancy for the development they serve. In the case of phased development, parking lots and loading areas are only required to be provided for the phase being developed.

Section 4.X.X. Dimensional Standards

- A. **Standard Parking Spaces.** Parking spaces shall be a minimum of ten (10) feet wide and twenty (20) feet long.
- B. **Compact or Low-Speed Vehicle Spaces.** Parking spaces for compact cars or specified for low-speed vehicles may be a minimum of eight (8) feet wide and sixteen (16) feet long.
- C. **Parallel Parking Spaces.** Parallel parking spaces shall be a minimum of twenty-two (22) feet wide, along the curb, and nine (9) feet long.
- D. **Minimum Aisle Width.** Minimum aisle width shall be according to Table 4.X.X.X. Minimum Aisle Widths.

Table 4.X.X.X. Minimum Aisle Width

PARKING ANGLE	REQUIRED AISLE WIDTH (FT)	
	ONE- WAY	TWO- WAY
Parallel	12	24
30°	12	24
45°	12	24
60°	18	24
90°	22	24

Section 4.X.X. Off-Street Vehicular Parking Requirements

- A. **Generally.** Off-street parking facilities shall be located on the same parcel as the use it serves, except where the parking facility is the primary use of the parcel. Table XXX contains the required parking by use. Parking areas may not exceed 120% of the required parking spaces. When more than the required spaces are proposed, the development shall incorporate green initiatives to break up the heat island created by the parking lot, such as green roofs, solar-covered spaces, covered EV parking, or other environmental initiatives approved by the ULDC Administrator.

- (1). **Unlisted Uses.** An applicant proposing to develop a principal use that is unlisted in Table **XXX**: Minimum Number of Off-Street Vehicular Parking Spaces, shall propose the amount of required vehicular parking by one (1) of the three (3) methods below. On receiving an application, the ULDC Administrator shall determine the amount of required vehicular parking using the applicant's methodology or the other methods listed and may require that the applicant prepare a study as described in subsection (3) below:
- a. Apply the minimum off-street parking space standard for the listed use that the ULDC Administrator deems most similar to the proposed use;
 - b. Establish the minimum off-street parking space standard by reference to standard parking resources published by the Institute for Transportation Engineers (ITE), Urban Land Institute (ULI), National Parking Association, or the American Planning Association (APA); or
 - c. Conduct a parking demand study to demonstrate the appropriate minimum off-street parking space standard. The study shall estimate parking demand based on the recommendations of the ITE, ULI, or another acceptable source of parking demand data. This demand study shall include relevant data collected from uses or combinations of uses that are the same or comparable to the proposed use in terms of density, scale, bulk, area, type of activity, and location.
- B. **Residential.** Single- and two-family residences shall follow the requirements in **Section 4.X.X** regarding Single- and two-family development.
- C. **Accessible Parking.** Development required to provide off-street vehicular parking spaces shall ensure that a portion of the total number of required off-street parking spaces is specifically designated, located, and reserved for use by persons with physical disabilities, in accordance with the standards in Florida Statutes, the Florida Building Code, and the federal Americans with Disabilities Act Accessibility Guidelines.

Table X.X.X Required Vehicular Parking

Use	REQUIREMENT
<i>Residential</i>	
Accessory Dwelling Unit	1 per DU
Assisted Living Facilities	1 per 4 beds and 1 per 500 sf of office
Cluster Housing	2 per DU + 0.5 per DU for visitors
Group Homes	1 per Bedroom
Manufactured Homes	2 per DU + 0.5 per DU for visitors ¹
Multi-Family	1 per DU + 0.10 for visitors
Single-Family	2 per DU
Single-Family Attached	2 per DU + 0.5 per DU for visitors ¹
<i>Non-Residential</i>	
Alcoholic Beverage Retail Sales	3 per 1,000 sf
Animal Kennel	4 per 1,000 sf
Arboretum/Botanical Garden	1 per acre + 1 per employee
Arena, Stadium, or Amphitheater	1 per 3 seats
Arts, Performing Arts, And Craft Studios	3 per 1,000 sf
Automobile Repair And Service Garages	4 per 1,000 sf
Automobile Service Station	3.5 per 1,000 sf

Aviary/Bird Sanctuary	1 per acre + 1 per employee
Bank Or Financial Institution	2.5 per 1,000 sf
Bars, Taverns, And Nightclubs	8 per 1,000 sf seating area
Beauty Salon, Barber Shop, Nail Salon	2.5 per 1,000 sf
Bus Or Rail Terminal, Private	2 per 1,000 sf office facilities + 2.5 per 1,000 sf passenger waiting area
Call Center	4 per 1,000 sf
Cemetery	1 per acre, up to 10 total
Child Care Center	1 per 10 children + 1 per Employee
Clinic And Laboratory	4 per 1,000 sf
Community Center/Civic Club	4 per 1,000 sf
Community Garden	Minimum of 3 Spaces
Community Service Facility	4 per 1,000 sf
Computer Hardware Service	3 per 1,000 sf
Conference or Training Center	4 per 1,000 sf rentable space + 2 per 1,000 sf office or administrative space
Consumer Goods Establishment (10,000 Square Feet or Less)	4 per 1,000 sf
Consumer Goods Establishment (More Than 10,000 Square Feet)	3.75 per 1,000 sf
Contractors' Office	3 per 1,000 sf
Crematory	1 per employee
Cultural Facility	3 per 1,000 sf
Drugstore/Pharmacy	4 per 1,000 sf
Educational, Scientific, Or Industrial Research Or Development	2 per 1,000 sf
Employment Agency	4 per 1,000 sf
Funeral Home	1 per 150 sf assembly area
General Business Office	3 per 1,000 sf
Government Building	3 per 1,000 sf
Grocery Store And Food Market	4 per 1,000 sf
Hospital	1 per 4 beds + 1 per doctor + 1 per 4 other employees
Hotel Or Motel	1 per guest room + 1 per 2 employees + 5 per 1,000 sf of restaurant space or meeting/ banquet area
Interior Decorating Shop	2.5 per 1,000 sf
Laundry Or Dry Cleaning Establishment	2 per 1,000 sf
Laundry, Self-Service	2.5 per 1,000 sf
Lawn Care, Pool, Or Pest Control Service	2.5 per 1,000 sf
Limited Service Eating And Drinking Establishments	1 per 4 seats
Manufacturing, Assembly Or Fabrication, Light	2 per 1,000 sf
Massage Therapy Establishment	3 per 1,000 sf
Microbrewery Or Micro-Distillery	10 per 1,000 sf seating area
Mobility Services	3 per 1,000 sf office space

Moving And Storage Facility	2 per 1,000 sf office
Newspaper/Periodical Publishing Establishment	3 per 1,000 sf
Nursing Home	2 per 1,000 sf
Outpatient Care Facility (Including Urgent Care)	3 per 1,000 sf
Pain Management Clinic	3 per 1,000 sf
Park, Community	2 per acre, Minimum of 5
Park, Neighborhood	1 per acre, Minimum of 3
Park-And-Ride Lot	No minimum
Parking Facility, Private	No minimum
Parking Facility, Public	No minimum
Personal Or Household Goods Repair Shop	2.5 per 1,000 sf
Personal Training Studio	3 per 1,000 sf
Personal Vehicle Rentals	3 per 1,000 sf
Personal Vehicle Sales	3 per 1,000 sf
Post Office	1 per 2 employees, + 1 per office vehicle + 4 per service window
Print Shops, Job Printing, Bindery, Silk Screening	2.5 per 1,000 sf
Professional Office	3 per 1,000 sf
Recreation Facility, Indoor	6 per 1,000 sf
Recreation Facility, Outdoor	5 per 1,000 sf activity area
Religious Institution	1 per 4 seats in auditorium or chapel
Restaurant, Sit-Down	1 per 4 seats
Restaurant, Take-Out/Delivery Only	5 per 1,000 sf
School, Higher Education (College Or University)	1 per 2 faculty/FTE + 2 per 1,000 sf classroom and research space
School, Private Secondary (9-12)	1 per 3 students (design capacity)
School, Private Secondary (K—8)	1 per 8 students (design capacity)
School, Vocational Or Trade	1 per 2 students, plus 1 per employee
Shopping Center	4 per 1,000 sf
Short-Term Rental Unit	1 per 2 guests
Solar Energy Collection Facility, Large-Scale	2 per 1,000 sf office facilities
Television And Radio Station	3 per 1,000 sf
Theater	1 per 4 seats
Transportation Terminal And Station	2 per 1,000 sf office facilities + 2.5 per 1,000 sf passenger waiting area
Travel Agency	3 per 1,000 sf
Utility Facility, Major	2 per 1,000 sf office facilities
Utility Facility, Minor	Minimum of 1 space
Vehicle Sale, Rental, Service, And Repair	
Veterinary Hospital Or Clinic	3 per 1,000 sf
Warehouse, Distribution	2 per 1,000 sf office
Warehouse, Storage	2 per 1,000 sf up to 5 spaces + 0.3 per 1,000 sf thereafter
Wireless Communication Facility/Tower	Minimum of 1 space

¹ Visitor Parking Is Only Applicable When Developed As A Community.

D. Location and Arrangement.

- (1). Parking areas in commercial, multi-family, mixed-use, and industrial zoning districts shall provide vehicular, pedestrian, and cyclist connections to the adjacent properties.
- (2). Except for off-street vehicular parking serving single-family detached, two-family (duplex), and townhouse dwellings, parking lots shall be arranged so an automobile may be parked or un-parked without moving another automobile.
- (3). Parking lots, aisles, pedestrian walks, landscaping, and open space shall be integral parts of an overall development plan and properly related to existing and proposed buildings.
- (4). Buildings, parking and loading areas, landscaping, and open spaces shall be designed so that pedestrians moving from parking areas to buildings and between buildings are minimally exposed to vehicular traffic.
- (5). No parking space shall be located to block access by emergency vehicles.
- (6). Off-street loading areas shall be arranged so no loading berth extends into the required aisle of a parking lot or pedestrian walkway or over a water meter.
- (7). Except for off-street vehicular parking areas serving single-family detached, two-family, and townhouse dwellings, all parking lots and loading areas shall be arranged so that no vehicle is required or encouraged to back out from such areas directly onto a street.

E. Large Parking Lots. Parking lots containing more than one hundred (100) spaces shall contain the following elements to visually and functionally separate the parking lot into smaller lots using landscaping, medians, pedestrian paths, and other design elements.

- (1). **Primary Drive Aisle.** The primary drive aisle shall be designed to appear as an extension of the public street network, with sidewalks and landscaping extending from the public right-of-way along the full length of the primary façades of structures served by the drive, incorporating the following:
 - a. Have a minimum cross-section width between curbs to serve two (2) travel lanes;
 - b. Include a sidewalk or curb-delineated pedestrian passageway along the front façade of a building when the drive aisle is aligned parallel to that building façade; and
 - c. Provide street trees along both sides of the primary drive aisle with a maximum spacing of fifty (50) feet on center. Small-maturing trees may be used adjacent to the building façade within forty (40) feet of building entrances.
- (2). **Pedestrian Pathway.** Pedestrian pathways shall be incorporated into the parking lot design at a minimum of every other parking row or two hundred (200) feet. Pedestrian pathways shall:
 - a. Provide landscaping complimentary to the overall site landscaping;
 - b. Align with and be perpendicular to the primary entrance into the building served by the parking lot;
 - c. Be paved with asphalt, cement, or other comparable material;
 - d. Incorporate a contrasting color or materials when crossing drive aisles;
 - e. Follow applicable state and federal requirements while at a minimum are at least five (5) feet wide when located within planting strips and ten (10) feet wide when crossing drive aisles;
 - f. Connect to all existing or planned adjacent transit and pedestrian facilities; and

- g. Provide safe and efficient pedestrian access to the use they serve.
- F. **Shared Parking.** When a development contains more than one use type, the parking requirement shall be the sum of the required parking for each use. The ULDC administrator may reduce the required parking spaces by up to twenty (20) percent when the businesses' hours of operation are not the same or a parking study determines the reduction will adequately support the parking need.
- G. **Electric Vehicle Charging Stations.** Off-street parking areas with more than thirty-five (35) parking spaces shall provide EV charging stations in at least two (2) of the first thirty-five (35) parking spaces, with three (3) additional spaces electric-vehicle ready and provide two (2) additional EV charging stations and three (3) additional electric-vehicle ready parking spaces for each seventy-five (75) additional parking spaces.
 - (1). Parking spaces used as EV charging stations in accordance with the section above shall be:
 - a. Level 2 or Level 3 charging stations;
 - b. Consolidated into groups of contiguous spaces located where they can be readily identified by drivers (e.g., through signage); and
 - c. Compliant with the standards in **SECTION XXX** Electric Vehicle Charging Station.
 - (2). Parking spaces that are electric-vehicle-ready in accordance with the section above shall be served by dedicated electric circuits and underground conduits adequate to support the future installation of EV charging stations.
- H. **Reductions.** The ULDC administrator may reduce vehicular parking requirements in the following scenarios to support non-vehicular travel. A parking study is required when parking is reduced by more than thirty (30) percent to prove the reasonableness of the reduction.
 - (1). **Alternative Maximum.** When the industry standard parking resources published by the Institute for Transportation Engineers (ITE), Urban Land Institute (ULI), National Parking Association, or the American Planning Association (APA) for required parking is less than the City's parking requirement, the ULDC administrator may allow a reduction to the industry standard.
 - (2). **Neighborhood Development.** When development is within one thousand (1,000) feet from a residential use with a density of ten (10) or more units an acre and connected via a multi-use trail or sidewalk, the ULDC administrator may reduce the required parking by twenty (20) percent.
 - (3). **Bicycle and PEV storage.** In areas of the City connected to pedestrian and multi-use trails, developments may include bicycle, scooter, or personal electric vehicle (PEV) storage as an alternative to standard parking spaces. The parking requirement may be reduced at a ratio of one (1) traditional parking space per six (6) alternative transportation storage areas for a maximum reduction of fifteen (15) percent. The alternative transportation storage area may be additional bicycle storage, skateboard or scooter storage, PEV lockers, or another alternative approved by the ULDC Administrator.
 - (4). **Golf Carts and Other Low-Speed Vehicles.** In areas of the City that allow golf cart use on the street, golf cart parking may be included to reduce the required number of parking spaces. The parking minimum may be reduced by one (1) traditional space for every two (2) golf cart spaces for a maximum reduction of ten (10) percent.

Section 4.X.X. On-Street Parking

- A. **Generally.** On-street parking may be created when the requirements of this Section are met through Site Development Plan.
- B. On-street parking is prohibited on collector or arterial roadways.
- C. On-street parking spaces within one thousand (1,000) feet of a business shall count towards the minimum parking requirements.
- D. The following conditions shall apply to on-street parking:
 - (1). New on-street parking may be located entirely within the road ROW, provided the ROW width can accommodate the spaces and there is no capital improvement plan for road widening that would preclude the placement of the on-street parking, or partially within the property lines of the site if the spaces extend into the right-of-way.
 - (2). On-street parking shall be parallel to the roadway or sixty (60) degree angled parking.
 - (3). On-street parking may not interfere with pedestrian walkways.
 - (4). On-street parking shall be open to the public.
- E. No space along the service drive shall be used to satisfy the accessible parking requirements.

Section 4.X.X. Bicycle Parking

- A. **Generally.** New development and expansion or expansion of existing development by more than twenty-five (25) percent of the total floor area shall provide bicycle parking spaces per Table 4.X.X.X. Single- and two-family structures and subdivisions without an amenity center are exempt. Bicycle parking areas shall be maintained free of inoperable bicycles (such as bicycles with flat tires or missing parts) and debris. Bicycle parking racks shall be maintained in good repair, securely anchored, and rust-free.

Table 4.X.X.X. – Required Bicycle Parking

SIZE OF DEVELOPMENT (SQFT)	NUMBER OF BICYCLE SPACES
0 - 50,000	5
50,001- 200,000	10
200,001 or Larger	15
Multi-Family Uses	1 space/10 units

- B. **Surfacing.** A bicycle parking space shall be located on a paved or similar hard, all-weather surface, having a slope not greater than three (3) percent.
- C. **Lighting.** Lighting shall be provided for bicycle parking spaces that are accessible to the public or bicyclists after dark.
- D. **Dimensional Standards.** Bicycle storage areas shall be accessible without requiring moving another parked bicycle. The minimum dimensional requirements for a bicycle parking space are:
 - (1). Six (6) feet long by two (2) feet wide for bicycle racks located on the ground; and
 - (2). Four (4) feet long by two (2) feet wide by eight (8) feet high for verticle bicycle storage.
- E. **Location.** Bicycle parking is encouraged to be visible from the main entrance of the building it serves; however, directional signage shall be provided where a bicycle parking space is not visible from the main entrance to the building for which the bicycle parking space is required.

Section 4.X.X. Vehicle Stacking

- A. **Generally.** Development shall provide stacking space for vehicles to ensure vehicular circulation does not interfere with the surrounding transportation network, impede movement into or out of parking spaces, or disrupt pedestrian or cyclist movement safety.
- B. **Dimensions.** Stacking spaces shall measure ten (10) feet wide and twenty (20) feet long.
- C. **Requirements.** All stacking spaces shall be:
 - (1). Contiguous; and
 - (2). Separated from access aisles and other vehicular surface areas by raised medians a minimum of twenty-four (24) inches wide.
- D. **Drive-Through or Similar Facilities.** Uses with drive-through facilities and other auto-oriented uses where vehicles queue up to access a service facility shall provide at least the minimum number of stacking spaces established in Table X.X.X. Minimum Stacking Spaces for Drive-Through and Similar Facilities.

Table X.X.X. Minimum Stacking Spaces for Drive-Through and Similar Facilities

ACTIVITY	MINIMUM # OF STACKING SPACES	MEASURED FROM
Automobile repair and service garages, car washes and auto detailing, automatic	4 per Bay	Bay Entrance
Automobile repair and service garages, car washes, and auto detailing, self-service	2 per Bay	Bay Entrance
Automobile repair and service garages, specifically with oil change/lubrication shop	3 per Bay	Bay Entrance
Bank, retail, or bank, finance, and office with a drive-through facility	4 per Lane	Teller window or teller machine
Childcare Centers	1 per 2 children	
Gated driveway (for any principal use)	3	Gate
Drop-off center	3 per Bay	Bay Entrance
Restaurant or Café with Drive-through	4 per Order Station	Order Box to Start of Queue
	4	Order Box & Pick-Up
School, Private, Vocational or Trade	As determined necessary by the ULDC Administrator following consultation with school administration and review of stacking spaces provided at comparable facilities	
Other	Uses not listed are determined by the Community Development Director based on standards for comparable uses or based on a parking demand study.	

- E. **Vehicular Parking Area Entrance Driveways.** All uses other than townhouses or dwellings with fewer than five (5) units in a single building shall provide stacking lanes between the edge of the street right-of-way and entrances into off-street parking areas in accordance with the minimum stacking lane distance established in Table X.X.X. Minimum Stacking Lane Distance for Parking Entrances.
 - (1). Entrances into parking structures may be credited towards the stacking lane distance standard, provided the parking structure entrance is accessed from a development driveway and not a primary drive aisle.

- (2). Stacking lane distance is measured from the intersection of the drive with the street right-of-way, along the centerline of the stacking lane, to its intersection with the near edge of the first entrance into a parking area or other internal intersecting driveway. When a parking area contains a gate, the stacking land distance is measured from the gate.

Table 4.X.X.X. Minimum Stacking Lane Distance for Parking Entrances

NUMBER OF PARKING SPACES	MINIMUM STACKING LANE DISTANCE (FT)
1 - 49	25
50 - 249	50
250 - 499	100
500 +	100 + 15 FT for every 50 spaces over 500

- F. **Vehicular Stacking for Gated Entrances.** Gated entrance driveways shall accommodate pre-entry vehicular stacking of a minimum of three (3) cars, provide a turn-around area, and be designed so that emergency vehicles do not have to leave the travel-way to negotiate any roads, turns, or gates.

Section 4.X.X. Loading Areas

- A. **Generally.** Development with the routine delivery, shipping, or collection of goods, supplies, or equipment shall provide a sufficient number of off-street loading berths to accommodate these functions in a safe and convenient manner per Table 4.X.X.X. When a proposed use is not listed in the table, the most similar use’s requirement shall apply, as determined by the ULDC administrator. Commercial vehicles shall not be loaded or unloaded on public streets.

Table 4.X.X.X. Loading Area Requirements

USE	FLOOR AREA OR DWELLING UNITS	MINIMUM NUMBER OF LOADING BERTHS
<i>Residential, Public, Civic & Institutional, and Commercial Uses</i>		
Household Living uses (Dwelling, multi-family only)	At least 100 dwelling units, up to 300 dwelling units	1
	Each additional 200 dwelling units or fraction thereof	add 1
Group Living uses (Assisted care community only)	At least 100 rooms, up to 300 rooms	1
	Each additional 200 rooms or fraction thereof	Add 1
Personal Services use	At least 10,000 sf, up to 30,000 sf	1
	Each additional 30,000 sf or fraction thereof	add 1
	At least 10,000 sf up to 25,000 sf	1

Retail Sales use or Eating, Drinking, and Entertainment Use (Restaurant, sit-down, and Microbrewery and microdistillery only)	At least 25,000 sf, up to 40,000 sf	2
	At least 40,000 sf, up to 100,000 sf	3
	At least 1000,000 sf, up to 250,000 sf	4
	Each additional 250,000 sf or fraction thereof	add 1
Recreation and Tourism Use (Arena, stadium or amphitheater, Hotel or motel, Theater only)	At least 10,000 sf up to 40,000 sf	1
	Each additional 50,000 sf or fraction thereof	add 1
All other Commercial Uses	At least 2,000 sf up to 10,000 sf	1
	Each additional 50,000 sf or fraction thereof	add 1
<i>Light Industrial, Research and Development, and Warehousing</i>		
Warehouse and Freight Movement uses	At least 500 sf but less than 5,000 square feet	1
	Each additional 30,000 sf or fraction thereof	add 1
Industrial Services uses, and Manufacturing and Production uses	At least 2,000 sq. ft. but less than 25,000 sq. ft.	1
	At least 25,000 sq. ft. but less than 40,000 sq. ft.	2
	At least 40,000 sq. ft. but less than 100,000 sq. ft.	3
	At least 100,000 sq. ft. but less than 160,000 sq. ft.	4
	At least 160,000 sq. ft. but less than 240,000 sq. ft.	5
	At least 240,000 sq. ft. but less than 320,000 sq. ft.	6
	At least 320,000 sq. ft. but less than 400,000 sq. ft.	7
	Each 90,000 sq. ft. above 400,000	add 1

- B. **Shared Loading Areas.** Two (2) more uses or buildings may make joint use of off-street loading facilities, provided that the total amount of loading facilities are equal in size and capacity to the combined requirements of all buildings or uses.
- C. **Dimensions.** Each loading berth shall be of sufficient size to accommodate the types of vehicles likely to use the loading area.

- (1). The minimum loading berth size that presumably satisfies loading berth needs is at least twelve (12) feet wide and forty-five (45) feet long in general industrial, distribution, or warehousing uses. A berth as short as thirty-three (33) feet may be allowed for all other uses. The ULDC Administrator may require a larger loading berth or allow a smaller loading berth to determine that the characteristics of the particular development warrant such increase or reduction and the general standard are met.
- (2). Each loading berth shall have at least fifteen (15) feet of overhead clearance.
- (3). The off-street loading berth shall be arranged so that vehicles shall maneuver for loading and unloading entirely within the site's property lines.

D. Location. Loading berths shall be:

- (1). Located to the rear of the structure or use they serve;
- (2). Adjacent to the structure's loading doors, in an area that promotes practical use, accessible from the interior of the building it serves;
- (3). Directly accessible from a street or alley without crossing or entering any other required off-street loading space; and
- (4). Located and designed so vehicles can maneuver safely and conveniently to them from a public street and complete loading without obstructing or interfering with any public right-of-way or any parking space or parking lot aisle.

Section 4.X.X. Generally.

- A. **Purpose.** It shall be unlawful to engage in any development activity prior to obtaining approval of a stormwater plan by the City's Public Works Department in accordance with the provisions of this article, SWFWMD, the Engineering Design Manual, and all other applicable local, state, and federal regulations.
- B. **Stormwater Management.** The design for the stormwater management facilities shall be consistent with the requirements of SWFWMD and the City's Engineering Design Manual. All stormwater ponds shall have a curvilinear design to mimic natural water features.
- C. **Applicability.** This article and the City's Engineering Design Manual, as amended, shall apply to all development not explicitly exempted by the subsection below.
- D. **Exemptions.**
 - (1). One (1) residential structure on an individual site used for housing.
 - (2). One (1) duplex structure on an individual site used for housing.
 - (3). Storage buildings, sheds, swimming pools, and other accessory structures constructed on (1) or (2) above.
 - (4). Model home used for model home or single-family housing.
 - (5). Any proposal for a development activity causing an insignificant impact upon the stormwater facility, as determined by the City's Public Works Department.
 - (6). Agricultural-related activities with insignificant hydrological impacts, as determined by the City's Public Works Department.

Section 4.X.X. Generally

- A. The purpose and intent of this Article is to establish the procedures for review and approval of proposed subdivisions and plats within the City of North Port in accordance with Florida Statutes and the ULDC.
- B. **Applicability.** This Section shall apply to any subdivision or re-subdivision of land in the City.
 - (1). No subdivision shall be platted or recorded, no lot shall be sold, and no building or development permit be issued unless the subdivision meets all applicable laws of the state, this code, and has been approved by the City in accordance with the requirements of this Article.
 - (2). This section shall not apply to any land forming part of a subdivision created and recorded prior to the effective date of the ordinance from which this article is derived, but it shall apply to any re-subdividing (replats) of previously approved subdivisions and all new subdivisions.
 - (3). It is not intended by the provisions of these regulations to repeal, abrogate, annul, or in any way impair or interfere with private restrictions placed upon property by deed, covenant, or private agreement, except that where this article imposes higher standards than imposed by such deeds, covenants, or private agreements, then the provisions of this article shall apply. The City shall not be responsible for the enforcement of such deeds, covenants, or agreements.
- C. **Exemptions.** Minor Subdivisions, per Chapter 2, Section 2.2.8, are exempt from the requirements of this section.
- D. **Division of Land.** All division of land in the City shall occur only as a new subdivision plat, a subdivision amendment (replat), or a lot split. Chapter 2 details the requirements for a lot split. No lot split shall be recognized by the City, and no building permit shall be issued unless the lot split has been approved by the City prior to recording in accordance with the requirements of Chapter 2.
 - (1). Unless otherwise exempt from this Section or approved as a lot split, all subdivision of land is subject to a two-step review process consisting of:
 - a. Subdivision, Preliminary Plat approval;
 - b. Subdivision, Final Plat approval
 - (2). Applicants must receive Subdivision, Preliminary Plats approval prior to Subdivision, Final Plat review or approval. Infrastructure and shared amenities require Site Development or Infrastructure Plan approval prior to Building Permit application.

Section 4.X.X. Addressing and Street Names

- A. **Name Approval.** At the time of application for Subdivision, Preliminary Plat, an applicant shall submit a plat that includes any proposed street name(s) of all proposed streets and ten (10) alternate street names for approval by Sarasota County. The ULDC Administrator shall notify the applicant of all approved street names.
 - (1). Street names shall:
 - a. Where streets of a proposed plat are continuations of existing streets or streets designated on a previously recorded plat within the City limits of North Port, the street names on the proposed plat shall be consistent therewith.

- b. Unless a street of a proposed plat is a continuation of an existing street or a street designated on a previously recorded plat within the City limits of North Port, street names as shown on the proposed subdivision plan shall not duplicate the name of any existing street or street designated on a previously recorded plat within Sarasota County.
- (2). Changes required for approval.
 - a. When Sarasota County does not approve a sufficient number of street names to complete the naming of all streets in any proposed project, the applicant shall submit ten (10) additional street names for approval.
 - b. If any of the street name(s) placed on a subdivision construction plan at the time of submission are not accepted by the County, the applicant may choose from any of the approved street name(s), and the Subdivision, Preliminary Plat shall be corrected prior to being placed on the Commission agenda for final decision.
- B. **Renaming.** If a plat has been recorded with the approved street names, any change to the street names shall be changed by an amendment to the plat and the applicant shall submit in accordance with the Final Plat Amendment application requirements in Chapter 2 and Street Naming requirements of this Section.
- C. **Numbering.** All buildings shall have address numbers posted on the building and parcel signage to be visible to incoming emergency responders **per Chapter 70 of the City Code.**
- D. **Addressing.** Street numbering shall be pursuant to the North Port Street Grid as adopted by Ordinance No. 06-61 as amended. Any subdivision that needs numbering should contact the department responsible for addressing to request the creation of a subdivision address plan and pay a fee pursuant to the City commission adopted fee schedule as may be amended from time to time.

Section 4.X.X. Easements

- A. **Generally.** Easements shall be provided for utility and drainage areas per the requirements of this section, the ULDC, and other applicable regulating documents as amended.
- B. **Utility Easements.** Water distribution and sewage collection lines shall be installed in street rights-of-way. Within the accessways of private streets, a ten (10) foot utilities easement on each side of the travel-way shall be provided. Utility and closed drainage easements centered on rear lot lines shall be provided where deemed necessary and shall be a total of at least sixteen (16) feet in width. Those centered on side lot lines shall be at least ten (10) feet in width, as long as the width is adequate for the intended purpose. Additional widths may be required for closed drainage easements.
- C. **Drainage Easements.** Where a proposed subdivision is traversed by or abuts a watercourse, drainage way, canal, lake, pond or stream or where such facility is proposed as part of the plan, a drainage easement (or right-of-way) shall be provided which shall conform substantially with the limits of such watercourse, drainage way, canal or stream. The easement (or right-of-way) shall include on one (1) side a twenty-five (25) foot width for maintenance purposes, unless a lesser dimension is approved by the City's Public Works Director or designee. The easement shall be kept clear by the owners, individually or by a homeowners' association, and shall have satisfactory vehicle access.

Section 4.X.X. Lots and Blocks

- A. **Required lot area.** The size, width, depth, shape, and orientation of all lots shall be appropriate for the location of the subdivision; provided, however, that no lot shall have an area or frontage less than that

required under the zoning regulations in Chapter 3 of the ULDC or the Future Land Use Element of the Comprehensive Plan.

- B. **Corner lots.** In residential subdivisions, corner lots shall be at least fifteen percent (15%) greater in width than the minimum required for the zoning district. However, where the minimum width established in the zoning regulations exceeds one hundred (100) feet, no additional width shall be required. Mid-block lots adjacent to a pedestrian crosswalk shall not be considered corner lots.
- C. **Double frontage lots.** Double-frontage lots are not permitted to ensure adequate buffers and uniform streetscapes along roadways. Parcels between a road right-of-way and a platted alley shall not be considered double-frontage lots.
- D. **Block lengths.** Block lengths shall not exceed one thousand eight hundred (1,800) feet in any development except under the following conditions:
 - (1) The subdivision is zoned Agriculture (AG).
 - (2) The blocks border major collector roadways.
 - (3) The blocks border the water.
- E. **Pedestrian crosswalks.** Pedestrian crosswalks complying with City engineering standards and FDOT's Greenbook shall be required at all intersections or crossing areas. When a crossing area exceeds XXX feet, a raised midpoint refuge area shall be provided.
- F. **Access.**
 - (1) The development shall be so designed that remnants and landlocked areas shall not be created unless established as a common area.
 - (2) Subdivisions shall connect to a City, County, or State road.
 - (3) All new subdivision lots shall abut and have access to a public or private street designed and constructed in accordance with these regulations; provided, however, that access to all residential lots from abutting arterial or collector streets shall be prohibited.
 - (4) New subdivisions shall have two (2) fully functional access streets consistent with the Fire Safety standards in **Section 4.X.X.**
 - (5) There shall be pedestrian and vehicular access to adjacent neighborhoods.

Section 4.X.X. Orientation to Natural Features

- A. The size, shape, and orientation of a lot and the orientation of buildings shall be designed to provide development logically related to trees, topography, solar orientation, natural features, streets, and adjacent land uses. All development shall be designed to maximize the preservation of natural features, trees, tree masses, unusual rock formations, watercourses, and sites that have historical significance, scenic views, or similar assets.

Section 4.X.X. Monuments

- A. Monuments and control points shall be placed according to the Florida Statutes.

Section 4.X.X. Park Space

- A. **Generally.** Required Open Space in subdivisions shall comply **Article XX, Open Space**, in addition to the requirements of this section.
- B. **Minimum Percentage.** Twenty (20) percent of new subdivisions shall be dedicated toward park space in the form of amenitization of natural features, recreation areas, landscaped areas, resource protection areas, stormwater management areas, pedestrian paths or trails, and public squares, and

plazas. These areas are shared common space within the subdivision and supplementary to the open space requirements by use in **Section 4.X.X.**

- C. **Maintenance of Park space.** With the exception of lawns owned solely by a lot owner, all other open space areas shall be preserved or maintained so that their use and enjoyment as open space will not be diminished or destroyed. To this end, all open space areas shall be commonly owned and maintained by the development owners, as provided by covenants that run with the land. These covenants shall be in recordable form and shall include the following:
- (1). A covenant specifying the manner and method by which the open space will be preserved and maintained may include a maintenance assessment or a homeowners' association.
 - (2). A covenant that the open space area shall not be developed except for open space purposes. All subdivision plans and plats shall designate all open space areas under common ownership. For platted subdivisions, the dedication of and restrictions for commonly-owned open space shall be stated on the plat.

Section 4.X.X. Public Amenities

- A. **Community Amenities.** New subdivisions shall include the following elements for the public benefit:
- (1). **Benches.** Benches shall be placed at least every one-quarter (0.25) miles or 1,320 feet along all sidewalks or multi-use trails.
 - (2). **Bicycle Racks.** Bicycle racks, able to accommodate at least two (2) bicycles, shall be placed with every bench.
 - (3). **Landscaped Planters.** Planters with a minimum height of two (2) feet shall be placed along sidewalks and entryways at a ratio of two (2) planters for every fifty (50) feet of building frontage. Planters shall be landscaped and irrigated in perpetuity to complement the rest of the landscaping on site.
 - (4). **Bus Stops.**
 - a. The location of public school bus stops shall be placed as specified by the Sarasota County School Board and the City of North Port.
 - b. The location of public transportation stops shall be placed as specified by the Sarasota County Area Transit and the City of North Port.

Section 4.X.X. Roads and Sidewalks

- A. **Generally.** Subdivisions shall have roads and sidewalks that meet or exceed the standards included in Article XX, Transportation, the City's Engineering Design Manual, and other applicable regulations as amended.

Section 4.X.X. Stormwater Management

- A. **Generally.** A complete stormwater management system shall be provided for the adequate control of stormwater runoff and water quality treatment that originates within the development or that flows onto or across the development from adjacent lands. Said stormwater management system shall be designed in accordance with the standards in Article XXX, Stormwater.

Section 4.X.X. Utilities

- A. **Generally.** New subdivisions shall have buried utilities per the requirements of Article XX – Utilities.

Section 4.X.X. Generally

- A. Roadways, sidewalks, bridges, transit stops, and all other transportation elements shall conform with the City of North Port’s Engineering Design Manual (EDM), as amended. The EDM shall supplement the requirements contained in the City’s Comprehensive Plan and ULDC.

Section 4.X.X. Public Works Permits

No one except for the Public Works Department shall install culvert pipes or other structures within City-maintained rights-of-way or easements without first having obtained a Public Works permit from the City's Public Works Department. All pipe and other drainage structures shall be set to the line and grade approved by the Public Works Department.

Section 4.X.X. Minimum Right-of-Way Width

Table 4.X.X.X defines the minimum right-of-way (ROW) width based on the City’s roadway classifications. Additional right-of-way may be necessary in order to provide adequate drainage facilities.

Table 4.X.X.X Minimum ROW Width

ROADWAY CLASSIFICATION	GUTTERED (FT)	NONGUTTERED (FT)
Arterials	120	150
Collectors	100	120
Local	60	80
Marginal Access	60	80
Alleys	30	50

Section 4.X.X. Turning Radii

- A. Turning radii shall be consistent with the requirements in the EDM.

Section 4.X.X. Sidewalks

- A. **Generally.**
 - (1). Sidewalks shall meet the ADA Standards for Accessible Design and all other applicable state and local laws to ensure accessibility.
 - (2). Sidewalks shall safely connect directly to the main entrance of a building through a combination of sidewalks and crosswalks.
- B. **Sidewalk standards.** Sidewalks shall be installed in accordance with Section 522 of Florida Department of Transportation standards, in addition to the EDM, ULDC, Comprehensive Plan, and all other applicable standards.

Section 4.X.X. Bike Lanes and Multi-Modal Trails

- A. **Bike Lanes.** Bike lanes are required along all arterial and collector roadways and along all local roadways that intersect an arterial or collector roadway or serve a school or community facility.

- B. **Multi-modal trails.** Multi-modal trails shall be required in all non-residential subdivisions, in new residential subdivisions of more than ten (10) lots, and along all waterways to provide aesthetic quality and pedestrian amenities.
- C.

Section 4.X.X. Street Name Signs

- A. **Generally.** Street name signs, in a font, size, and style approved by the City's Public Works Department, shall be provided and placed at each street intersection. All signs shall comply with the requirements set forth in the Manual of Uniform Traffic Control Devices, latest edition.
- B. **New Subdivisions.** When a new subdivision is created, street name signs shall be in place prior to vertical construction. The signs bearing these names may be permanent or temporary.
 - (1). Official recording:
 - a. The City shall prepare maps which shall designate each street, road, or highway within the City and shall further show the specific number assigned to each building located thereon. Such maps shall be filed with the City Clerk and shall be open to public inspection. Said maps shall be known as the "Official Street Name and Property Numbering Maps of the City of North Port Florida."

Section 4.X.X. Generally

- A. To facilitate city-wide access to central utilities, including, but not limited to, potable water, sewer, and reuse systems, development in the City of North Port shall connect to a central utility provider when available within one-quarter of a mile (0.25 miles) or 1,320 feet.
- B. **Exemptions.** When the City has system availability at any site, the site shall connect to the central utilities. The following development types are exempt from the requirements of this section at the time of permitting:
 - (1). Single- and Two-family residential structures;
 - (2). Minor Subdivisions; and
 - (3). Bonafide Agricultural Uses.
- C. **Development Agreements.** Developers may be required to enter into a comprehensive Development Agreement with the City per the requirements of ULDC, Chapter 2, to plan for the utility capacities and other city services needed for a proposed development.
- D. **Maintenance and Operation.** Where the developer provides a central water and/or sewage system, the treatment plant(s), lines, and all other appurtenances shall be maintained and operated through a covenant that runs with the land in the form of, but not limited to, deed restrictions, a homeowners' or condominium association or such other legal mechanisms as will assure the beneficiaries of the service that the plant will be continually operated and maintained. Such operation and maintenance shall be in accordance with the rules and regulations of the Department of Environmental Regulations. Regardless of the method chosen to provide for the continual maintenance and operation of the plant, the beneficiaries of the service shall be provided with a legal right to enforce the assurance that the plant shall be continually operated and maintained.
- E. **Location and Installation Standards.**
 - (1). All treatment facilities shall be located and constructed to minimize the effect and impact on public health, welfare, safety, noise, odor, and nuisance of the facilities.
 - (2). All aboveground or partially aboveground facilities (active or passive) shall be set back at least one hundred (100) feet from any perimeter property line.
 - (3). Below-ground disposal facilities (drain fields, injection wells, etc. shall be no closer than fifty (50) feet to the nearest residential lot.
 - (4). The location of all facilities shall be in accordance with the applicable local, State, and Federal regulations.
- F. **Inspection of water and sewage systems.**
 - (1). The City shall periodically inspect all construction of water and sewage systems, including systems not to be dedicated to the public.
 - (2). The City shall immediately call to the attention of the developer and his engineer any failure of work or material.
 - (3). The City may suspend work that is not in conformity with approved plans and specifications and shall require inspections as necessary.

Section 4.X.X. Potable Water Systems

- A. **Generally.** All development shall connect to a central potable water system upon availability.

- B. **City Potable Water Connection.** A central water system shall be provided in all new subdivisions. These systems shall connect, or be capable of connecting, with the City's central water system when the City system is within one-fourth (0.25) mile or 1,320 feet from a point on the perimeter of the subdivision closest to the source of service and measured along an accessible right-of-way or easement.
- C. **Existing Potable Water Connection.** In the absence of a City water system, a central water system shall be provided in all new subdivisions, and connection shall be required with any other existing central water system that is available within one-fourth (¼) mile from a point on the perimeter of the subdivision closest to the source of the service and measured along an accessible right-of-way or easement, provided that:
 - (1). The system has sufficient capacity to allow such a connection.
 - (2). Any rules or regulations that govern said system can be amended to accommodate such a connection.
- D. **New Potable Water System.** In the absence of a City or other existing central water system, the developer shall provide a central water system in all new subdivisions. Where the developer provides a central water system utilizing a temporary water treatment plant, the completed plant, lines, and all other appurtenances shall be deeded at no cost to the City to be operated and maintained by the City unless the City Commission waives such dedication.
- E. **Engineering and Design.** Central water systems shall:
 - (1). Provide water meeting quality standards as described in Florida Statutes, Florida Administrative Code, and prescribed by the United States Environmental Protection Agency.
 - (2). Be designed by a Florida registered engineer in accordance with State and Federal standards, including satisfaction of the domestic requirements established by the appropriate State agency, the City of North Port Utility Design Standards, and the fire protection requirements established by the American Insurance Association (National Board of Fire Underwriters).
- F. **Individual potable water systems.** Individual potable water systems may be permitted for single- and two-family structures on pre-platted lots or Minor Subdivisions. All individual potable water systems shall comply with the permitting requirements of the applicable state agency.

Section 4.X.X. Wastewater Systems

- A. **Generally.** Non-residential, multi-family, and mixed-use development shall connect to a central wastewater system. Minor subdivisions and individual one- and two-family structures on pre-platted lots are exempt from this requirement.
- B. **City Wastewater Connection.** When the City's wastewater system is within one-fourth (0.25) mile or 1,320 feet from a point on the perimeter of the development closest to the source of service and measured along an accessible right-of-way or easement, the development shall connect with the City's central wastewater system.
- C. **Existing Wastewater System Connection.** In the absence of a City central wastewater system, connection shall be required with any other existing central wastewater system that is available within one-fourth (0.25) mile or 1,320 feet from a point on the property line closest to the source of service and measured along an accessible right-of-way or easement, provided that:
 - (1). The system has sufficient capacity to allow such a connection.
 - (2). Any rules or regulations that govern said system can be amended to accommodate such a connection.

- D. **New Central Wastewater System.** If a City or other central sewer system does not exist, the developer shall provide a central system for the subdivision. The completed plant, lines and all other appurtenances shall be deeded at no cost to the City to be operated and maintained by the City unless the City Commission waives dedication.
- E. **Engineering.** A Florida registered engineer shall design the central wastewater systems in accordance with these regulations, the requirements of any applicable State agencies, and the following minimum design standards:
 - (1). Central wastewater systems shall be designed, constructed, and maintained in such a manner as not to adversely affect the water quality of any existing stream, lake, or underground aquifer.
 - (2). Central wastewater systems shall be designed to be compatible with the City central wastewater system or other existing surrounding central wastewater systems if different than the City and approved.
 - (3). On curbed streets, the curbs shall be marked to indicate the point where the sewer line crosses to each abutting lot.
- F. **Individual Wastewater Systems.** Individual sanitary wastewater systems with a treatment capacity of less than two thousand (2,000) gallons per day may be permitted when the development is exempt from the central wastewater system requirement. Such an individual system shall fulfill the permitting requirements of the applicable state agency.

Section 4.X.X. Reuse Water Systems

- A. **Generally.** All development shall connect to a central reuse water system upon availability.
- B. **Subdivisions.** A reuse water system shall be provided in all new subdivisions for irrigation. The order of supply sources of water for irrigation purposes shall be reuse water, stormwater, then well water. New subdivisions shall connect to the City's reuse water system when the City system is within one-fourth (0.25) mile or 1,320 feet from a point on the perimeter of the subdivision closest to the source of service and measured along an accessible right-of-way or easement. When the City's system is not within the required connection distance, dry lines shall be provided to facilitate connection when the system becomes available.
 - (1). In the absence of a City reuse water system, a central irrigation water system shall be provided in all new subdivisions. The system shall be designed and built to meet reuse standards. The design shall include a temporary water source such as wells or other available water sources as approved by the regulatory agency having authority and the City. The design shall include a connection point to the future City reuse system at the perimeter of the development at a location agreed to by the Utility Director or designee. The connection point shall include a utility easement area for a meter assembly and booster pumps.
- C. **Other Development.** Non-residential, mixed-use, and multi-family development shall connect to the City's reuse water systems when the system is within one-fourth (0.25) mile or 1,320 feet from a point on the property line closest to the source of service and measured along an accessible right-of-way or easement. When the City's system is not within the required connection distance, dry lines shall be provided to facilitate connection when the system becomes available.
- D. **Engineering and Design.** Reuse water systems shall be designed and constructed to meet quality standards as described in Florida Statutes, Florida Administrative Code, and as prescribed by the United States Environmental Protection Agency.

- (1). Reuse water systems shall be designed by a Florida licensed engineer in accordance with these regulations, the requirements of applicable State agencies, and the following minimum design standards:
 - a. Central reuse water systems shall be designed and constructed in accordance with State and Federal standards, including satisfaction of the domestic requirements established by the appropriate State and local agencies and the North Port Utility Design Standards.
 - b. Reuse distribution system capabilities.
 1. The reuse distribution system shall be capable of delivering adequate pressure and volume of flow to meet the irrigation needs of half the residents in the project area in the restricted time frames mandated by the Southwest Florida Water Management District and/or the City of North Port.
 2. Other reuse application areas, such as golf courses, may require up to five hundred thousand (500,000) gallons a day in less than an eight (8) hour period.
 - c. The reuse water mains should be interconnected whenever possible. The City Utility Engineer may require larger diameter mains for long lines that are not connected to other mains at intervals close enough for proper mutual support.
 - d. Valves shall be installed at intervals so that no break or repair shall necessitate shutting down a length of pipe greater than eight hundred (800) feet, as measured along the street in residential, commercial, and industrial subdivisions.
- E. **Water Features.** Water supply sources for decorative fountains or water features shall be reuse water or stormwater. The developer or property owner shall install and maintain timers on water features or fountains to limit the run time and reduce water loss through evaporation. Timers shall function according to any mandates or restrictions by the City of North Port or the Southwest Florida Water Management District (SWFWMD).

Section 4.X.X. Other Utilities

Utility lines of all kinds, including electric power and light, telephone and telegraph, cable television, water, sewer, and gas, shall be constructed and installed beneath the surface of the ground. It shall be the developer's responsibility to make the necessary arrangements with each utility in accordance with the utilities' established policies. The underground installation of incidental appurtenances, such as transformer boxes, pedestal-mounted terminal boxes for electricity, or similar service hardware necessary for the provision of electric and communication utilities, shall not be required. Below-ground installation shall not be required for bulk electric power supply lines and major communication feeder lines.