

MIXED-USE

Section 2.02.20. Mixed-Use Districts (Mixed-CC and Mixed-EC).

A. PURPOSE AND INTENT.

The purpose of the Mixed-Use zoning districts is to allow a mix of uses to serve the non-residential needs of a neighborhood or community while at the same time, creating a sense of community, or in the case of more intense areas, to provide for a mix of residential and non-residential uses that will function as employment center. The intensity of the development within the mixed-use categories will vary depending on location and surrounding uses. Based on the need to provide for different intensities/densities, two zoning districts that allow mixed uses have been established. They include the *Community Center* (Mixed-CC) and *Employment Center* (Mixed-EC) zoning categories.

The intent of the various mixed-use zoning districts is to create healthy and vibrant communities mixed-use developments and well-designed buildings. The mixed-use zoning regulations will:

- Provide a flexible low, medium and high intensity category for development and redevelopment of vacant, infill, and/or underutilized properties in the City.
- Provide a method by which several tracts of land may be developed as a master planned community rather than on a lot-by-lot basis.
- Within residential neighborhoods, encourage the development of residential buildings types and densities, commercial buildings, and public buildings within walking distance.
- Within employment zones, encourage the provision of medium to high intensity office, commercial with residential uses in close proximity to transportation corridors.
- Provide the provision of centrally located public squares or greens as landmark opportunities. This provides opportunities for citizens to have social gatherings and to watch over their collective security with the establishment of public spaces.
- Allow an assortment of building types to be developed at a pedestrian scale for satisfying residential and non-residential needs of a diverse population.
- Offer advantages of integrated infrastructures that provide increased efficiency of construction and maintenance, and a better visual appearance.
- Seek to create a balanced transportation system that invites pedestrians, bicyclists, and transit riders, as well as motor vehicles, and design a system of connections to maximize choices for all modes of travel.
- Provide well-configured squares, plazas, greens, landscaped streets, preserves, green belts, and parks woven into the pattern of the neighborhood and are dedicated to the collective social activity, recreation, and visual enjoyment of the populace.
- Ensure the compatibility of buildings, uses, and other improvements as determined by their arrangement, bulk, form, and character to establish a livable, and diverse environment.
- Provide for a variety of residential uses including single-family homes, condominiums, town

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homes, and apartments to accommodate the needs of a diverse population.

- Provide a hierarchy of streets that equitably serve the needs of the pedestrian, the bicycle, public transit, and the automobile.
- Encourage public and private buildings form a disciplined edge, spatially delineating the public street space and the private block interior. Include carefully placed civic buildings, squares, and greens to reinforce the identity of the neighborhood.
- Integration of multiple uses such as, residential, commercial, office, and civic uses.
- Provide for an alternative development pattern that provides continuity among various land uses.
- Provide a strong emphasis on aesthetics and architectural design and the mixing of uses to establish neighborhood identity, diversity, and focus. This is accomplished through the following:
 - Utilization of a variety of architectural solutions to create a sense of place, including the relationship of buildings and the characteristics created to ensure attractive and functional neighborhoods. Architecture and landscaping techniques are to respond to the unique character of the region.
 - Utilization of a range of housing types.
 - Integration of open space and both active and passive recreation areas, including the preservation of natural resource features and scenic areas.
 - Provide for a full range of housing and workplace opportunities.

B. DISTRICT LOCATIONS

The Mixed-EC and Mixed-CC are separated into two defined regional areas within the City. The locations of the two districts are as follows:

1. Mixed-Employment Center (Mixed-EC) is defined geographically as the areas south of U.S. Hwy. 441 West of Bradshaw Road /Hawthorne Avenue (as an imaginary line running in north/south direction). Only Mixed-EC zoning district is allowed in these areas.
2. Mixed-Community Center (Mixed-CC) is defined geographically as the areas located north of U.S. Hwy. 441 and East of Bradshaw Road/Hawthorne Avenue (as an imaginary line running in north/south direction). Only Mixed-CC zoning district is allowed in these areas.

C. DISTRICT PLANNING AREA LAND USE CAPS

Table 1 lists the maximum percentage of each land use that is allowed as a total for each of the two defined planning areas listed above. The land uses for each of the Mixed-Uses designations are based on the total aggregate acres for allowable uses (as a cap) for that region. Staff from the City's Community Development Department will maintain a record of acreages used/available for each area and each land use category. For new districts, the percentages will be established during the land use map amendment process.

Table 1: Overall District Area Land Uses		
LAND USES	MIXED-CC	MIXED-EC
Residential	50% max.	30% max.
Commercial	60% max.	40% max.
Office/Medical	50% max.	90% max.
Light Industrial	0	20% max.
Recreation	20% min.	15% min.
Institutional/Public/Civic	50% max.	40% max.

D. PUD APPLICABILITY.

All requirements and processes of the Planned Unit Development (PUD) zoning districts contained within Article II, Section 2.02.18 of the City's Land Development Code shall apply to a Mixed-Use Master Plan. Each proposal shall verify that the standards, applicable to the proposed use(s), enumerated in the PUD zoning district are contained within the Mixed-Use Master Plan proposal. Where conflicts occur between the Mixed-Use requirements and PUD requirements, the Mixed-Use requirements shall take precedence. The following PUD Sections and Subsections of Article II of the City's Land Development Code shall not apply to Mixed-Use developments: Sections 2.02.18.D.10, 11, and 12; Section 2.02.18.E.3 a.(2); Section 2.02.18.F.4 a.(2); and Section 2.02.18.G.

E. UNIFIED CONTROL

All land included within the proposed Mixed-use shall be owned by or under the control of the applicant, whether the applicant is an individual, partnership or corporation, or a group of individuals, partnerships or corporations. The applicant shall submit written consent and/or agreements of all property owners of record present firm evidence of the unified control of the entire area to be designated Mixed-Use boundaries. An approval of the Mixed-Use application by the City shall be based on requirements that the applicant will:

1. Develop in accordance with the approved Master Plan, and any other conditions or modifications that may be attached to the Master Plan.
2. Bind all development successors in title to any commitments made within the approved Master Plan.

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F. SITE AREA REQUIREMENTS.

The minimum development site area for the Mixed-CC and Mixed-EC shall be as follows:

1. There shall be no minimum site area for the Mixed-Use Districts; however, the site must be of sufficient size to comply with all Mixed-Use standards. The City Council shall have the ability to deny a project if it finds the size of the site inadequate to meet the required mixed use standards.
2. Proposed Mixed-Use Master Plans may include adjacent lands that are not currently zoned "Mixed-EC/CC", provided the incorporation of these lands will enhance the overall proposal and will be in keeping with the intended use of the Mixed-Use district. The intensity and density of said lands cannot exceed the adopted Future Land Use designation of the City's Comprehensive Plan. Additional standards (buffering, setbacks, height restrictions, etc.) may be required/imposed. If incorporated into the Mixed-Use Master Plan, these properties will be subject to all Master Plan and Mixed-Use zoning requirements. Such proposals will be reviewed by the City on case-by-case basis and only be permitted when deemed appropriate by the City.

G. DEVELOPMENT STANDARDS.

The following standards shall apply to any development within the Mixed-Use zoning districts. This section shall take precedence over other sections of the Land Development Code.

1. Uses Allowed:

Parcels within the Mixed-Use zoning districts may be developed individually or they may be grouped together to form a unified mixed-use development. General Mixed-Use District regulations are shown in Table 2. The uses allowed in each district are generally as follows:

Community Center: All uses allowed in the Professional Office/Institutional (PO/I), Commercial Neighborhood (CN), and Retail Commercial (C-1) districts, and Residential (R) uses as appropriate.

Employment Center: All uses allowed in the Professional/Office/Institutional District (PO/I), and Retail Commercial (C-1) districts. Limited clean/light industrial uses will also be allowed, such as research/training/testing, and veterinarian clinics and residential uses as appropriate. Uses required in this district may include corporate business parks and office complexes.

Table 2: Mixed-Use District Regulations

DEVELOPMENT STANDARDS	MIXED-CC	MIXED-EC
Uses Allowed (1)	–	–
Minimum building Frontage per street (2)	65%	65%
FAR (3) Min.	0.25	0.25
Max.	0.60	1.00
Density Max.	7.5 du/ac	15.0 du/ac
Max. Height (4)	35 ft.	35 ft.
Recreation (passive or active)	20% Min.	15% Min.
Yard Setbacks (5)	Use equal to the zoning	Use equal to the zoning

NOTES:

- (1) See **Table 3** for uses classified: Residential, Commercial, Office/Medical, Light Industrial, Civic, etc.
- (2) 20% of which may comprise plazas/park areas no deeper than 30 ft. measured from property line.
- (3) Calculated per individual site or, in the case of mixed use, by development site.
- (4) Waivers may be granted by the City Council.
- (5) Required setbacks shall be consistent with the zoning district for the proposed use, unless otherwise specified herein.

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2. Mixed-Use Requirements:

- a. Projects within the Mixed-Use zoning districts shall be planned and controlled as a unified development and shall require a Master Plan. The Master Plan shall set the terms and conditions of the proposed development. All Mixed-Use developments shall provide for both residential and non-residential land uses. The intent of the Mix-Use districts is to provide for an innovative design and site layout with emphasis on a master planned community. Where appropriate, the incorporation of a traditional "town center" is encouraged as a component of a Mixed-Use development. As a guideline, the percentage of residential and non-residential use mix should be as follows:

(1) Mixed-EC Land Use Mix:

- Non-Residential: Minimum 60% and maximum 80%
- Residential: Minimum 20% and maximum 40%
- Multi-family housing types (duplex, triplex, apartment, condominium, and townhouse) may not exceed 50% of the overall Mixed-EC Master Plan allowable residential units, as listed herein. No more than 50% of the allowable housing may be developed as rental product.

(2) Mixed-CC Land Use Mix:

- Non-Residential: Minimum 20% and maximum 40%
- Residential: Minimum 60% and maximum 80
- Multi-family housing types (duplex, triple, apartment, condominium, and townhouse) may not exceed 20% of the overall Mixed-CC Master Plan allowable residential units, as listed herein.

- b. The City will consider adjustments (increase or reduction) to the recommended land use mix percentages listed in this section depending on surrounding land use (including existing development patterns) or other land use factors including but not limited to the availability of utilities; adjacent transportation facilities; the intensity of the proposed developmental and environmental factors. This shall be at the sole discretion of the City.

3. Single family detached residential developments shall meet the following performance standards.

MIN. LOT WIDTH	MIN. LOT SIZE	MIN. LIVING AREA	ALLOWABLE DISTRICT
95'	12,500 sq.ft.	2,500 sq.ft.	Mixed-EC & CC
MINIMUM YARD SETBACKS:			
Front: 30' Rear: 35' Side 10' Corner/outside: 25'			

4. Within the Mixed-Use Districts, there are provisions for single-family residential lots less than 95' in width, as follows :

MIN. LOT WIDTH	MIN. LOT SIZE	MIN. LIVING AREA	ALLOWABLE DISTRICT
75' - 94.99'	9,000 sq.ft	2,000 sq.ft.	Mixed-EC & CC
55' - 74.99'	6,000 sq.ft	2,000 sq.ft. In aggregate*	Mixed-EC & CC
* No individual unit may have less than 1,600 sq.ft. of living area.			
Under no circumstances shall lot widths, sizes, and living area be less than the minimum cited herein.			
MINIMUM YARD SETBACKS:			
Front: 15'			
Rear: 20'			
Side 5'			
Corner/outside: 15'			

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5. Duplex development minimum standards shall be as follows:
 - a. Minimum Site Area: 15,000 sq. ft.
 - b. Minimum Lot Width: 110 ft.
 - c. Minimum Living area: 2,000 sq. ft.
 - d. Setbacks: Front 25', Side 10' Rear 20' Corner/outside 25'
6. Multi-family (townhouses, condominiums, triplexes, quadraplexes) development minimum standards shall be as follows:
 - a. Minimum Living area - for rent (apartments): 950 sq.ft.
 - b. Minimum Living area - fee-simple (condominium, townhouse, etc.): 1,500 sq.ft. in aggregate per building (the minimum living area for individual units shall be 1,300 sq ft).
 - c. Setbacks shall be in accordance with Section 2.02.07.G.3. (R-3 zoning district).
 - d. Bufferyards shall be in accordance with the R-3 zoning district.
 - e. Off-street parking shall be in accordance with the parking requirements of the LDC, except as follows: All townhouse, condominium, triplex, and quadraplexes shall provide separate guest parking areas at the ratio of one (1) parking spaces per four (4) units (1:4).
7. Duplex uses and multi-family standards (lot size, lot width, buffer yards, etc) shall be consistent with the R-3 zoning district requirements, unless otherwise listed herein.
8. Within a single-family residential development that proposes lot widths between 55' and 74.99', a minimum of twenty-five percent (25%) of all housing units shall have front porches per the standards of the Development Design Guidelines.
9. Commercial, office, industrial, and institutional standards shall be consistent with the applicable zoning district for the proposed use, unless otherwise listed herein
10. Residential uses, except for entries and lobbies are not permitted on the ground floor of commercial buildings.
11. Common open space requirements (percentages) and the definition of "Common Open Space" areas shall be in accordance with Section 2.02.18.D.19.b. (PUD District) of this code.

12. Residential fencing shall be in accordance with Article VII of the LDC, except as follows: In cases where the corner lot setback is less than 25 feet, fences greater than 4 feet in height must meet the applicable setback of the lot (i.e., 15 feet for a 55 feet wide lot).

13. Common open space dedication.

The City Council shall have the discretion to determine what improvements, if any, are necessary to ensure the enjoyment, use, safety, and general welfare of the occupants of the proposed development, and as such may require open space in excess of the percentage requirements contained herein if substantial portions of the applicant's open space are non-usable or of such a nature that it is not appropriate to meet the recreational needs of the residents of the Mixed-Use development.

14. Buffers.

Buffer yards shall be consistent with the zoning district for the proposed use, unless otherwise noted herein. For example, single-family developments shall follow the buffer requirements of the single-family zoning districts, commercial uses shall follow the buffering of the applicable commercial zoning district, etc. Buffers may be waived or varied in mixed-use buildings and projects when compatible uses and appropriate building/parking relationships are demonstrated and strong pedestrian connectivity and well-planned vehicular connectivity are provided.

15. Recreation/Parks.

Mixed-Use residential developments shall meet the recreation (passive and active) requirements percentages listed in Table 2. These percentages shall be in addition to any other common open space requirements of this code. Parks shall be centrally located within the development and the size of the park shall relate to the size of the community. In larger developments (such as those with 100 units or more) multiple park sites may be appropriate. Amenities may include but are not limited to tot-lot, community swimming pools, clubhouses, sport-courts (basketball, soccer, etc.), gazebos, swing-set, etc. In addition, each park site shall include a clock tower, fountain, or other public hardscape which is to be of significant size and stature to provide a predominant focal point to the community. The park site shall include one canopy type tree at 3 inch DBH for every 4,000 square feet of park area (consideration for existing trees will be taken into account, on a case-by-case basis).

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16. Yard Setbacks.

Generally, minimum yard setbacks shall be consistent with the zoning district for the proposed use, unless otherwise noted herein. However, where appropriate, the City may consider reductions of setbacks based on the lot size, use, and other site features which will enhance the proposed development or unless otherwise stated herein.

17. Limited Access Highway Enhancement Feature.

S.R. 429 is considered an "elevated" facility and properties adjacent to it can be generally viewed from the roadway. The perspective from this roadway is a feature that contributes to an overall positive vista throughout the corridor. All Mixed-Use development proposals within one mile from the centerline of any limited access highways (such as SR 429), as measured in both directions, shall be subject to additional site development enhancement features. The intent of this requirement is to provide visually pleasing building facades, exterior elevations, roofs, and sites that are within the prescribed area. Outside storage areas, parking lots, building exterior elevations, roofs, etc. must be designed in such a manner as not to detract from the overall visual appearance as seen from these roadways, and additional screening and architectural elements may be imposed by the City.

18. Parking Garages:

- a. Parking garages shall be defined as any multiple level structure for the use of parking motor vehicles associated with or without a commercial establishment. Parking garage designs should create pleasing pedestrian-oriented spaces. At least seventy-five (75%) of a ground floor parking garage frontage, exclusive of entrance driveways, stairwells and pedestrian entryways, shall consist of active uses other than parking, such as commercial retail, offices or personal services, similar to the permitted uses. All parking garages fronting on streets shall be setback at least 20 feet, with an increase of five (5) feet for every level above two.
- b. Architecture of parking garages fronting on or viewed from pedestrian levels and malls shall be designed as to achieve an architectural unity with the principal structure(s), or those that exist in the area which they are intended to serve. Design features shall include brick, stucco, cornices, or a combination of architectural features which enable the parking garage to better blend with the area. Other design alternatives which achieve this intent may be approved by the City.

19. Lakes/water ways.

Lakes and other waters must maintain public view and access and shall be utilized for scenic and recreational purposes. Lake amenities shall be located adjacent to a street and/or park, not the rear yard of lots. Lake/waterway is defined as any existing or manmade body of water greater than 1 acre in water surface area as determined appropriate by the City Council. Individual residential lot docks shall be prohibited. Only community docks shall be allowed.

20. Phasing.

Phases of a mixed development must be timed with infrastructure capacity to ensure provision of adequate public services according to adopted standards and facility plans. Each phase must be sufficiently designed to stand on its own should subsequent phases be delayed or abandoned. All Tracts within the Mixed-Use Master Plan shall be platted with the initial development. Each Master Plan shall be developed and controlled under one single ownership. Phase jumping is not allowed (i.e., Phases are to be developed and constructed in sequential order, per the phasing program of the Mixed-Use Master Plan).

21. Shared Facilities.

Shared parking, stormwater facilities and signs are encouraged to create a unity of development, to reduce costs, to reduce provision of excess facilities and to improve visual appearance. Shared facilities between adjacent properties zoned for Mixed-Use may be allowed if:

- The shared facility allows each property to meet all qualitative and quantitative standards required of the individual property; and
- The creation of shared facilities creates a unity of development between the adjacent properties and improves the visual appearance of the development; and
- The adjacent properties sharing the facilities have provided each other with legal rights of access, use, and maintenance of the shared facilities.

22. Compatibility.

The required Master Plan for Mixed-Use developments shall include standards and options for “stepping down” building heights and establishing transitional land uses to minimize visual and noise impacts on adjacent residential developments. Single use development shall comply with the setbacks and buffering requirements according to the LDC requirements for the proposed use and existing adjacent uses.

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Developers shall minimize negative impacts on surrounding uses through landscaping, project amenities, and other features that would act as a buffer between the proposed development and existing adjacent uses. When adjacent to low density residential areas (AG, AG-E, RCE, R-1, R-2 and SF zoning districts), new development shall provide sufficient amenities such as recreation, open space and buffering to provide additional protection to the existing adjacent development.

23. Building Orientation.

In order to ensure that the developments within the mixed-use districts create a sense of community, the placement and orientation of buildings shall be carefully planned. Public facilities and civic spaces, for example, must be centrally located, readily visible from the public right-of-way, and within easy access for the public. The following standards, in addition to the City's Development Design Guidelines, shall apply to all buildings within the Mixed-Use districts:

- a. Primary ground floor of commercial building entrances shall orient toward plazas, parks, or pedestrian-oriented streets, not to interior blocks or parking lots.
- b. Freestanding buildings should be avoided. Interconnected buildings shall be encouraged.
- c. Green areas or plazas may be used to create a prominent civic component to mixed-use areas. These green areas should be centrally located or placed in between the higher intensity uses (surrounding residential or office areas).

24. Transportation:

- a. Mixed-Use developments shall be centrally located, and easily accessible to pedestrians walking to and from the surrounding neighborhoods so visitors do not need to use arterial streets to access the mixed-use development. If located on a bus route, transit stops shall be integrated into the design of the development.
- b. All proposed entrance roads and internal collector roads (i.e. "spine" roads or major thoroughfares) shall be developed with a landscaped median. Medians to be a minimum 20 feet in width and shall be continuous throughout the road segment, except where conflicts occur as determined by the City Engineer. The median areas to include trees in the amount equivalent to one tree for every 15 feet of median length. Tree sizes are to be a minimum 3 inch DBH. In addition, the landscaping material to include shrub groupings, decorative ground covers, and other such materials to provide a striking visual effect. The actual configuration of landscaping shall be determined on a case-by-case basis.
- c. All components of a Mixed-Use development shall be interconnected by bicycle and

pedestrian trails. Trails size to be a minimum 8 feet in width and with hard surface, unless an alternative is approved by the City Council. Bike trails shall be accessible and connected to community recreation areas.

- d. An interconnected network of streets is required.
- e. Streets within the traditional neighborhood are to provide a striking visual and traffic calming break at approximately 1,000 foot intervals. The break shall serve as a focal point for vehicular and pedestrian traffic. The focal point shall be landscaped and if possible include a park, square, round-a-bout, fountain, public art, etc.
- f. Street trees are required at approximately 30-foot intervals. The exact placement of street trees will be determined on a project-by-project basis. Street trees must be a minimum three (3) inch DBH with a minimum height of eight (8) feet and shall be Florida Number One grade or better.
- g. Where there is an alleyway present, all utilities shall be located adjacent to the alleyway and not along the front property line.

25. Alleyways:

- a. Alleyways may be utilized for Mixed-Use developments. Alleyways are defined as vehicular passageways providing primary, secondary and/or service access to sides or rear of building lots. The paved area of any alleyway shall be a minimum of 12 feet in width. The ownership and maintenance of alleyways to be by the Home Owners' Association, unless the City's Public Service Department determines public ownership to be necessary.
- b. Lots that are located adjacent to alleyways shall provide a minimum five (5) foot wide dedicated landscape easement on each side. The landscape easement to include a minimum of one tree per lot or one tree spaced at 30 foot intervals, whichever is greater. Alternative landscaping scenarios may be acceptable and shall be reviewed on a case-by-case basis. The landscape easement is to be placed behind any utility easement where applicable. The trees within the landscape easement shall be a minimum of 2-1/2 inch DBH (this shall be in addition to any lot tree requirements). The purpose of the easement is to provide maintenance of the landscaping (trees) by a central home owners association, where applicable.
- c. All garages/carports (including detached structures) must be setback a minimum of 20 feet from the edge of the alleyway pavement. All utilities must be underground. All alleyways shall provide decorative street light poles and fixtures. Sidewalks are not required within alleyways.

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- d. The required 5 foot landscape areas on both sides shall also provide screening for all utility equipment and individual trash receptacle areas. Entrance points from the main street to any alleyway shall provide landscaping (trees and shrubs). Landscaping materials must be of sufficient size, height and placement.

26. Non-Conforming uses.

Agricultural lands, developed parcels or parcels that have site plan approvals prior to January 2004 and are located within a mixed-use district shall be deemed to be compatible with this Code. Additions to existing structures shall be permitted; however, development applications shall be reviewed by staff and conditions for development may be imposed too more adequately comply with the intent of this Code.

27. Development Design Guidelines.

Mixed-Use developments shall incorporate the standards of the City's Development Design Guidelines. In cases where the Development Guidelines indicate a specific requirement as "optional/suggestive" it shall become "mandatory" at the City's option for Mixed-Use developments. All development proposals shall include a summary report outlining how each Development Guideline requirement has been met. The summary report is for verification that the applicant has incorporated these standards and will not become part of the official Master Plan, but shall serve as support documentation.

28. Residential Architecture:

- a. Residential developments must present a common theme which shall include an architectural style and design. Housing and subdivision design consistency will enhance the visual appearance and create a strong image and identity. Variations within a subdivision may be permitted if phases are utilized to help create a sense of division if needed. These requirements are in addition to any requirements listed in the City's Development Design Guidelines.
- b. All residential developments are required to submit architectural elevation drawings and generalized floor plans of the proposed housing for each subdivision. Elevation drawings are required at the development plan stage. Elevations must include variations in architectural styles (for both one and two-story) and materials proposed for housing. Architectural styles may include, but are not limited to: Colonial, Contemporary, Georgian, Key West, Mediterranean, Neo-traditional, Ranch, Tudor, or Victorian. Architectural styles and design must be internally consistent and provide a finished look.

Exterior building materials can include wood siding, stucco, brick and stone. Under no circumstances shall exterior walls remain concrete-block with a painted surface. Roofing material may vary, but will be reviewed for consistency. Roof material may include asphalt shingles, clay tiles or others as appropriate for the building architectural design used.

- c. Any major variation from those elevations submitted during permitting and construction will require re-submittal and approval of the Land Development Review Board.

29. Residential Garage design standards shall complement the standards of the City's Development Design Guidelines, except with the following modifications:

- a. Unless waived by the City Council, all single-family homes shall include a minimum two-car garage. Required garages may not be enclosed or converted to another use.
- b. Single-family residential developments with lots 75' or greater shall provide a mixture of garage types (recessed (a minimum of ten feet), side-entry, detached, or rear-loaded). No more than fifty (50%) of the lots/units shall be of a single garage type. A maximum of ten (10%) of the lots/units may contain the flush garage type. A maximum of twenty percent (20%) of the lots/units may contain recessed garages. Flush design garage types shall be provided additional architectural treatment such as a roof overhang (minimum 3ft), trellis-work, and the door must be decorative.
- c. Single-family residential developments with lots between 55' and 74.99' shall provide a mixture of garage types (recessed (a minimum of ten feet), side-entry, detached, or rear-loaded). No more than fifty (50%) of the lots/units shall be of a single garage type. No more than thirty percent (30%) of the garages may be recessed. No more than ten percent (10%) of the garages shall be of the flush design type. Flush design garage types shall be provided additional architectural treatment such as a roof overhang (minimum 3ft), trellis-work, and the door must be decorative.

30. A Sign Master Plan shall be required for all Mixed-Use developments. Signage standards shall be in accordance with Article VIII of the code, except as follows:

- a. Single lots (including out-parcels) for commercial, office, and industrial uses:

- (1) Wall: Calculated at 1.5 feet building linear frontage. Maximum copy area not to exceed 200 square feet. Maximum of four signs allowed.

- (2) Monument: Minimum 8 feet in height and 50 square feet in copy area. The base of all monument signs shall be masonry with brick or stone finish. The base of the sign structure must be a minimum of four (4) feet in height. The base of the sign structure shall be consistent with the architectural style of the building.
- b. Shopping Centers shall be in accordance with the "Multiple-Unit Centers" sign standards of Section 8.04.05 of this code.
- c. Town Center Signage. Town Center uses are restricted to wall type sign only (free-standing, monument, or poles signs are not allowed). The wall sign copy area shall not exceed twenty-four (24) square feet per building. No more than three (3) wall signs allowed. Under awning signs (i.e., individual hanging business identification signs shall not be seen from the street) are allowed and limited to 4 square feet in copy area. Signs may be mounted above the first floor structure only when authorized by the City Council.

H. COMMON USE AREA (REQUIREMENTS):

The following standards for Common Use Area shall be required for all single-family residential developments that contain lot widths less than 95 feet (12,500 square feet in lot area), multi-family developments, and duplex developments.

1. Purpose and Intent.

This requirement is intended to provide areas in appropriate locations for the common use by the residents of each development, and may include: community buildings, club houses, meeting halls, and other similar public buildings, uses, or spaces.

2. Percentage.

Common uses shall constitute not less than five percent (5%) of the land area of the single-family residential component and ten percent (10%) of the multi-family component of any development. This requirement shall be in addition to any other Parks/Recreation requirements contained herein.

3. Public square.

As a part of the required five (5) percent Common Use Area, a minimum of one (1) public square, no less than one acre in size, sodded and landscaped shall be required and shall be located at the approximate center of the neighborhood. Alternatively the public square can be oriented toward the non-residential component of the neighborhood, if the non-residential component is meant for use only by those residents of the development. Other location and size requirements may be imposed by the City based on the development size, land uses proposed, and other site planning factors. Squares shall be at least seventy-five percent

(75%) unpaved. Squares shall have a length to a width ratio no greater than three to one (3:1). This requirement is in addition to any other required common open space of the Mixed-Use and PUD districts. This area may be aggregated with other recreation land requirements.

4. Neighborhood activity center.

A neighborhood activity center shall be provided and located within the Common Use Area. The facility shall be one of the following enclosed or open type structures: Meeting halls, recreation facilities, such as gazebos, covered pavilions, etc. The activity center is subject to the following regulations:

- a.. Developments made up of less than 300 units shall be required to construct a minimum total of 2,000 square feet of facility or facilities.
- b. Developments made up of more than 301 units shall be required to construct a minimum total of 3,000 square feet of facility or facilities or a minimum of eight (8) square feet for each residential dwelling unit, whichever is greater.
- c. The facility shall be located within or adjacent to the required public square.
- d. No more than twenty-five percent (25%) of the total required square footage may be in the form of open type facilities.

I. MULTI-FAMILY DEVELOPMENT REQUIREMENTS

Developments that incorporate a multi-family residential component shall be subject to the following regulations:

1. The maximum allowable percentage of multi-family residential shall be as follows:
 - a. Under no circumstance shall multi-family housing types (duplex, triplex, apartment, condominium, and townhouse) exceed fifty percent (50%) of the overall Mixed-EC Master Plan residential units.
 - b. Under no circumstance shall multi-family housing types (duplex, triple, apartment, condominium, and townhouse) exceed twenty percent (20%) of the overall Mixed-CC Master Plan residential units.

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2. Density and intensity.

The density and intensity requirements of the development shall be as provided for in the Mixed-Use zoning district.

3. Vehicle storage areas.

All interior/exterior vehicle storage areas (i.e., garages, driveways, vehicle use areas, etc.) shall be located and accessible to/from the rear of the building(s) and/or lots.

4. In cases where multi-family developments or units are located near/adjacent to single-family (i.e. lower residential density) developments, the multi-family building(s) shall be designed to architecturally resemble single-family residential styles. The multi-family building(s) shall reduce the building's bulk, height, and provide facade treatments to reflect the single-family character of the development.

5. Porches and balconies are encouraged when facing a public street.

J. TOWN CENTER DEVELOPMENT

Mixed-Use developments that provide for single family lot widths less than 75' shall be required to provide a Town Center. The uses typically found in a Town Center include but are not limited to retail shops, restaurant, offices, banks, hotels, governmental offices, community centers, single family residences and multi-family residences. All Town Center Development projects shall be subject to the following regulations:

1. Purpose and intent.

These requirements are intended to provide for compact mixed use commercial, office and residential uses located as the focus of the entire development. The Town Center shall include a balanced mix of retail commercial, office, and residential. No one use shall dominate the neighborhood center.

2. The requirements of the Common Use Area of Section H shall apply to all Town Center Development projects.

3. Permitted Uses. The permitted uses in the Town Center shall be as allowed in the Mixed-Use zoning district.

4. Yard requirements:

- a. Front yard: There shall be a minimum setback of ten (10) feet from the property line. If arcades or covered areas are utilized are provided for fifty-one percent (51%) or more of the building, such arcades may encroach five (5) feet into the required setback. The

remaining five (5) feet in front of the arcade and shall be utilized as a landscape buffer area with plant material or additional paving surface for pedestrian circulation installed.

- b. Side yard: There shall be a minimum side yard interior setback of zero (0) feet from the property line. All yards adjacent to road rights-of-way shall be setback a minimum of ten (10) feet.
- c. Rear yard: There shall be a minimum rear yard setback of ten feet (10) feet. Where rear lot lines abut alleyways, then all structures shall be setback five (5) feet.

5. Town Center Location.

The town center shall be located where through streets or any street adjacent to the neighborhood intersect. Where feasible the Town Center shall be located as close as possible to the geographic center of the development to allow residents to walk to the center or plaza. Additionally, the town center buildings shall surround a plaza/common use area on at least thirty-five percent (35%) of its perimeter. This common use area percentage may be counted towards the overall requirements contained in this code.

- 6. To insure a balanced mix of uses within the Town Center the following land use allocations shall be required:
 - a.. The Town Center shall comprise a minimum ten percent (10%) and a maximum of thirty (30) percent of the entire development.
 - b. Residential uses shall be allocated a maximum of sixty percent (60%) of the gross area of the Town Center. Residential uses, except for entries and lobbies are not permitted on the ground floors of town center buildings.
 - c. Commercial or office uses shall be allocated a minimum of thirty-five percent (35%) of the gross area of the Town Center.
 - d. Civic uses shall be allocated a minimum of five percent (5%) of the land area, whichever is greater, per the common use standards enumerated in Common Use Section H of this supplement.
- 7. Building and streetscape diversity.

In order to provide the diversity of traditional town centers and to hold the interest of the pedestrian, building facades shall be designed as discrete architectural compositions.
- 8. Pedestrian access.

Buildings within the Town Center shall have primary pedestrian access from the street.

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9. Parking requirements are as enumerated in the City of Apopka Land Development Code and Development Design Guidelines, and as follows:
- a. On street parking must be provided on both sides of the street for all streets adjoining the town center.
 - b. When vehicle use areas are required or desired to access from an alley, on-street parking shall be provided on both sides of the street.
 - c. Not less than fifty percent (50%) of the parking spaces shall be to rear of the building. Access to parking through the frontage shall only be allowed to an alley or side street, provided access to the alley is not within two hundred (200) linear feet of the building.

Table 3: Uses

Table 3: Uses			
Note: Permitted uses subject to a finding of compatibility with surrounding uses and may be subject to strict development conditions or prohibited based on this issue.			
USE	COMMUNITY CENTER	EMPLOYMENT CENTER	
RESIDENTIAL			
Single Family Detached	Yes	Yes	
Duplex	Yes	Yes	
Town Houses	Yes	Yes	
Multi-Family	Yes	Yes	
Accessory Residential (garage apt., etc.)	Yes	Yes	
COMMERCIAL			
Auto Dealers (new & used)	No	No	
Auto Parts	No	No	
Auto Repair	No	No	
Bar/Lounge	No	Yes	
Bed & Breakfast	Yes	Yes	
Business Services	Yes	Yes	
Convenience Store	Yes	Yes	
Drive-through Facilities	Yes	Yes	
Drug Store	Yes	Yes	
Grocery Store	Yes	Yes	
Hotel/Motel/timeshare	No	Yes	
Personal Service	Yes	Yes	
Restaurant	Yes	Yes	
Retail	Yes	Yes	
Service Station	Yes	Yes	
Theater	Yes	Yes	
Wholesale Commercial	No	Yes	
Banking	Yes	Yes	
OFFICE			
Finance, Insurance	Yes	Yes	
Medical/Dental	Yes	Yes	
Other Office	Yes	Yes	

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Table 3: Uses

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LIGHT INDUSTRIAL*		
Distribution	No	Yes
Food packaging/processing	No	No
Manufacturing	No	Yes
Research, training, testing	No	Yes
Storage/Warehouses	No	Yes
RECREATION		
Indoor Recreation	Yes	Yes
Golf Courses	Yes	Yes
Public/Private Sports Facilities	Yes	Yes
Parks and Plazas	Yes	Yes
PUBLIC/CIVIC		
Public parks and playgrounds	Yes	Yes
Utilities	Yes	Yes
Civic Clubs, lodges, fraternal organizations	Yes	Yes
Cemeteries	No	No
INSTITUTIONAL		
Churches	Yes	Yes
Elementary School	Yes	Yes
Middle School	Yes	Yes
High School	Yes	Yes
Museums	Yes	Yes
Hospitals	No	Yes
Clinics	Yes	Yes
Technical, vocational, professional schools	No	Yes
Day Care	Yes	Yes
Nursing Homes	Yes	Yes
ALF	Yes	Yes
Funeral Homes	No	Yes

* Light Industrial shall be similar uses of that are defined as "High-tech Industries" cited in the Special Exception zoning district requirements of Section 2. 02.12.C.2.e. of the LDC. Such uses include clean industrial, computers, advance electronics, robotics, and lasers, etc

ARTICLE II- LAND USE: TYPE, DENSITY, INTENSITY

LDC SECTION 2.01.02. ALLOWED ZONING DISTRICTS

Table II- 1

Permissible Zoning Districts within Future Land Use Classifications

<i>Density/Intensity</i>	<i>Future Land Use Classifications</i>				
<i>Standard</i>	<i>MU (Mixed-Use)</i>				
	Min.: 0.25 Max.: 0.60 FAR	Min.: 0.25 Max.: 1.00 FAR	0 to 7.5 du/ac	0 to 15 du/ac	
<i>Zoning Classification:</i>					
Mixed-CC (Community Center)	X		X		
Mixed-EC (Employment Center)		X		X	X

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LDC Section 2.02.01. General

Districts	Min. Site Area	Min. Lot Width	Minimum Setbacks (ft.)			Rec./Op. Space (%)	FAR (%)	Density du/acre
			Front	Side	Rear	Corner		
Mixed-CC Community Center	*	*	*	*	*	*	0.25 min. 0.60 max.	7.5 max.
Mixed-EC Employment Center	*	*	*	*	*	*	0.25 min. 1.00 max.	15.0 max.

* See Land Development Code for specific requirements.