AGENDA
ESCAMBIA COUNTY PLANNING BOARD
June 3, 2013–8:35 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.

2. Invocation/Pledge of Allegiance to the Flag.

3. Proof of Publication.

4. Approval of Minutes

A.

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the May 6, 2013 Planning Board Meeting.

B. Planning Board Monthly Action Follow-up Report for May 2013.

C. Planning Board 6-Month Outlook for June 2013.

5. Public Hearings.

A. LDC Ordinance- Articles 2 & 6 "Barrancas Overlay District"

A Public Hearing Concerning the Review of an Ordinance Amending Articles 2 & 6 "Barrancas Overlay District"

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance to the Land Development Code (LDC) Article 2 “Administration,” Section 2.14.02 to revise the language for clarity purposes; and amending Article 6 “Zoning Districts,” Section 6.07.02 to amend certain R-3 and R-4 zoning district building design standards within the Barrancas Overlay District.

B. Sea Turtle Friendly Lighting Standards for Pensacola Beach

A Public Hearing Concerning the Review of an Ordinance Amending Articles 3 and 13:

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance to the Land Development

Code (LDC) Article 3, "Definitions," Section 3.02.00, Article 13, Section 13.22.02, "Design Guidelines for Signs and Outdoor Displays," adding Section 13.23.00, "Exterior Lighting for New Construction and Existing Lighting on Pensacola Beach that Protect Nesting Sea Turtles and Hatchlings."

This draft ordinance was approved by the Santa Rosa Island Authority on May 1, 2013.

6. Discussion Items.

A. Changing Family Conveyance in the LDC and Comp Plan

Presented by: Horace Jones, Division Manager

B. Allowing Alcohol Sales in Existing Condos in R3-PK Zoning

Presented by: Andrew Holmer

C. Chicken Ordinance

Presented by: Ryan Ross, Assistant County Attorney

D. Perdido Key Master Plan

Presented by: Lloyd Kerr, AICP

7. Public Forum.

8. Director's Review.

9. County Attorney's Report.

10. Scheduling of Future Meetings.

The next Regular Planning Board meeting is scheduled for **Monday, July 1, 2013 at 8:30 a.m.** , in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

11. Announcements/Communications.

12. Adjournment.

BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular **4. A.**
Meeting Date: 06/03/2013

Agenda Item:

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the May 6, 2013 Planning Board Meeting.

B. Planning Board Monthly Action Follow-up Report for May 2013.

C. Planning Board 6-Month Outlook for June 2013.

Attachments

Quasi-Judicial Resume
Planning Board Regular Mtg Resume
Monthly Action Follow-Up
Six Month Outlook

D R A F T

RESUMÉ OF THE ESCAMBIA COUNTY PLANNING BOARD
May 6, 2013

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:30 A.M. – 9:40 A.M.)
(9:46 A.M. - 11:20 A.M.)
(11:31 A.M. - 11:57 A.M.)

Present:	Wayne Briske, Chairman
	Tim Tate, Vice Chairman
	David Luther Woodward
	Dorothy Davis
	Robert V. Goodloe
	Alvin Wingate
	Stephanie Oram, Navy (Non voting)
Absent:	Karen Sindel
	Patty Hightower, School Board (non-voting)
Staff Present:	Allyson Cain, Urban Planner, Planning & Zoning
	Brenda Wilson, Urban Planner,Planning & Zoning
	Horace Jones, Division Mgr., Planning & Zoning
	John Fisher, Urban Planner, Planning & Zoning
	Juan Lemos, Senior Planner, Planning & Zoning
	Kayla Meador, Sr Office Assistant
	Stephen West, Assistant County Attorney

1. Call to Order.

2. Invocation and Pledge of Allegiance to the Flag was given by Mr. Alvin Wingate.

3. Proof of publication was given by the clerk and the Board voted to waive the reading of the legal advertisement.

   Motion by David Luther Woodward, Seconded by Robert V. Goodloe
   Motion was made to approve Proof of Publication and to waive the reading of the legal advertisement.

   Vote: 6 - 0 Approved

   Other: Karen Sindel (ABSENT)

4. Quasi-Judicial Process Explanation.

5. Public Hearings.

A. Z-2013-02

Applicant:	Wiley C. "Buddy" Page, Agent for Gerald S. Chernekoff
Address:	9900 BLK of Sorrento Road
From:	SDD, Special Development District, (noncumulative) Low-Density
To:	AMU-2, Airfield Mixed Use-2 District (cumulative to AMU-1 only) (three du/acre)

Mr. Alvin Wingate, Mr. Robert V. Goodloe, and Ms. Stephanie Oram acknowledged visiting the site.

No planning board member acknowledged any ex parte communication regarding this item.

No planning board member refrained from voting on this matter due to any conflict of interest.

Motion by Tim Tate, Seconded by Robert V. Goodloe
Motion was made to accept Staff's findings of fact for criteria 1, 3, 4, 5, and 6; to accept applicant's locational criteria, waive the locational criteria, and to recommend approval.

Vote: 6 - 0 Approved

Other: Karen Sindel (ABSENT)

B. Z-2013-05

Applicant:	Christin Taylor, Agent for Kenneth Knowles, Owner
Address:	7481 N Palafox Street
From:	R-5, Urban Residential/Limited Office District, (cumulative) High Density (20 du/acre)
To:	C-2, General Commercial and Light Manufacturing District (cumulative) (25 du/acre)

Mr. Robert V. Goodloe, Mr. Tim Tate, and Mr. Alvin Wingate acknowledged visiting the site.

No planning board member acknowledged any ex parte communication regarding this item.

No planning board member refrained from voting on this matter due to any conflict of interest.

Motion by Tim Tate, Seconded by Dorothy Davis
Motion was made to recommend approval, and accept staff's facts of finding for criteria 1, 4, 5, and 6. Mr. Tate said showing through evidence provided by owner and staff, that the rezoning was compatible with infill development and that would make it consistent with criteria 2 and 3.

Vote: 6 - 0 Approved

Other: Karen Sindel (ABSENT)

C. Z-2013-06

Applicant:	Eleanor Flowers, Owner
Address:	9200 BLK of University Parkway
From:	R-4, Multiple-Family District, (cumulative) Medium High Density (18 du/acre)
To:	C-1, Retail Commercial District (cumulative) (25 du/acre)

Mr. Alvin Wingate acknowledged visiting the site.

No planning board member acknowledged any ex parte communication regarding this item.

No planning board member refrained from voting on this matter due to any conflict of interest.

Motion by Dorothy Davis, Seconded by Alvin Wingate
Motion was made to recommend approval of rezoning and accept staff's findings.

Vote: 6 - 0 Approved

Other: Karen Sindel (ABSENT)

D. Z-2013-07

Applicant:	Buddy Page, Agent for Robertson and Brazwell, LLC, Owner
Address:	2755 Fenwick Road
From:	R-5, Urban Residential/ Limited Office District, (cumulative) High Density (20 du/acre)

To: C-2, General Commercial and Light Manufacturing District (cumulative) (25 du/acre)

Mr. Robert V. Goodloe and Mr. Alvin Wingate acknowledged visiting the site.

No planning board member acknowledged any ex parte communication regarding this item.

Ms. Dorothy Davis refrained from voting on this matter due to any conflict of interest.

Motion by Robert V. Goodloe, Seconded by Tim Tate
Mr. Woodward moved to accept historical aerial maps in addition to staff findings, Mr. Goodloe seconded.

Motion was made to recommend **denial** of rezoning and accept staff's findings.

Vote: 3 - 2 Approved

Voted No: David Luther Woodward
Alvin Wingate

Other: Dorothy Davis (ABSTAIN)
Karen Sindel (ABSENT)

E. Z-2013-08

Applicant: Buddy Page, Agent for Teramore Development, LLC

Address: 4940 Saufley Field Road

From: R-5, Urban Residential/Limited Office District, (cumulative) High Density (20 du/acre)

To: R-6, Neighborhood Commercial and Residential District, (cumulative) High Density (25 du/acre)

Mr. Robert V. Goodloe and Mr. Alvin Wingate acknowledged visiting the site.

No planning board member acknowledged any ex parte communication regarding this item.

No planning board member refrained from voting on this matter due to any conflict of interest.

Motion by David Luther Woodward, Seconded by Robert V. Goodloe
Mr. Woodward moved to accept maps from Mrs. Brantley for demonstrative purposes, as public exhibit 1, Mr. Goodloe seconded.

Motion was made to accept staff findings and recommend approval of rezoning.

Vote: 6 - 0 Approved

Other: Karen Sindel (ABSENT)

F. Z-2013-09

Applicant:	Larry Richardson, Agent for William Welch, Owner
Address:	3720 Navy Boulevard
From:	R-2, Single-Family District (cumulative), Low-Medium Density (seven du/acre) and C-1, Retail Commercial District (cumulative) (25 du/acre)
To:	C-1, Retail Commercial District (cumulative) (25 du/acre)

Mr. Robert V. Goodloe, Mr. Alvin Wingate, and Ms. Stephanie Oram acknowledged visiting the site.

No planning board member acknowledged any ex parte communication regarding this item.

No planning board member refrained from voting on this matter due to any conflict of interest.

Motion by David Luther Woodward, Seconded by Alvin Wingate
Motion was made to recommend approval of rezoning.

Vote: 6 - 0 Approved

Other: Karen Sindel (ABSENT)

G. Z-2013-10

Applicant:	Jill Stewart, Agent for Joseph Mercer, Owner
Address:	707 New Warrington Road
From:	R-2, Single-Family District (cumulative), Low-Medium Density (seven du/acre) and C-2, General Commercial and Light Manufacturing District (cumulative) (25 du/acre)

To: C-2, General Commercial and
Light Manufacturing District
(cumulative) (25 du/acre)

Mr. Robert V. Goodloe, Mr. David Luther Woodward, and Mr. Alvin Wingate acknowledged visiting the site.

No planning board member acknowledged any ex parte communication regarding this item.

No planning board member refrained from voting on this matter due to any conflict of interest.

Motion by David Luther Woodward, Seconded by Dorothy Davis

Motion was made to recommend approval of rezoning.

Vote: 6 - 0 Approved

Other: Karen Sindel (ABSENT)

6. **LUNCH BREAK - 11:00 AM - 12:00 PM**

7. Adjournment.

D R A F T

RESUMÉ OF THE ESCAMBIA COUNTY PLANNING BOARD
May 6, 2013

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(11:58 A.M. – 2:00 P.M.)

Present: Wayne Briske, Chairman
Tim Tate, Vice Chairman
David Luther Woodward
Dorothy Davis
Robert V. Goodloe
Karen Sindel
Alvin Wingate
Patty Hightower, School Board (non-voting)
Stephanie Oram, Navy (Non voting)

Staff Present: Lloyd Kerr, Director, Development Services
Stephen West, Assistant County Attorney
Allyson Cain, Urban Planner, Planning & Zoning
Horace Jones, Division Mgr., Planning & Zoning
Juan Lemos, Senior Planner, Planning & Zoning
Kayla Meador, Sr Office Assistant

1. Call to Order.

2. Proof of Publication.

3.

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the April 01, 2013 Planning Board Meeting.

B. Planning Board Monthly Action Follow-up Report for April 2013.

C. Planning Board 6-Month Outlook for May 2013.

Motion by Robert V. Goodloe, Seconded by Tim Tate
Motion was made to approve minutes from the April 01, 2013 Planning Board meeting, once corrections had been made.

Vote: 7 - 0 Approved

4. Public Hearings.

A. Comprehensive Plan - Small Scale Amendment SSA-2013-01

Motion by David Luther Woodward, Seconded by Tim Tate
Motion was made to accept staff findings and recommend approval of SSA-2013-01.

Vote: 6 - 1 Approved

Voted No: Dorothy Davis

B. Comprehensive Plan - Small Scale Amendment SSA-2013-02

Motion by Tim Tate, Seconded by Robert V. Goodloe
Motion was made to accept staff findings and recommend approval of SSA-2013-02.

Vote: 7 - 0 Approved

C. LDC Article 10 Floodplain Management

Motion by Dorothy Davis, Seconded by Robert V. Goodloe
Juan Lemos recommended to the Board to move LDC Article 10 to next month's meeting, so it could go along with the Florida Building Code.

Vote: 7 - 0 Approved

D. LDC Ordinance-Article 6, Zoning District, Agriculture

Motion by Tim Tate, Seconded by Dorothy Davis
Motion was made to recommend approval of the LDC Article 6 ordinance allowing parks and recreation in AG zoning.

Vote: 7 - 0 Approved

E. Escambia County Comprehensive Plan Implementation Annual Report 2011/2012

Motion by Dorothy Davis, Seconded by David Luther Woodward
Motion was made to recommend approval of the Comprehensive Plan Annual Report.

Vote: 7 - 0 Approved

5. Discussion Items.

A. Chicken Ordinance Presented by: Ryan Ross, Assistant County Attorney

After hearing from public and discussion, the Board recommended another workshop in June for more discussion.

B. Allowing Alcohol Sales in Exsiting Condos in R3-PK Zoning
Presented by: Andrew Holmer

Board members want to know more information on the ordinance and bring it back next month for more discussion.

C. Barrancas Overlay Modifications
Presented by: David Forte, Community Redevelopment Agency

After discussion, Board members recommended brining back in June for a public hearing.

D. Perdido Key Master Plan
Presented by: Lloyd Kerr, AICP

After discussing the proposed new zonings for PK, it was decided to have another discussion at next month's meeting.

6. Public Forum.

7. Director's Review.

8. County Attorney's Report.

9. Scheduling of Future Meetings.

The next Regular Planning Board meeting is scheduled for **Monday, June 3, 2013 at 8:30 a.m.** , in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

10. Announcements/Communications.

11. Adjournment.

BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA

DEVELOPMENT SERVICES DEPARTMENT
3363 WEST PARK PLACE
PENSACOLA, FLORIDA 32505
PHONE: 850-595-3475
FAX: 850-595-3481
www.myescambia.com

Memorandum

TO: Planning Board

FROM: Kayla Meador
Planning & Zoning Division

DATE: May 20, 2013

RE: Monthly Action Follow-Up Report for May 2013

Following is a status report of Planning Board (PB) agenda items for the prior month of **May**. Some items include information from previous months in cases where final disposition has not yet been determined. Post-monthly actions are included (when known) as of report preparation date. Items are listed in chronological order, beginning with the PB initial hearing on the topic.

PROJECTS, PLANS, & PROGRAMS

1. PERDIDO KEY MASTER PLAN

01/12/12	BCC directed staff to send out a Request for Letters of Interest
06/28/12	BCC selected Duany Plater-Zyberk & Company, LLC.
08/15/12	Site Visit – Duany Plater-Zyberk & Company, LLC.
09/13/12	Workshop was held at Perdido Bay Community Center
10/15-10/22	Charrette
03/04/13	Presentation - Duany Plater-Zyberk & Company, LLC
April-June	On-going Discussions

COMMITTEES & WORKING GROUP MEETINGS

COMPREHENSIVE PLAN AMENDMENTS

- **Text Amendments:**

- **Map Amendments:**

1. Comprehensive Plan Map Amendment – Small Scale Amendment (SSA-2013-01), amending Part II of the Escambia County Code of ordinances, the Escambia County Comprehensive Plan: 2030, as amended; amending Chapter 7, "the Future Land Use Element," providing for an amendment to the 2030 Future Land Use Map, changing the Future Land Use category of two parcels within Section 20, Township 2S, Range 31W, Parcel Numbers 4110-005-013 AND 4110-080-006, totaling 1.01 (+/-) acres, located on 72nd Avenue and Lake Joanne Drive, from Mixed-Use Suburban (MU-S) to Mixed-Use Urban (MU-U); providing for a title;

providing for severability; providing for inclusion in the code; and providing for an effective date.

05/06/13 PB reviewed and forwarded to the Board of County Commissioners the proposed Comprehensive Plan Map Amendment SSA-2013-01
06/20/13 BCC meeting

2. Comprehensive Plan Map Amendment – Small Scale Amendment (SSA-2013-02), amending part II of the Escambia County Code of Ordinances, the Escambia County Comprehensive Plan: 2030, as amended; amending Chapter 7, "the Future Land Use Element," providing for an amendment to the 2030 Future Land Use Map, changing the Future Land Use category of two parcels within Section 08, Township 2s, Range 30w, Parcel Numbers 1000-000-010 and 1000-000-020, totaling 4.5 (+/-) acres, located on West Park Place, from Commercial (C) to Mixed-Use Urban (MU-U); providing for a title; providing for severability; providing for inclusion in the code; and providing for an effective date.

05/06/13 PB reviewed and forwarded to the Board of County Commissioners the proposed Comprehensive Plan Map Amendment SSA-2013-02
06/20/13 BCC meeting

LAND DEVELOPMENT CODE ORDINANCES

1. Article 13 SRIA Signage
01/07/13 PB recommended adoption of ordinance
02/07/13 BCC adopted

2. Article 13.01 Administration
02/04/13 PB recommended adoption of ordinance
04/02/13 BCC adopted

3. Article 13 Docks and Piers
02/04/13 PB recommended adoption of ordinance
04/02/13 BCC adopted

REZONING CASES

1. Rezoning Case Z-2013-02
03/04/13 PB recommended continuing case for 60 days
05/06/13 PB recommended approval
6/20/13 BCC meeting

2. Rezoning Case Z-2013-03
03/04/13 PB recommended approval of rezoning
04/02/13 BCC approved

3. Rezoning Case Z-2013-04
04/01/13 PB recommended denial of rezoning
05/02/13 BCC meeting

4. Rezoning Case Z-2013-05

05/06/13 PB recommended approval of rezoning
06/20/13 BCC meeting

5. Rezoning Case Z-2013-06
05/06/13 PB recommended approval of rezoning
06/20/13 BCC meeting

6. Rezoning Case Z-2013-07
05/06/13 PB recommended denial of rezoning
06/20/13 BCC meeting

7. Rezoning Case Z-2013-08
05/06/13 PB recommended approval of rezoning
06/20/13 BCC meeting

8. Rezoning Case Z-2013-09
05/06/13 PB recommended approval of rezoning
06/20/13 BCC meeting

9. Rezoning Case Z-2013-10
05/06/13 PB recommended approval of rezoning
06/20/13 BCC meeting

PLANNING BOARD MONTHLY SCHEDULE
SIX MONTH OUTLOOK FOR JUNE 2013

(Revised 05/20/13)

A.H. = Adoption Hearing T.H. = Transmittal Hearing P.H. = Public Hearing

* Indicates topic/date is estimated—subject to staff availability for project completion and/or citizen liaison

Meeting Date	LDC Changes and/or Public Hearings	Comprehensive Plan Amendments	Rezonings	Reports, Discussion and/or Action Items
Monday, March 4, 2013	• WCI Dev. Agreement	• CPA-2013-01		
Monday, April 1, 2013	• Flood Plain Ord.			• PK MP Presentation • Chicken Ord • Parks and Rec permitted in AG
Monday, May 6, 2013	• Parks and Rec permitted in AG • Flood Plain Ord.	• Comp Plan Annual Report • SSA-2013-01 • SSA-2013-02	• Z-2013-02 • Z-2013-05 • Z-2013-06 • Z-2013-07 • Z-2013-08 • Z-2013-09 • Z-2013-10	• Chicken Ord • Allow Alcohol Sales in R3-PK • Barrancas Overlay Modification • PK MP
Monday, June 3, 2013	• Barrancas Overlay Modifications • Turtle Lighting Ord		• Z-2013-04 • Z-2013-11 • Z-2013-12	• Changing Family Conveyance • Allowing Alch Sales in R3-PK • Chicken Ord • PK MP
Monday, July 1, 2013		• Comp Plan for Sector Plan • Comp Plan Policy		• JLUS • PK MP
Monday, August 5, 2013				• PK MP
Monday, September 9, 2013				

Disclaimer: This document is provided for informational purposes only. Schedule is subject to change. Verify all topics on the current meeting agenda one week prior to the meeting date.

BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular **5. A.**
Meeting Date: 06/03/2013
Issue: LDC Ordinance- Articles 2 & 6 "Barrancas Overlay District"
From: Keith Wilkins, Department Director
Organization: Community & Environment

RECOMMENDATION:

A Public Hearing Concerning the Review of an Ordinance Amending Articles 2 & 6 "Barrancas Overlay District"

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance to the Land Development Code (LDC) Article 2 “Administration,” Section 2.14.02 to revise the language for clarity purposes; and amending Article 6 “Zoning Districts,” Section 6.07.02 to amend certain R-3 and R-4 zoning district building design standards within the Barrancas Overlay District.

BACKGROUND:

Certain building design standards within the Barrancas Overlay District are in need of being updated to provide relief for future residential development.

BUDGETARY IMPACT:

No budgetary impact is expected following adoption of this Ordinance.

LEGAL CONSIDERATIONS/SIGN-OFF:

The attached ordinance was reviewed and approved for legal sufficiency by Stephen West, Assistant County Attorney. Any suggested legal comments are attached herein with the respective ordinance to which they pertain.

PERSONNEL:

No additional personnel are required for implementation of this Ordinance.

POLICY/REQUIREMENT FOR BOARD ACTION:

The proposed Ordinance is consistent with the Board’s goal “to increase citizen involvement in, access to, and approval of, County government activities.”

IMPLEMENTATION/COORDINATION:

Implementation of this Ordinance will consist of an amendment to the LDC and distribution of a copy of the adopted Ordinance to appropriate staff and interested citizens.

The proposed Ordinance was prepared in cooperation with the Community & Environment Department, the County Attorney's Office and interested citizens. The Community & Environment Department will ensure proper advertisement.

Attachments

LDC Ordinance Barrancas Overlay District

Legal Review Form

ORDINANCE NUMBER 2013 - ___

AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING PART III OF THE ESCAMBIA COUNTY CODE OF ORDINANCES (1999), THE LAND DEVELOPMENT CODE OF ESCAMBIA COUNTY, FLORIDA, AS AMENDED; AMENDING ARTICLE 2, "ADMINISTRATION," SECTION 2.14.02, TO REVISE THE LANGUAGE FOR CLARITY; AMENDING ARTICLE 6, "ZONING DISTRICTS," SECTION 6.07.02, TO AMEND CERTAIN R-3 AND R-4 ZONING DISTRICT BUILDING DESIGN STANDARDS WITHIN THE BARRANCAS OVERLAY DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the intent of this Ordinance is to amend certain building design standards within the Barrancas Overlay District for clarity purposes.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA:

Section 1. Part III of the Escambia County Code of Ordinances (1999) the Land Development Code of Escambia County, Article 2, "Administration" Section 2.14.02 is hereby amended as follows (additions are underlined and deletions are ~~struck through~~).:

2.14.02 Implementation of CRA Plans and Overlay Districts. The CRA and all other County divisions shall implement the recommendations of the Palafox, Englewood, Brownsville, Warrington, Barrancas and Cantonment Redevelopment Plans, in which the plans drive the enhancement efforts for each individual community redevelopment district. These plans provide guidance enhancing the district's quality of life, encouraging private sector reinvestment, promoting sound economic development principles and providing recommendations for public sector enhancement opportunities such as capital improvement projects. The CRA Manager or designee shall determine compliance with the overlay regulations ~~particularly as it pertains to the development review process uses as well as the site and building requirements~~ and determine whether exceptions to the overlay district standards may be granted.

Section 2. Part III of the Escambia County Code of Ordinances (1999) the Land Development Code of Escambia County, Article 6, "Zoning Districts," Section 6.07.02 is hereby amended as follows:

6.07.02. Barrancas Overlay District

I. *Site and building requirements.*

1. *Building height.* Except for properties within the WMU zoning district, no building or structure shall exceed 45 feet in height as defined in Section 3.02.00. Height for buildings with pitched roofs shall be measured

to the bottom of the eaves. If a lower height is specified in an underlying zoning district, the lower height shall prevail.

2. *Building design.*

a. The choice of building materials and colors shall be compatible with the intent of this district and shall not have an adverse visual impact on surrounding properties.

b. For R-3 and R-4 zoning districts buildings shall be "street-oriented" to create a desirable pedestrian environment between the building and the street. Street orientation is defined as having a clear and visible orientation to the street. Street orientation should include:

(1) Garages. For residential uses, ~~there shall be no~~ front facing garages ~~unless they~~ are only permitted when setback ~~an additional eight feet~~ from the primary front facade ~~and do not exceed 25 percent of the street facing building facade. If the lot width is forty feet or less, the 25 percent requirement shall not apply~~. All other garages must face the side or rear of the parcel.

(2) Front entry. The front facade shall include the primary entry door, be street facing, and include a porch or stoop.

~~(a) Front porches. Front porches shall be a minimum six feet deep and ten feet wide. The scale of the front porch should be in scale with the primary facade.~~

~~(b) Stoops. Stoops provide connections to building entrances or porches where residential buildings are elevated above grade. Stoops shall be a minimum of five feet wide.~~

INTENTIONALLY LEFT BLANK

Section 3. Severability.

If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any Court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

Section 4. Inclusion in Code.

It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall be codified as required by 125.68, Fla. Stat. (2013); and that the sections, subsections and other provisions of this Ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," or such other appropriate word or phrase in order to accomplish such intentions.

Section 5. Effective Date.

This Ordinance shall become effective upon filing with the Department of State.

DONE AND ENACTED this_____ day of _____, 2013.

BOARD OF COUNTY COMMISSIONERS
OF ESCAMBIA COUNTY, FLORIDA

By: _____
Gene M. Valentino, Chairman

ATTEST: PAM CHILDERS
Clerk of the Circuit Court

By: _____
Deputy Clerk

(SEAL)

ENACTED:

FILED WITH THE DEPARTMENT OF STATE:

EFFECTIVE DATE:

LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: Art. 2 & 6 'Barrancas Overlay District' LDC Ordinance Draft 1A

Date: 05/09/2013

Date requested back by: 05/16/2013

Requested by: David Forte

Phone Number: 595-3595

(LEGAL USE ONLY)

Legal Review by [signature]

Date Received: May 15, 2013

✓ Approved as to form and legal sufficiency.

_____ Not approved.

_____ Make subject to legal signoff.

Additional comments:

See my email of May 15, 2013 for minor changes.

BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular **5. B.**
Meeting Date: 06/03/2013
Issue: Sea Turtle Friendly Lighting Standards for Pensacola Beach
From: Keith Wilkins, Department Director
Organization: Community & Environment

RECOMMENDATION:

A Public Hearing Concerning the Review of an Ordinance Amending Articles 3 and 13:

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance to the Land Development Code (LDC) Article 3, "Definitions," Section 3.02.00, Article 13, Section 13.22.02, "Design Guidelines for Signs and Outdoor Displays," adding Section 13.23.00, "Exterior Lighting for New Construction and Existing Lighting on Pensacola Beach that Protect Nesting Sea Turtles and Hatchlings."

This draft ordinance was approved by the Santa Rosa Island Authority on May 1, 2013.

BACKGROUND:

As part of it's ongoing beach management plan, the County needs to periodically nourish the beaches of Pensacola Beach. To dredge sand from the Gulf of Mexico and place on our beaches, the County obtains environmental permits from the US Army Corps of Engineers and Florida Department of Environmental Protection. The County will be updating these permits to facilities beach repairs from Hurricane Gustav and Hurricane Issac. A part of mitigation required is the regulation of lighting that may impact nesting sea turtles and their hatchlings.

Staff has met with Pensacola Beach commercial and residential stakeholders over the last year to develop lighting standards that will address the state and federal permit process. This draft ordinance represents numerous stakeholder meetings and input by all interested parties ultimately reaching consensus.

BUDGETARY IMPACT:

No budgetary impact is anticipated by the adoption of this Ordinance.

LEGAL CONSIDERATIONS/SIGN-OFF:

The attached Ordinance has been reviewed and approved for legal sufficiency by Stephen West, Assistant County Attorney. Any recommended legal comments are attached herein.

PERSONNEL:

No additional personnel are required for implementation of this Ordinance.

POLICY/REQUIREMENT FOR BOARD ACTION:

The proposed Ordinance is consistent with the Board's goal "to increase citizen involvement in, access to, and approval of, County government activities."

IMPLEMENTATION/COORDINATION:

Implementation of this Ordinance will consist of an amendment to the LDC and distribution of a copy of the adopted Ordinance to interested citizens and staff.

The proposed Ordinance was prepared in cooperation with the Santa Rosa Island Authority,Development Services Department, the County Attorney's Office and all interested citizens. The Development Services Department will ensure proper advertisement.

Attachments

Draft Ordinance

Legal Sign off

ORDINANCE NO 2013-_____

AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING PART III OF THE ESCAMBIA COUNTY CODE OF ORDINANCES (1999), THE LAND DEVELOPMENT CODE OF ESCAMBIA COUNTY, FLORIDA, AS AMENDED; AMENDING ARTICLE 3, "DEFINITIONS," SECTION 3.02.00, CREATING THE DEFINITIONS FOR LIGHTING STANDARDS ON PENSACOLA BEACH; AMENDING ARTICLE 13, SECTION 13.22.02, "DESIGN GUIDELINES FOR SIGNS AND OUTDOOR DISPLAYS," AMENDING ARTICLE 13, ADDING SECTION 13.23.00 "EXTERIOR LIGHTING," FOR NEW CONSTRUCTION AND EXISTING LIGHTING ON PENSACOLA BEACH THAT PROTECT NESTING SEA TURTLES AND HATCHLINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Escambia County, Florida, has a coastal community with an extensive shoreline on the Gulf of Mexico; and

WHEREAS, Escambia County's extensive shoreline on Santa Rosa Island provides important nesting habitat for several species of sea turtles; and

WHEREAS, Escambia County's shoreline on Santa Rosa Island is developed or may be developed with lighted structures on the shoreline in close proximity to sea turtle nesting areas; and

WHEREAS, structures that are built on or near the Gulf of Mexico shoreline usually include some source of artificial lighting; and

WHEREAS, scientific studies conclude that certain types of artificial lighting have a detrimental effect on nesting sea turtles and their hatchlings by inhibiting nesting and interfering with the natural lighting cues used by hatchlings to properly orient to the open waters of the Gulf of Mexico; and

WHEREAS, Escambia County recognizes and respects the rights of citizens to use their property to the full extent and for their personal enjoyment; and

WHEREAS, it is the goal of the Escambia County Board of County Commissioners (the "Board") to promote effective management of exterior and interior lighting to provide both safe and secure nighttime use of private property

by property owners and minimize disturbances to nesting sea turtles and their hatchlings; and

WHEREAS, the Board desires to implement this ordinance with the intention of reducing the detrimental effects of artificial lighting and other human actions on sea turtles;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY:

Section 1. The foregoing recitals are true and correct and incorporated herein by reference.

Section 2. Part III of the Escambia County Code of Ordinances, the Land Development Code of Escambia County, Article 3 and Article 13, Section 13.23.00 are hereby amended as follows (words underlined are additions and words ~~stricken~~ are deletions):

Article 3 of the Escambia County Land Development Code is hereby amended to add the following definitions (insertions are underlined, deletions have ~~strikethrough~~):

Artificial light or artificial lighting. The light emanating from a manmade point source of light.

Disorientation. Inability of hatchling or adult sea turtles to orient properly to the Gulf of Mexico.

Full cut-off fixture (luminaires). A fixture with a flat, horizontally oriented lens and opaque sides that does not permit light distribution above a horizontal plane located at the bottom of the fixture.

Hatchling. Any individual of a species of sea turtle, within or outside of a nest, which has recently hatched from an egg.

High Pressure Sodium Light (HPS). An electric discharge lamp containing sodium, neon, argon, and mercury that produces a wide-spectrum yellow light.

Light Emitting Diode fixture (LED). A semiconductor light source. For wildlife lighting applications the diode shall emit true red, orange, or amber light.

Line of Sight of the Beach. Observable from the mean high water line at a height of two feet.

Long wavelength. Light with wavelengths greater than 580 nm that emit light in the yellow to red color spectrum.

Low-pressure sodium light (LPS). An electric discharge lamp containing sodium, neon, and argon and that appears amber-yellow when lighted.

Metal halide light. An electric light that produces light by an electric arc through a gaseous mixture of vaporized mercury and metal halides. For beach lighting applications, this does not include lights characterized as a high pressure sodium light or low pressure sodium light.

Point source of light. A bulb, lamp, filament or other manmade source within a fixture that emanates light, including, but not limited to incandescent, tungsten-iodine (quartz), mercury vapor, fluorescent, metal halide, neon, halogen, high pressure sodium, and low pressure sodium light sources, as well as natural gas lights, torches, camp and bonfires. When a lamp is contained within a translucent fixture, the entire fixture shall be considered the point source of light.

Pole lighting. A light fixture set on a base or pole that raises the source of light higher than forty-eight (48) inches off the ground.

Sea turtle nesting season. The period from May 1 through October 31 of each year.

Shield. An opaque covering, canopy or other such device fitted over a light source that blocks the light source from being observed from the beach and prevents the light from illuminating the beach.

Tinted glass. Any tinted glass treated to achieve an industry-approved, inside-to-outside light transmittance value of 45% or less. Such transmittance is limited to the visible spectrum (400 to 700 nanometers) and is measured as the percentage of light that is transmitted through the glass.

Wildlife lighting. Artificial lighting that minimizes the potential for negative effects to the nocturnal behaviors of nesting and hatchling sea turtles and other wildlife. Based on the premise of Keep it Low, Keep it Shielded, and Keep it Long, the following criteria apply:

A. The light source is mounted as low to the ground or floor as practicable through the use of fixtures such as, low-mounted wall fixtures, low bollards, and ground-level fixtures;

B. The lumens emitted by the light source are the minimal required for the intended application;

C. The light source is contained within a full cut-off or fully shielded fixture such that no light is broadcast above a horizontal plane and the point source of light and any reflective surfaces of the fixture are not directly visible from the beach;

D. The lamps emit predominately long-wavelength light (>580 nm). These long-wavelength light sources include low pressure sodium vapor lamps, bulbs marketed to reduce attraction of insects ("bug bulbs"), amber and red LEDs, true red neon lamps, and other lamps certified by the Florida Fish and Wildlife Conservation Commission as "Wildlife Lighting."

Window tinting. Tinting or film that meets the standards for tinted glass.

Article 13.22.02. A is hereby amended as part of the Escambia County Land Development Code (insertions are underlined, deletion have ~~strikethrough~~):

13.22.02.Standards and guidelines for design, erection and maintenance of signs.

A. Design guidelines for signs and outdoor displays.

1. Sign structure shall be weather resistant material. Main lettering and background shall be in the colors recommended by the SRIA to match the color and texture of the structure.

2. All permanent signs shall incorporate the use of attached lettering. The use of duraply or other exterior plywood, together with painted on lettering, is not approved.

3. Up to one-third of the sign area may include the logo, which may include the name, or special color scheme of that business.

~~4. All illuminated signs shall be "face-lighted" or "shadow-lighted".~~

~~Face-lighting means the light source is operated from the sign surface by means of spotlights or similar fixtures~~.

~~Shadow lighting is an indirect, concealed light source which is attached directly to the face of the sign. Each element to be lighted must have an opaque surface such that the light does not shine through the element. No exposed neon is allowed.~~

~~Lighted canopies displaying the name of the business will be allowed, but in each case a color rendering of the proposed canopy, with the dimensions of the canopy and the building to which it will be attached,~~

~~must be presented to the Architectural and Environmental Committee for approval.(Amended 10/16/94)~~

4. Signs shall be located on the landward side of structures, when possible. Signs that must be placed on the seaward side of structures shall be positioned such that they are not in line of sight of the beach and shall be mounted perpendicular to the beach. If placement of signs within line of sight of the beach is unavoidable, long-wavelength lighting shall be required.

5.Signs may not be illuminated utilizing up-lighting.

6. All illuminated signs shall be "face-lighted" or "shadow-lighted."
Face-lighting means the light source is operated from the sign surface by means of spotlighting or similar fixtures.

Shadow-lighting is an indirect, concealed light source which is attached directly to the face of the sign. Each element to be lighted must have an opaque surface such that the light does not shine through the element. No exposed neon is allowed.

Lighted canopies displaying the name of the business will be allowed, but in each case a color rendering of the proposed canopy, with the dimensions of the canopy and the building to which it will be attached, must be presented to the architectural and environmental committee for approval. (Amended 10/16/94).

~~5.~~7. Signs with reader boards containing changeable wording will be considered if the reader board is restricted to not more than one-third of the sign area, is incorporated into the main sign and otherwise conforms to the color and illumination requirements of the sign regulations.

~~6.~~8. Signs for any establishment may be freestanding or attached or a combination of both.

~~7.~~9. Freestanding signs are defined as those located on the leasehold premises, not a part of the main building structure.

a. Freestanding signs are encouraged to be low and horizontal in character. The top and bottom of the sign may not exceed 14 feet and six feet, respectively, above the crown of the nearest street/road.

b. Freestanding signs shall be mounted in or directly adjacent to a required landscaped area which shall not be smaller than the face area of the sign itself.

c. Freestanding signs may not exceed 65 square feet in area and may be single or double-sided. If a double-sided sign is identical on both sides, its size will be calculated as that of a single face. Supports and landscaping are excluded from sign area calculations as long as they do not include lettering or other symbols.

d. Businesses that are 750 feet or more from the road right-of-way have freestanding signs that do not exceed 18 feet above the crown of the road.

~~8.~~10. Attached signs are defined as those which are attached to or incorporated into a building.

a. Attached signs may not extend above the facade of a building (which may include mansards).

b. Wall signs. The maximum square footage for a wall sign shall not exceed ten percent of the wall surface facing the addressed street. For those businesses with more than one store front, the maximum square footage for a wall sign shall not exceed 15 percent of the wall surface facing the addressed street. Any one sign shall not exceed 200 square feet. The wall surface shall be measured by determining the total vertical wall surface and the horizontal wall surface and can include the roof surface when the roof slope is steeper than 45 degrees.

NOTE: The square footage authorized under this provision may be allocated to one or more wall signs mounted on the vertical wall surface or the sloped roof surface.

~~9.~~11. Where several businesses are incorporated into an identifiable entity operating under a master lease and a tenant's association, the following regulations will apply:

a. The main freestanding sign identifying the complex shall not exceed 65 square feet and shall comply with other sign regulations.

b. Informational or directory signs are limited to 16 square feet.

c. Individual businesses within the complex having exterior walls fronting a street or parking lot, or facing the water, may display attached signs on said walls not to exceed 16 square feet in size.

d. Individual businesses inside the complex may display attached signs not to exceed four square feet, near the entrance to their building, on walls other than those described in item c, above.

~~10.~~12. Should any portion of the exterior of a structure deviate in color from the main part of the structure, whether structural or not, and said deviation represents that company's color scheme or logo, it is considered to be signage.

Any proposed deviation submitted for approval will be considered on its own merit.

~~11.~~13. Any vehicle which displays a sign, logo or other advertising related to a business located within the jurisdiction of the Santa Rosa Island Authority must be parked in the rear of the business or in an inconspicuous place, out of view of the public street facing the business.

Article 13.23.00 is hereby amended as part of the Escambia County Land Development Code (insertions are underlined, deletion have ~~strikethrough~~):

13.23.00 Exterior Lighting

13.23.01 Exemptions

A. Lights mandated by Federal regulations (e.g., Federal Aviation Administration) for illuminating obstructions in navigable airspace and lights required by the U.S. Coast Guard for boat navigation are exempt from the provisions of this section provided such lights have been reviewed and approved in accordance with requirements of the Federal Endangered Species Act. Also exempted are traditional holiday lights used outside the sea turtle nesting season.

13.23.02 Standards for new construction activities

A. In order to provide the highest level of protection for nesting sea turtles and their hatchlings, the following standards shall apply to artificial light sources on all new coastal construction (including redevelopment and

substantial improvements) on Pensacola Beach for which a building permit was issued on or after the effective date of this ordinance:

1. The point source of light or any reflective surface of the light fixture shall not be directly visible within line of sight of the Gulf of Mexico beach.
2. Unless otherwise exempted herein, only Wildlife Lighting, as defined in Article 3, shall be used for all exterior applications within the line-of-sight of the Gulf of Mexico beach.

3. Pole-mounted lights for pedestrians shall only be used for those applications where mounting the lights at lower elevations cannot practicably achieve the required foot candles to conform to the Florida Building Code and a waiver to those Building Code requirements, as provided under State Statute and Florida Administrative Code Rule, has been requested and denied. Where used, these fixtures and lamps shall be properly shielded and may not be mounted at a height greater than 12 feet above the ground. Pole-mounted lights shall not be used for pathway or access area lighting.

4. Lighting of dune walkovers and elevated crossovers to the beach is prohibited seaward of the dune crest.

5. The use of metal halide lighting is prohibited throughout Pensacola Beach.

6. Temporary lighting of construction sites shall be restricted to the minimal number of lights necessary to conform to state and/or federal safety regulations (e.g., OSHA).

7. Interior stairwells, elevators and enclosed parking garages that allow light to escape through windows or other openings within line-of-sight of the beach shall comply with the definition of “wildlife lighting”.

8. Tinted glass shall be installed on all windows and glass doors within line of sight of the Gulf of Mexico beach..

9. Roadway, parking lot, and utility leased lighting including “yard” or security lighting within line-of-sight of the beach shall use low-pressure sodium lights (LPS) 55 watts or less and full cut-off fixtures mounted no higher than 25 feet above the ground, or equivalent LED. Additional shielding shall be installed if the light sources can be observed from the beach. High-intensity lighting applications not within line-of-sight of the beach shall use either full cut-off LPS 55

watts or less or full cut-off high pressure sodium (HPS) lights 150 watts or less mounted no higher than 25 feet above the ground.

10. Before granting any building permit, the Santa Rosa Island Authority and Escambia County Building Department shall determine that all proposed construction complies in all respects with the standards imposed in this section. Detailed project lighting plans shall be submitted to the SRIA and County showing the location of all exterior light sources relative to adjacent nesting habitat. The plans must identify the location, number and type of lighting to be used for all fixtures.

11. Should the light fixtures practically permitted by Section 13.23.02 fail to provide sufficient light to comply with the Florida Building Code, alternative lighting may be used provided a waiver to Florida Building Code requirements, as provided under State Statute and Florida Administrative Code Rule, has been requested and denied. In that case, a combination of full-cutoff LPS fixtures, full-cutoff HPS fixtures, or LED fixtures, may be used to provide the required level of illumination, and the most effective light management practices available (best available technology) shall be utilized to minimize light trespass. Conflicts with other applicable state and/or federal laws or regulations may be resolved in a similar manner.

12. Upon the issuance of a certificate of occupancy for any new development within direct line-of-sight of the beach, compliance with the beachfront lighting standards set forth in this article shall be approved as follows:
    a. Upon completion of the construction activities, the inspector shall conduct a site inspection which includes a night survey with all beachfront lighting turned on.
    b. The inspector shall prepare and report the inspection findings in writing identifying:
        1) The date and time of initial inspection;
        2) The extent of compliance with the lighting standards;
        3) All areas of observed noncompliance, if applicable;
        4) Any action(s) taken to remedy observed noncompliance, if applicable;
        5) The inspector, in cases where remedial action is necessary, shall notify the owner or developer of the results of the inspection and shall schedule a date and time for it subsequent inspection.

13.23.03 Standards for existing lighting

A. In order to provide the highest level of protection for nesting sea turtles, their hatchlings, and other wildlife, all existing artificial light sources, including utility leased lighting, within Pensacola Beach shall be brought into compliance with the provisions of this ordinance as follows:

1. All existing artificial light sources must comply with the standards set forth in Section 13.23.02 by May 1, 2018,

2. The use of up-lighting shall be prohibited after 10:00PM during the turtle nesting season. However, up-lighting associated with building façade illumination may be utilized until midnight during the turtle nesting season.

3. Documented disorientation of nesting or hatchling sea turtles caused by interior lighting is a violation of the U.S. Endangered Species Act and/or the Florida Marine Turtle Protection Act. Consequently, voluntary application of one or more of the following measures, as applicable, are encouraged to reduce or eliminate the negative effects of interior light emanating from doors and windows within line-of-sight of the beach:

a. Install tinted glass or apply window tinting;

b. Rearrange lamps and other moveable light fixtures away from windows;

c. Use opaque window treatments (shades, curtains, blinds, etc.) at night to shield interior lights from the beach;

d. Turn off unnecessary lights.

13.23.04 Enforcement and Penalties.

A. Enforcement procedures and penalties under this ordinance shall be those set forth in sections 162.06 through 162.13, Florida Statutes, and Chapter 30, Escambia County Cody of Ordinances as may be amended from time to time. The intent of Escambia County is to enforce only the terms of this ordinance and not any state or federal laws.

B. No permit may be issued by the County to improve or expand any facility constructed or modified in violation of this article until the violation has been corrected.

Section 3. Severability.

If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any Court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

Section 4. Inclusion in Code.

It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall be codified as required by F.S. § 125.68 (2011); and that the sections, subsections and other provisions of this Ordinance may be renumbered or re-lettered and the word "ordinance" may be changed to "section," "article," or such other appropriate word or phrase in order to accomplish such intentions.

Section 5. Effective Date.

This Ordinance shall become effective upon filing with the Department of State.

DONE AND ENACTED this_____ day of _____, 2013.

BOARD OF COUNTY COMMISSIONERS
OF ESCAMBIA COUNTY, FLORIDA

By: _____
Gene M. Valentino, Chairman

ATTEST: PAM CHILDERS
Clerk of the Circuit Court

By: _____
Deputy Clerk

(SEAL)

ENACTED:

FILED WITH THE DEPARTMENT OF STATE:

EFFECTIVE DATE:

LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: Turtle Lighting Ordinance – Draft 7A

Date: 05/15/13

Date requested back by: 5/15/13

Requested by: Allyson Cain for Tim Day

Phone Number: 595-3547

(LEGAL USE ONLY)

Legal Review by S. West

Date Received: May 15, 2013

✓ Approved as to form and legal sufficiency.

_____ Not approved.

_____ Make subject to legal signoff.

Additional comments:

Subject to comments in my previous email's.

BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular **6. A.**
Meeting Date: 06/03/2013

Agenda Item:
Presented by: Horace Jones, Division Manager

Attachments

Comp Plan Draft Ordinance
LDC Draft Ordinance

ORDINANCE NO. 2013-____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA, AMENDING THE ESCAMBIA COUNTY COMPREHENSIVE PLAN: 2030, AS AMENDED; AMENDING POLICY FLU 1.1.12, FAMILY CONVEYANCE EXCEPTION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Escambia County Board of County Commissioners adopted the Escambia County Comprehensive Plan: 2030 (Comprehensive Plan) on January 20, 2011; and

WHEREAS, the Board of County Commissioners of Escambia County, Florida, finds that it is appropriate to amend its Comprehensive Plan consistent with Chapter 163, Florida Statutes;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Purpose.

The purpose of this ordinance is to amend the Escambia County Comprehensive Plan: 2030, as amended, Policy FLU 1.1.12, regarding the family conveyance exception

Section 2. Comprehensive Plan Amendment.

The Escambia County Comprehensive Plan: 2030 is amended as shown in the attached Exhibit A (additions are underlined and deletions are ~~struck through~~).

Section 3. Severability.

If any section, sentence, clause or phrase of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, the holding shall in no way affect the validity of the remaining portions of this ordinance.

Section 4. Inclusion in the code.

The Board of County Commissioners intends that the provisions of this ordinance will be codified as required by Section 125.68, Florida Statutes, and that the sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," or such other appropriate word of phrase in order to accomplish its intentions.

Section 5. Effective date.

Pursuant to Section 163.3184(3) (c) 4, Florida Statutes, this ordinance shall not become effective until 31 days after the Department of Economic Opportunity notifies Escambia County that the plan amendment package is complete. If timely challenged, this ordinance shall not become effective until the Department of Economic Opportunity or the Administration Commission enters a final order determining the ordinance to be in compliance.

DONE AND ENACTED this ____ day of _____, 2013.

BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA

By: _____
Gene M. Valentino, Chairman

ATTEST: Pam Childers
Clerk of the Circuit Court

By: _____ Date Executed: _____
Deputy Clerk

(SEAL)

ENACTED:

FILED WITH THE DEPARTMENT OF STATE:

EFFECTIVE DATE:

ATTACHMENTS: Relevant Portions of Escambia County Comprehensive Plan: 2030

FLU 1.1.12 **Family Conveyance Exception.** Escambia County shall, through LDC provisions, continue to allow property owners to convey parcels of property to ~~a grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child or grandchild~~ family members as determined by the Land Development Code for use solely as a homestead by that individual without regard to maximum residential densities established in the applicable zoning districts. However, the LDC may impose other limitations. The family conveyance provision shall apply only once to any individual.

ORDINANCE NUMBER 2013-___

AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING PART III OF THE ESCAMBIA COUNTY CODE OF ORDINANCES (1999), THE LAND DEVELOPMENT CODE OF ESCAMBIA COUNTY, FLORIDA; AS AMENDED; AMENDING ARTICLE 4, "SUBDIVISION REGULATIONS" SECTION 4.01.03.D "EXCEPTIONS AND EXCLUSIONS"; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, *the intent of this Ordinance is to expand the immediate family reference to include nieces and nephews to the family conveyance exception.*

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA:

Section 1. Part III of the Escambia County Code of Ordinances, the Land Development Code of Escambia County, Article 4, "Subdivision Regulations", Section 4.01.03.D, *"exceptions and exclusions"* is hereby amended as follows (words underlined are additions and words ~~stricken~~ are deletions):

4.01.03

4.01.03. Exceptions and exclusions. A building permit may be issued without a development order or other assurance that the property conforms to the provisions of this part if any of the following conditions apply: .

D. *Family conveyance exception.* No building permit shall be denied where the property in question is to be used solely as a homestead by an owner-applicant who is the grandparent, parent, step-parent, adopted parent, sibling, child, step-child, adopted child, niece or nephew, or grandchild of the person who conveyed the parcel to such applicant, notwithstanding the density or intensity of use assigned to the parcel by a particular zoning district. This exception shall apply only once to any owner-applicant.

Section 2. Severability.

It is declared the intent of the Board of County Commissioners that if any subsection, clause, sentence, provision or phrase of this Ordinance is held to be invalid

or unconstitutional by a Court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this Ordinance.

Section 3. Inclusion In The Code.

It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall become and be made a part of the Escambia County Code; and that the sections of this Ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," or such other appropriate word or phrase in order to accomplish such intentions.

Section 4. Effective Date.

This Ordinance shall become effective upon its filing with the Department of State.

DONE AND ENACTED this _____ day of _____, 2013.

BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA
By: _____
Gene M. Valentino, Chairman

ATTEST: Pam Childers
Clerk of the Circuit Court
By: _____
Deputy Clerk
(SEAL)

ENACTED:
FILED WITH DEPARTMENT OF STATE:

EFFECTIVE:

BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular **6. B.**
Meeting Date: 06/03/2013

Agenda Item:
Presented by: Andrew Holmer

Attachments

Draft Ordinance

ORDINANCE NUMBER 2013-____

AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING PART III OF THE ESCAMBIA COUNTY CODE OF ORDINANCES (1999), THE LAND DEVELOPMENT CODE OF ESCAMBIA COUNTY, FLORIDA, AS AMENDED; AMENDING ARTICLE 6, SECTION 6.05.10, TO ALLOW RESORT RESTAURANTS WITH ON-PREMISE BEER AND WINE SALES AS PART OF AS A PERMITTED USE IN THE R-3PK ZONING DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, through its Land Development Code, the Escambia County Board of County Commissioners desires to preserve the county as a desirable community in which to live, vacation an*d do business,*

WHEREAS, the intent of this Ordinance is to add Restaurants, including the sale of beer and wine for on-premise consumption, as part of a condominium development offering resort style amenities, as a permitted use in R-3PK zoning.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA:

Section 1. Part III of the Escambia County Code of Ordinances, the Land Development Code of Escambia County, Article 6, Zoning Districts, Section 6.05.01, is hereby amended as follows (words underlined are additions and words ~~stricken~~ are deletions):

6.05.10. R-3PK residential district (Perdido Key), high density.

B. Permitted uses

4. Restaurants, including the sale of beer and wine for on-premise consumption, as part of a condominium development offering resort style amenities.

Section 2. Severability.

If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any Court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

Section 3. Inclusion in Code.

It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall be codified as required by F.S. § 125.68 (2011); and that the sections, subsections and other provisions of this Ordinance may be renumbered or re-lettered and the word "ordinance" may be changed to "section," "article," or such other appropriate word or phrase in order to accomplish such intentions.

Section 4. Effective Date.

This Ordinance shall become effective upon filing with the Department of State.

DONE AND ENACTED this_____ day of _____, 2013.

BOARD OF COUNTY COMMISSIONERS
OF ESCAMBIA COUNTY, FLORIDA

By: _____
Gene M. Valentino, Chairman

ATTEST: PAM CHILDERS
Clerk of the Circuit Court

By: _____
Deputy Clerk

(SEAL)

ENACTED:

FILED WITH THE DEPARTMENT OF STATE:

EFFECTIVE DATE:

BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular **6. C.**
Meeting Date: 06/03/2013

Agenda Item:
Presented by: Ryan Ross, Assistant County Attorney

Attachments

Draft Ordinance
Poultry Publication

ORDINANCE NUMBER 2013-____

AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING PART III OF THE ESCAMBIA COUNTY CODE OF ORDINANCES (1999), THE LAND DEVELOPMENT CODE OF ESCAMBIA COUNTY, FLORIDA, AS AMENDED; AMENDING ARTICLE 6, SECTION 6.03.01 BY ADDING THE POSSESSION OF LIVE CHICKENS FOR NON-COMMERCIAL PURPOSES AS A PERMITTED ACCESORY USE FOR SINGLE-FAMILY RESIDENTIAL DWELLINGS; ESTABLISHING RESTRICTIONS ON THE POSSESSION OF LIVE CHICKENS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, through its Land Development Code, the Escambia County Board of County Commissioners has authorized certain subordinate activities and land uses as permitted accessory uses in specified zoning districts; and

WHEREAS, based on significant public input, the Board finds that many Escambia County residents seek to own, possess, and raise live chickens as an accessory non-commercial use to their primary usage of single-family residential dwellings, and that establishing such an accessory use therefore serves a public purpose; and

WHEREAS, the Board further finds that imposing certain restrictions on such an accessory use would protect the public health, safety, welfare from any deleterious effects on neighboring properties that may stem from this accessory use.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA:

SECTION 1. RECITALS.

The aforementioned recitals are hereby incorporated into this ordinance as the legislative findings of the Escambia County Board of County Commissioners.

SECTION 2. OWNERSHIP OF CHICKENS AS ACCESSORY USE.

Part III of the Escambia County Code of Ordinances, the Land Development Code of Escambia County, Article 6, "Home Occupations and Other Accessory Uses", Section 6.03.01, is hereby amended as follows (words underlined are additions and words ~~stricken~~ are deletions):

6.03.00. – Home occupations and other accessory uses.

6.03.01. *Accessory uses.* Activities or uses customarily associated with and appropriately incidental and subordinate to the principal use when located on the same lot as such principal use shall be considered an accessory use and shall adhere to the conditions set forth in this section. Such accessory uses shall be controlled in the same manner as the principal use within the district where such uses are located, except as otherwise provided in section 2.10.06. Accessory uses include, but are not limited to, the following:

I. *Possession of Live Chickens (Gallus gallus domesticus) Accessory to Single Family Residential Dwellings.* The ownership, possession, and raising of live chickens (Gallus gallus domesticus) is a permitted accessory use for all single-family residential dwelling primary uses. Notwithstanding any prohibition of farm animals or minimum lot area established for farm animals, the raising of chickens is allowed in all zoning districts except Pensacola Beach and Perdido Key where single-family residential dwellings are permitted primary uses, provided the following standards must be met:

1. The owner or occupant of a lot that is ¼ acre or less in size may not possess more that eight (8) chickens.
2. Roosters are only permitted if kept no less than one-hundred (100) yards from any inhabited residential dwelling other than the dwelling of the owner thereof or the person keeping the same.
3. Between sunrise and sunset, chickens may roam freely in the fenced rear yard of a single lot. During all other times, chickens must be kept in secure coops, pens or enclosures that prevent access from predators.
4. All pens, coops, or enclosures must be a minimum of 10 feet from rear and side property line of a single lot and 20 feet from any residential dwelling located on an adjacent lot.

5. Chickens may not be kept for commercial purposes unless otherwise allowed by zoning.

SECTION 3. SEVERABILITY.

If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any Court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

SECTION 4. INCLUSION IN CODE.

It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall be codified as required by F.S. § 125.68 (2011); and that the sections, subsections and other provisions of this Ordinance may be renumbered or re-lettered and the word "ordinance" may be changed to "section," "article," or such other appropriate word or phrase in order to accomplish such intentions.

SECTION 5. EFFECTIVE DATE.

This Ordinance shall become effective upon filing with the Department of State.

DONE AND ENACTED this_____ day of _____, 2013.

BOARD OF COUNTY COMMISSIONERS
OF ESCAMBIA COUNTY, FLORIDA

By: _____
Gene M. Valentino, Chairman

ATTEST: PAM CHILDERS
Clerk of the Circuit Court

By: _____
Deputy Clerk

(SEAL)

ENACTED:

FILED WITH THE DEPARTMENT OF STATE:

EFFECTIVE DATE:

Sam Nettles

From: Ryan E. Ross [REROSS@co.escambia.fl.us]
Sent: Tuesday, May 07, 2013 9:24 AM
To: Sam Nettles
Subject: FW: Poultry Publications
Attachments: AN23900 Backyard Flocks.pdf; Poultry_management_specifications.pdf; backyard-chicken-basics.pdf; AG_Poultry_2010-02pr.pdf; ordinance suggestions from MSU.pdf; AG_Poultry_2008-01pr.pdf; AG_Poultry_2009-02pr.pdf; C 969_3.pdf

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From: Meharg,Meghan A[SMTP:ALLISONM@UFL.EDU]
Sent: Tuesday, May 07, 2013 9:23:24 AM
To: Ryan E. Ross
Subject: Poultry Publications
Auto forwarded by a Rule

Ryan,

Great presentation yesterday! I have attached several (a few more than several actually) publications for you to use. I also can sit down and go through anything you need some more information on. Hope this helps!

AM

M. Allison Meharg
4-H/Small Farms Agent I
3740 Stefani Rd
Cantonment, FL 32533
850-475-5230
http://escambia.ifas.ufl.edu/

AN239

UF UNIVERSITY of FLORIDA
IFAS Extension

Basic Guide for the Backyard Chicken Flock[1]

Derek L. Barber[2]

Raising a small, backyard chicken flock has gained interest in recent years as many small-farm owners desire to produce their own high-quality food. In addition, youngsters can learn to care for animals and experience the enjoyment of keeping animals as a 4-H project.

Brooding

Newly hatched chicks need a heat source the first few weeks of life. The most common way to brood a small flock (25–50 chicks) is with a heat lamp. The 250 watt heat lamp should be placed 12–18 inches above the chicks. Day-old chicks need a temperature of 90°F–95°F. The behavior of the chicks is a good indicator of their comfort. If the chicks are huddled close to the heat source, they are cold; if they stay away from the heat source, they are too hot. Quiet, evenly distributed chicks are a sign of optimum temperature. A thermometer is the most accurate way to keep track of the temperature. Be sure the height of the thermometer is at the same height as the chicks for an accurate temperature reading at "chick level." The temperature should be lowered by five degrees per week until the chicks are four-weeks-old or have feathered. Adjust the height of the lamp to adjust the temperature. Raising the lamp a few inches each week should drop the temperature by five degrees. More information on the care of baby chicks can be found at (http://edis.ifas.ufl.edu/an182).

Housing

A flock house in Florida does not need to be expensive or elaborate. An area that is covered by a roof and enclosed with a minimum of two sides for protection from prevailing rain and wind is sufficient. The size of the house should be based on a minimum of three square feet of floor space per bird. Twenty-five birds with three square feet of floor space will require about 75 square feet of floor space; a house 8 feet by 10 feet will be sufficient for this example. The use of fencing (chicken wire) helps in confining the birds and provides protection from predators. The top of the enclosure also needs to be covered to prevent flying and climbing predators from entering. Using an enclosed run or free range during the day provides an open area that reduces stress, pecking, and will allow the birds to supplement their diets with a variety of greens and insects.

1. This document is AN239, one of a series of the Animal Science Department, Florida Cooperative Extension Service, Institute of Food and Agricultural Sciences, University of Florida. Original publication date April 2010. Visit the EDIS Web Site at http://edis.ifas.ufl.edu.

2. Livestock & Natural Resources Extension agent II, Columbia County Extension

Feed and Water

The type of feed recommended varies with the age and intended use of the bird. Good nutrition is very important in maintaining a healthy flock.

If the chicks are female, the following feeding schedule can be used to grow the birds until and during egg production:

- Newly hatched chicks will require a commercial starter feed (20–24% protein) that is usually fed until six weeks of age.
- Expect to use at least four pounds of starter feed per bird.
- After six weeks, switch to a grower feed (16–20% protein), and feed this up to 18 weeks of age. Many feed stores carry a combination starter/grower feed that will work well for both stages of growth.
- At 18 weeks, switch to a layer feed (14–16% protein) to prepare the birds for egg production.
- Do not feed layer feed to birds less than 18-weeks-old or starter/grower feed to birds producing eggs.
- To support rapid growth, the starter diet for chicks has the highest level of protein a chicken will receive during its lifetime.
- If layer feed is fed to male or female chicks, a reduction in growth can be expected and an unnecessary stress will be placed on the young birds.
- Chicks fed layer feed will develop kidney problems and rickets since the calcium to phosphorus ratio is out of balance.
- Layer feed normally contains approximately 3.5–4.0% calcium; however, birds less than 18-weeks-old require only about 1% calcium in their diet.
- Layer-age birds need a diet lower in protein and higher in calcium for eggshell formation.

If the chicks are male, then they can be fed the same starter or starter/grower feed as the females until six weeks of age and then switched to the grower feed indefinitely.

- Do not feed layer feed to males.

Many commercial starter feeds are medicated to control coccidiosis. This disease is caused by a microscopic parasite that infects the intestinal tract. The mild strength of the drug used in the feed will kill most, but not all, of the parasites. This will allow gradual immunity to develop so the birds usually will not have problems with coccidiosis as adults. Grower and layer feed usually do not contain medication.

It is important that chicks have easy access to clean, fresh water. Manufactured chick waterers usually consist of a quart or gallon jar with screw-on base that allows for water level adjustment. If water spills occur in the location of the waterer, then these should be cleaned as soon as possible to prevent bacterial growth that leads to odors and possibly disease. An automatic waterer placed six inches off the ground is the most adequate way to ensure the birds have clean, fresh water daily. A constant supply of clean, fresh water is essential for healthy birds. Twenty-five hens can drink a gallon of water each day. Water consumption will increase dramatically during hot weather.

Nesting

As the birds reach the age of 18–20 weeks, nesting boxes should be in place. Boxes measuring 12 x 12 x 12 inches, half filled with straw are ideal. Provide one nest box for each five hens in the flock, and place them about two feet above the ground. A perch may be placed in front of each box allowing a spot for hens to land before entering the box. Nesting boxes should be checked twice a day for eggs. Eggs should not be allowed to accumulate in the nests. Otherwise the hens will go out of egg production and want to sit on the eggs to incubate them. This type of hen is commonly referred to as a "broody" hen.

Day length influences egg production. If day length decreases during the laying period, the number of eggs may decrease. The use of artificial light can add extra time at the beginning or end of the true

daylight. A combination of natural and artificial light resulting in 14–16 hours of light per day is effective to maintain egg production throughout the year.

Egg production for a small backyard flock should be about 200–240 eggs, or 17–20 dozen, per hen a year.

Breed Description

You have two basic choices when deciding what type of poultry to keep. You may choose a breed that excels in egg production or a breed noted for meat production; a few breeds produce both fairly well. Chickens bred to produce eggs fall into two classifications—the leghorn type that produces white eggs and the sex-linked type that produces brown eggs.

While the leghorn strain of chicken will produce the most eggs, these birds are quite small and are not a good choice for meat. The Rock-Cornish, a commercial broiler-type bird, has been bred for rapid meat production. Breeds that may work well for dual purpose include the Rhode Island Red, Plymouth Rock, New Hampshire, Wyandotte, and Orpington.

Figure 1. Buff Orpington hen. (Photograph by Tom Wright, UF/IFAS.)

Hatcheries

Murray McMurray
P.O. Box 458, 191 Closz Drive
Webster City, Iowa 50595
(800) 456-3280
http://www.mcmurrayhatchery.com/index.html

Figure 2. Barred Rock hen. (Photograph by Tom Wright, UF/IFAS.)

Figure 3. Rhode Island Red hen. (Photograph by Tom Wright, UF/IFAS.)

Ideal Poultry Breeding Farms Inc.
P.O. Box 591
Cameron, Texas 76520-0591
(254) 697-6677
http://www.idealpoultry.com/

Mt. Healthy Hatcheries Inc.
9839 Winton Road
Mt. Healthy, Ohio 45231
(800) 451-5603
http://www.mthealthy.com/

Cackle Hatchery
P.O. Box 529
Lebanon, Missouri 65536
(417) 532-4581
http://www.cacklehatchery.com

Table 1. Breed Description

Breed	Plumage Color	Eggshell Color	Rate of Lay	Breed Information
Barred Plymouth Rock	Black and white barring	Brown	Excellent	Oldest breed; excellent dual-purpose breed
Black Sex-Links	Black with gold hackle and breast	Brown	Excellent	Cross of Rhode Island Red and Barred Plymouth Rock
Brown Sex-Links	Dark red with black tails and wings	Brown	Excellent	Cross of Rhode Island Red and White Plymouth Rock
Gold Sex-Links	Light red with white tails and wings	Brown	Excellent	Cross of Rhode Island Red and Rhode Island Whites
Red Sex-Links	Dark red with black tails and wings	Brown	Excellent	Cross of Rhode Island Red and Delaware
Rhode Island Red	Very dark red	Brown	Excellent	Old Breed; popular dual-purpose
Black Australorps	Black with greenish sheen	Brown	Excellent	Excellent, small-flock producer; hardy
Ameraucanas	Multicolored (white, brown, red, black)	Green, blue, light brown	Excellent	From South America; nicknamed "Easter Egg Chicken" due to color of eggshell
White Leghorn	White	White	Excellent	Excellent layer
New Hampshire Reds	Chestnut red	Brown	Very good	Popular, dual-purpose breed; grows fast
Silver Laced Wyandottes	Silvery white; edged with black	Brown	Very good	Beautiful old breed; popular for cold areas
White Plymouth Rock	White	Brown	Very good	Medium-sized, dual-purpose breed
Golden Laced Wyandottes	Golden; edged with greenish black	Brown	Good	Same as Silver Laced
Buff Orpingtons	Rich golden buff	Brown	Good	Large breed with quiet disposition; popular backyard flock

SSPSE806

UNIVERSITY OF FLORIDA

IFAS EXTENSION

Poultry Management Specifications [1]

H.R. Wilson, F. B. Mather, and J.P. Jacob[2]

These specifications are suggested based on normal, expected situations and the best available data. Although applicable to both commercial and home flocks, the variation in housing types, equipment, objectives and other factors may result in requirements that are different than those suggested herein. See Table 1 (chicken, turkey, ducks, geese) and Table 2 (pheasant, bobwhite, guinea, ostrich, emu).

1. This document is SSPSE806, one of a series of the Animal Science Department, Florida Cooperative Extension Service, Institute of Food and Agricultural Sciences, University of Florida. Original publication date 1984. Reviewed June 2003. Visit the EDIS Web Site at http://edis.ifas.ufl.edu.

2. H.R. Wilson, professor of the Dairy and Poultry Sciences Department, F. B. Mather, associate professor of the Dairy and Poultry Sciences Department, and J.P. Jacob, poultry extension coordinator of the Dairy and poultry Sciences Department, Cooperative Extension Service, Institute of Food and Agricultural Sciences, University of Florida, Gainesville, 32611.

Table 1. Poultry management specifications for chicken, turkey, ducks, and geese.

Requirement	Chicken (egg)	Chicken (meat)	Turkey (large)	Ducks	Geese
Floor Space					
Hover space	4-8 in^2/bird	6-10 in^2/bird	12 in^2/bird	12 in^2/bird	14 in^2/bird
0-4 wk	0.7 ft^2/bird	1.0 ft^2/bird	1.5 ft^2/bird	0.8 ft^2/bird	1.5 ft^2/bird
4-8 wk	0.8 ft^2/bird	1.25 ft^2/bird	2.0 ft^2/bird	1.5 ft^2/bird	2.0 ft^2/bird
8-12 wk	1.0 ft^2/bird	1.5 ft^2/bird	3.0 ft^2/bird	2.0 ft^2/bird	3.0 ft^2/bird
>12 wk	1.5 ft^2/bird	2.5 ft^2/bird	5.0 ft^2/bird	3.0 ft^2/bird	5.0 ft^2/bird
Adult	1.5-3.0 ft^2/bird	2.5-4.0 ft^2/bird	8.0 ft^2/bird	5.0-6.0 ft^2/bird	8.0 ft^2/bird
Cage	60-100 in^2/bird	200 in^2/bird	400 in^2/bird	- - - -	- - - -
Feeder Space					
0-1 wk	1 feed lid/100	1 feed lid/100	2 feed lids/100	2.0 in/bird	2.0 in/bird
1-2 wk	1.0 in/bird	2.0 in/bird	2.5 in/bird	2.0 in/bird	2.5 in/bird
2-4 wk	1.0 in/bird	2.0 in/bird	3.0 in/bird	2.5 in/bird	3.0 in/bird
4-8 wk	1.5 in/bird	3.0 - 6.0* in/bird	4.0 in/bird	2.5 in/bird	4.0 in/bird
>8 wk	2.5 in/bird	3.5 - 6.0* in/bird	5.0 in/bird	3.0 in/bird	5.0 in/bird
Adult	4.0 in/bird	4.5 - 6.0* in/bird *Restricted feed	6.0 in/bird	4.5 in/bird	6.0 in/bird
Waterer Space					
0-1 wk	15 1-gal/ 1000 or 0.6 in/bird	15 1-gal/1000 or 0.7 in/bird	20 1-gal/1000 or 1.0 in/bird	15 1-gal/1000 or 0.7 in/bird	20 1-gal/1000 or 0.7 in/bird
1-4 wk	0.6 in/bird	0.7 in/bird	1.0 in/bird	0.7 in/bird	1.0 in/bird
4-8 wk	0.6 in/bird	0.8 in/bird	1.0 in/bird	0.7 in/bird	1.0 in/bird
>8 wk	0.8 in/bird	1.0 in/bird	1.2 in/bird	0.8 in/bird	1.2 in/bird
Adult	1.0 in/bird	1.5 in/bird	1.4 in/bird	1.0 in/bird	1.4 in/bird
Brooding Temp.					
Brooder, 0-1 wk	90-95°F	85-95°F	90-95°F	85-90°F	80-90°F
Decrease/wk	5°F	5°F	5°F	5°F	5°F
Brooder room	60-80°F	60-80°F	60-75°F	60-75°F	60-75°F
Lights					
0-2d	24h, 25w/100ft^2	24h, 25w/100ft^2	24h, 25w/100ft^2	24h, 10w	24h, 10w
2d-2wk	23h, 25w/100ft^2	23h, 25w/100ft^2	23h, 25w/100ft^2	23h, 10w	23h, 10w
2-10wk	Natural or <12h	Natural or <12h	Natural or <12h	Natural	Natural
10-20wk	Decreasing or 8h	Decreasing or 8h	Decreasing or 8h	Natural	Natural
Layer or breeder	15h, 1fc, or add 15min/wk	16h, 3fc, or add 15min/wk	16h, 5fc, or add 15min/wk	15h, 1fc, or add 15min/wk	15h, 1fc, or add 15min/wk
Females/male	12-15	10-12	7-10	5-6	2-5
Females/nest	4	4	5	3	5
Sexual maturity	5-6mo	5-7mo	7-8mo	7-8mo	6-9mo
Vaccinations					
Marek's	Day 1	Day 1			
Newcastle and inf. bronchitis[1]	1wk, 4wk, 16wk, then every 3mo	1wk, 4wk, 16wk, then every 3mo	4wk, housing		
Fowl pox	6-9wk	6-9wk (breeders)	5-10wk, 7mo		
Enceph. (AE)[2]	10-16wk (breeders)	10-16wk (breeders)			
Inf. Bursal disease[3]	8-12wk (breeders)	8-12wk (breeders)			
Incubation					
Length	21d	21d	28d	28d or 35d	30-35d
Setting temp.	99.5°F	99.5°F	99.5°F	99.1°F	99.0°F
Set humidity	86-87°F wet bulb	86-87°F wet bulb	87-88°F wet bulb	94.0°F wet bulb	89-90°F wet bulb
Hatching temp.	98.5°F	98.5°F	98.0°F	98.4°F	99.0°F
Hatch humidity	90-92°F wet bulb	90-92°F wet bulb	90-93°F wet bulb	96.0°F wet bulb	89-90°F wet bulb
Still air inc.	102-103°F	102-103°F	102-103°F	102-103°F	101-102°F
Fertile Egg Storage					
Time	8d or less	7d or less	8d or less	7d or less	7d or less
Temperature	55-65°F	55-65°F	55-65°F	55-65°F	55-65°F
Humidity	70-85% RH	70-85% RH	70-85% RH	75-85% RH	75-85% RH

[1]Infectious bronchitis, [2]Avian encephalitis, [3]Infectious bursal disease

w = watt, fc = foot candle, RH = relative humidity

Table 2. Poultry management specifications for pheasant, bobwhite, guinea, ostrich, and emu.

Requirement	Pheasant	Bobwhite	Guinea	Ostrich	Emu
Floor Space					
Hover space	4-8 in^2/bird	4-6 in^2/bird	4-8 in^2/bird	2.0 ft^2/bird	1.5 ft^2/bird
0-4 wk	1.0 ft^2/bird	0.25 ft^2/bird	0.5 ft^2/bird	10 ft^2/bird	8 ft^2/bird
4-8 wk	2.0 ft^2/bird	0.3 ft^2/bird	0.8 ft^2/bird	20 ft^2/bird	15 ft^2/bird
8-12 wk	3.0 ft^2/bird	0.5 ft^2/bird	1.0 ft^2/bird	40 ft^2/bird	30 ft^2/bird
>12 wk	3.0 ft^2/bird	0.5 ft^2/bird	1.5 ft^2/bird	80 ft^2/bird	60 ft^2/bird
Adult	3.0 ft^2/bird	1.0-1.5 ft^2/bird	1.5-3.0 ft^2/bird	.25-3 acres/2-4 birds	.1-.3 acres/2-4 birds
Cage	60-100 in^2/bird	50-100 in^2/bird	60-100 in^2/bird	----	----
Feeder Space					
0-1 wk	2 feed lids/100	2 feed lids/100	1 feed lid/100	1 feed lid/5 birds	1 feed lid/6 birds
1-2 wk	1.0 in/bird	0.6 in/bird	1.0 in/bird	0.5 ft/bird	0.5 ft/bird
2-4 wk	1.5 in/bird	0.6 in/bird	1.0 in/bird	1.0 ft/bird	0.75 ft/bird
4-8 wk	2.0 in/bird	1.0 in/bird	1.5 in/bird	1.0 ft/bird	1.0 ft/bird
>8 wk	3.0 in/bird	1.0 in/bird	2.5 in/bird	1.5 ft/bird	1.5 ft/bird
Adult	3.0 in/bird	1.6 in/bird	4.0 in/bird	1.5 ft/bird	1.5 ft/bird
Waterer Space					
0-1 wk	15 1-gal /1000 or 0.3 in/bird	2 1-qt/100 or 0.2 in/bird	2 1-gal /100 or 0.5 in/bird	1 5-gal pan/10	1 5-gal pan/20
1-4 wk	0.5 in/bird	0.25 in/bird	0.5 in/bird	"	"
4-8 wk	0.6 in/bird	0.3 in/bird	0.5 in/bird	"	"
>8 wk	1.0 in/bird	0.3 in/bird	0.8 in/bird	"	"
Adult	1.0 in/bird	0.3 in/bird	1.0 in/bird	"	"
Brooding Temp.					
Brooder, 0-1 wk	95°F	95-100°F	95-100°F	85-90°F	90-95°F
Decrease/wk	5°F	5°F	5°F	5-8°F	3-5°F
Brooder room	60-85°F	60-85°F	60-80°F	60-75°F	60-75°F
Lights					
0-2d	24h, 10w/100ft^2	24h, 10w/100ft^2	24h, 25w/100ft^2	24h, 10w/100ft^2	24h, 10w/100ft^2
2d-2wk	Natural or <12h	Natural or <12h	Natural or <12h	Natural	Natural
2-10wk	Natural or decreasing	Natural or decreasing	Natural or decreasing	Natural	Natural
10-20wk	Natural or decreasing	Natural or decreasing	Natural or decreasing	Natural	Natural
Layer or breeder	17h, 5fc, or add 30min/wk	17h, 5fc, or add 30min/wk	16h, 5fc, or add 15min/wk	Natural or 16h, 5fc	Natural
Females/male	6-8	1-4	4-8	1-4	1-2
Females/nest	5-6	3-5	3-5	1-4	1-2
Sexual maturity	4-5mo	5-6mo	5-6mo	20-36mo	20-36mo
Vaccinations					
Marek's					
Newcastle and inf. bronchitis[1]					
Fowl pox					
Enceph. (AE)[2]	5-10wk	6-10wk			
Inf. Bursal disease[3]					
Incubation					
Length	24d	24d	28d	42d	52-56d
Setting temp.	99.5°F	100.0°F	99.5°F	97.4°F	97.5-98.0°F
Set humidity	89-90°F wet bulb	85-86°F wet bulb	85-86°F wet bulb	68°F wet bulb, 20%	75°F wet bulb, 34%
Hatching temp.	99.0°F	99.0°F	98°F	96.5°F	97.0°F
Hatch humidity	82-85°F wet bulb	88-92°F wet bulb	85-86°F wet bulb	77°F wet bulb, 40%	81°F wet bulb, 50%
Still air inc.	102-103°F	102-103°F	102-103°F	99.5°F	99.5°F
Fertile Egg Storage					
Time	8d or less	14d or less	8d or less	7d or less	7d or less
Temperature	55-65°F	55-65°F	55-65°F	55-65°F	55-65°F
Humidity	70-85% RH	70-85% RH	70-85% RH	60-75% RH	60-75% RH

[1] Infectious bronchitis, [2] Avian encephalitis, [3] Infectious bursal disease

w = watt, fc = foot candle, RH = relative humidity

UNIVERSITY OF MINNESOTA EXTENSION
SMALL FARMS

Backyard Chicken Basics

By Betsy Wieland, Extension Educator
Nora Nolden, Intern

As people are becoming more and more interested in knowing where their food comes from, the trend of raising backyard chickens is growing. Raising backyard chickens can be a rewarding experience and a great way to teach kids about nature, agriculture, and responsibility of caring for animals. Since most backyard chickens are raised for laying and not for meat, this factsheet will focus on layers.

Figure 1. *New Hampsire Red and Buff Orpington hens*

BREEDS

There is a wide a variety of chicken breeds, developed for egg production, meat production, and/or good looks. While many breeds are adaptable to a backyard setting, certain breeds are better than others for backyard conditions. Medium to large breeds are good for cold winters. A mellow temperament and good egg laying are also pluses. If you see reference to a bantam bird, that is a small version of any particular breed. It will look the same, but be smaller. Here are a few examples of great, mellow breeds for the backyard.

Table 1. Popular Backyard Chicken Breeds

Rhode Island Red • Hens weigh about 6.5 lbs • Lay brown eggs • Dark red feathers • Dual purpose breed, but most often used for laying • Hardy breed that does well in small flocks	**Ameraucana** • Many different color varieties • Lay green eggs • Great long-term egg production • Dual purpose breed • Tolerant to all climates • Easy to handle
Wyandotte • Hens weigh about 6.5 lbs • Lay brown eggs • Dual purpose breed • Great for small flocks and rugged conditions • "Curvy" shape, good disposition • Many color varieties	**Orpington** • Hens weigh about 8 lbs • A larger dual purpose breed • Lay brown eggs • Many color varieties • Heavy size is ideal for cold weather

DIET

Chickens are omnivores. They eat grains, fruits, and vegetables as well as insects. Chickens should typically be fed a prepared feed that is balanced for vitamins, minerals, and protein. A healthy laying hen diet

should also contain crushed oystershell for egg production, and grit for digestion. A six pound hen will eat roughly 3 pounds of feed each week. They love fruit and vegetable scraps from the kitchen and garden, as well as bread. Scratch - cracked corn and oats are a nice treat for the chickens that does not supply all their nutritional needs, but is fine in moderation.

Feed consumption may increase in the winter when burning more calories, and decrease in the heat of the summer. A critical part of a chicken's diet is continual access to clean, fresh water. This is especially true in the summer as they cool themselves by panting.

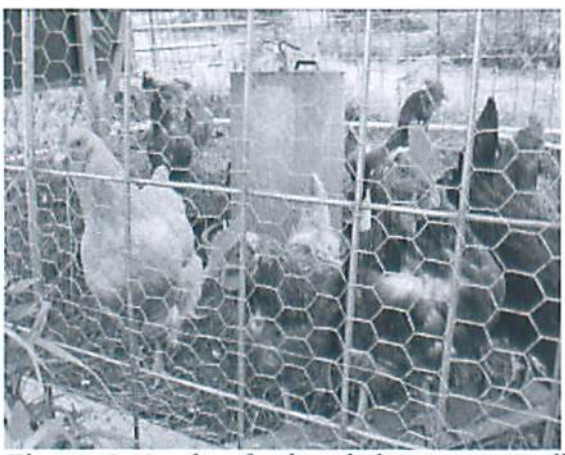

Figure 2. *Quality feed and clean water will help keep birds healthy and productive.*

HOUSING

A quality coop is essential to backyard chicken production. Layers need nest boxes - one per 4-5 birds. Chickens are descended from jungle birds, which means they like to be up high, so a place for them to roost is important. Coops must provide protection from the weather and predators. There should be a well-insulated area with a light bulb or heat lamp for the winter months as well as ventilation for fresh air. Be sure to have a minimum 3-5 square feet per bird, including outdoor space.

Their main predators are raccoons, rats, owls, hawks, and cats. An enclosed space for them to stay at night is essential to their protection. Ensure that the coop is free of small holes for predators to sneak in. There is an endless variety of coop designs with just as much range in cost. Find a design that provides easy access and otherwise suits your situation. There are many books and websites with coop designs. See Figure 3 for a simple chicken coop schematic. The space should be free of unnecessary objects like woodpiles or equipment, as they attract predators.

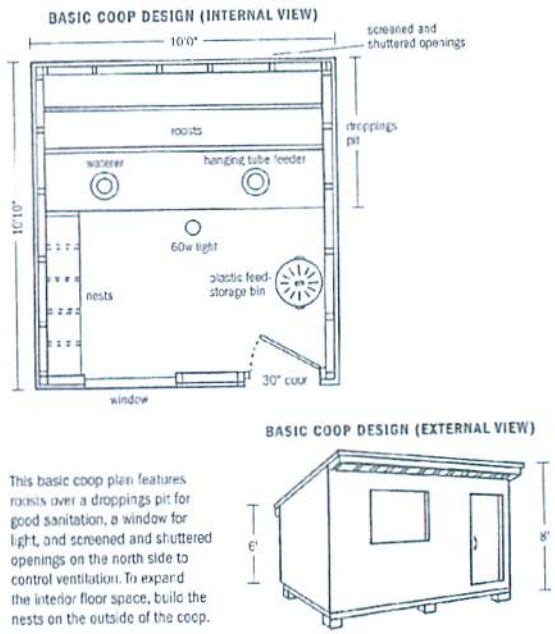

Figure 3. *Simple coop design for up to 16 hens from Storey's Guide to Raising Chickens*

DAILY CARE

Chickens need to be fed and water changed daily. They need to be let out of the coop each morning and put into the coop at dusk each night to protect them from predators. Eggs should be picked up twice a day. The coop and pen should be cleaned out weekly to maintain sanitation and odor control.

BIRD HEALTH

Healthy birds will be active and alert with bright eyes. They will be moving around - pecking, scratching, and dusting - except on hot days when they will find shade. Chickens that are healthy and active will also talk and sing quietly throughout the day.

As far as laying and eating habits, each chicken is different, so monitor each chicken to get a feel for her normal production and consumption. Healthy droppings will be firm and grayish brown, with white urine salts. Roughly every tenth dropping is somewhat foamy, smellier than usual, and light brown.

Chickens raised in backyard settings generally stay healthy and are not easily susceptible to diseases. The easiest way to find disease in chickens is to know what a healthy bird looks like. When a chicken isn't acting normal, for instance if she doesn't run to the food as usual or she wheezes or sneezes, start investigating. Table 2 lists some possible causes of illness to chickens.

Table 2. Causes of Disease

INFECTIOUS (INVASION BY ANOTHER ORGANISM)	NONINFECTIOUS (NONBIOLOGICAL IN ORIGIN)
BACTERIA	CHEMICAL POISONING
MOLD AND FUNGI	HEREDITARY DEFECTS
PARASITES	NUTRITIONAL DEFICIENCIES
VIRUSES	UNKNOWN CAUSES

Credit: *Storey's Guide to Raising Chickens* by Gail Damerow

SANITATION

An important element to bird health is sanitation. In order to maintain a clean, healthy environment, the coop and outdoor area should be cleaned out weekly or as needed to control manure and odor build up. Feeders and waterers should be regularly cleaned and disinfected. Dust baths should be available, as they help control mites. It is important that at least once a year, usually in the spring, a thorough cleaning is done on the coop and yard. Also cleaning before introducing new birds to the area will limit the spread of disease. A fall cleaning is also helpful with mite control over winter.

During this cleaning, safety precautions must be taken in dealing with dust. Wear a dust mask and mist the walls surrounding the area to control dust movement. Inhalation of dried chicken manure can be harmful to humans. Rake and clean out the yard. All feeders should be removed and bedding completely cleared out. It is important to remove dust and cobwebs from corners of the coop. The inside of the coop needs to be disinfected - including troughs, perches and nests. To disinfect, use one-tablespoon chlorine bleach to one gallon boiling water.

MANURE MANAGEMENT

Chicken manure is made up of feed residue, intestinal bacteria, digestive juices, mineral by-products from metabolic processes, and water. In fact, 85% of chicken droppings, by weight, is water. This leads to issues with humidity and odor. So what are the options for managing manure?

One option is to complete thorough cleanings of the coop more than once a year. This will control the odor and fly populations.

Another option is to pasture the chickens. Moveable shelters are a valuable tool for pasturing chickens and reducing cleaning time. Simply move the location of the house when manure begins to build up. It offers new space for chickens to graze and peck, and free fertilizer for the lawn!

A third option is composting. Composting can be done right in the chickens' bedding. To start this process, lay down about 4 inches of bedding. Regularly stir up the

bedding to prevent clumping, and add fresh bedding until it is 10 inches deep by winter.

Continue this process until the bedding gets 12 to 15 inches deep. At this depth, composting actively begins and after 6 months can kill harmful bacteria. This composting releases heat, which keeps chickens warm in cooler months and attracts natural fly predators. To maintain the compost, it must be stirred regularly to prevent crusting. The same process can be done outside of the coop in a separate bin.

EGG PRODUCTION

Hens begin laying at around six months of age and can continue for 5-10 years, with peak production occuring in the first 2 years. They will lay roughly 6 eggs each week. Egg production drops each year when the hens molt (replace their feathers in the early fall) and as daylight hours are lost. Hens need at least 12- 14 hours of light each day to continue laying eggs. A regular lightbulb is sufficient to supply this light.

REGULATIONS

There are several regulations that you may encounter with chicken ownership. Raising chickens in the backyard may require a permit from your city, and each has different requirements and restrictions. It is not legal in some cities to keep poultry. Some cities may also limit the number of animals you can keep.

If you begin selling eggs or meat, you will encounter additional regulations. The Minnesota Department of Agriculture Dairy and Food Inspection Division manages and enforces these. Contact them for information regarding these rules at 651-201-6027.

PURCHASING BIRDS

There are several places to purchase chickens. Table 4 lists major chicken hatcheries and their websites. There are also many individuals breeding and selling poultry. Local farm supply stores may also order them for you.

Table 4. Major Chicken Hatcheries

HATCHERY	WEBSITE
MURRAY MCMURRAY'S	WWW.MCMURRAYHATCHERY.COM
STROMBERG'S	WWW.STROMBERGSCHICKENS.COM
HOOVER'S HATCHERY	WWW.HOOVERSHATCHERY.COM

ADDITIONAL INFORMATION

Online resources:

http://www.extension.umn.edu/smallfarms

http://www.ansci.umn.edu/poultry/index.html

www.backyardchickens.com

www.ansi.okstate.edu/poultry

http://www.aragriculture.org/poultry/small_flock_information.htm

Publications:
Storey's Guide to Raising Chickens by Gail Damerow

American Standard of Perfection by American Poultry Association

QUESTIONS OR COMMENTS?

Contact Betsy Wieland at: eliza003@umn.edu or 612-596-1175

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Basics for Raising Backyard Chickens

David D. Frame, DVM, Diplomate ACPV
Utah State University Extension Poultry Specialist

This fact sheet is constructed to be used by local municipalities for training or as an evaluation tool in the permitting process for allowing poultry keeping in population-dense settings. It also serves as a condensed review of basic poultry keeping practices.

Backyard chicken keeping is increasing in popularity. There are many reasons for this. Perhaps it is to have a ready source of eggs and meat, or as a backyard help in pest control, or perhaps it is just because they are fun to watch. Whatever the reason, chickens can be a great source of enjoyment if properly managed and given appropriate care.

Figure 1. Hens enjoy the spring breeze.

Get Your Chicks Off to a Good Start

Baby poultry cannot generate enough heat to sustain themselves. That is the reason the mother hen keeps the young under her wings. The process of getting chicks off to a good start is called *brooding*. The brooding period is roughly the first 3 to 4 weeks of a chick's life. By then, most breeds are fully feathered and can generate enough heat on their own to get by.

Basic needs for brooding chicks are:

- Heat source, such as a 250 watt infrared light. Keep a temperature gradient from 110°F under the heat source to 84°F at edge of brooder ring. Decrease temperature about 5°F each week. However, if chicks appear too cold or hot, adjust accordingly.
- Clean water.
- Good quality chick starter feed.
- Clean litter (pine or cedar shavings are recommended).
- A circular confined area to keep the chicks from wandering away from the heat source.

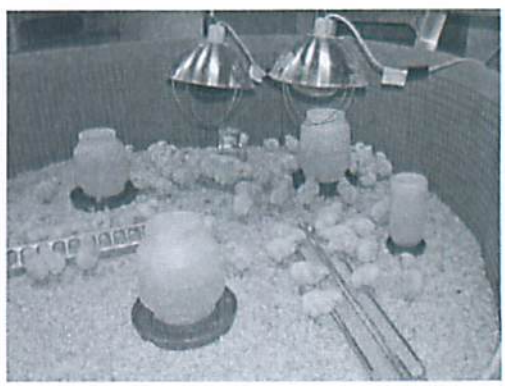

Figure 2. Example of a brooder ring.

Housing

Chickens are very adaptable and no single best way exists to house them. Creative architectural construction may even be considered in building a "designer" chicken house in order to enhance the backyard landscape. Regardless of ultimate design, the

following practical considerations should be observed. The building must:

- Be large enough for proper air circulation (i.e., ventilation), but small enough to keep from getting too cold and drafty in winter;
- Allow 1.5 to 2.0 ft^2 (0.14 to 0.19 m^2) floor space per adult chicken;
- Provide easy access to feed and water; and
- Provide nesting areas for hens in egg production.

Perches

Although not mandatory, it is usually a good idea to provide perches for the chickens. Perches will allow birds to stay off the floor – particularly as they roost at night. Most breeds seem to enjoy spending time on perches. Manure will tend to accumulate in greatest concentration under the roost area, thereby helping to keep the rest of the bedding material in the house cleaner. A good rule of thumb is to allow 6 to 10 inches (15 to 25 cm) of linear perch space for each chicken housed.

Nest Boxes

Nest boxes are essential furnishings of any hen house because she will seek a secluded place to lay her eggs. Properly constructed and maintained, nest boxes provide a clean environment for laid eggs and facilitate gathering them. Again, there are no hard and fast rules for nest box construction. Commercial boxes are available from various retail sources, or you may construct your own.

- Nest box height and width should be 12 to 15 inches (30 to 38 cm); depth should be at least 12 inches (30 cm).
- One nest box is required for each four to five hens. Place nest boxes no less than 18 inches (46 cm) above the floor.
- A front panel, 4 to 6 inches (10 to 15 cm) high, is necessary to provide seclusion and keep eggs from rolling out of the nest.
- Maintain at least 2 to 3 inches of clean dry shavings in each nest box to reduce egg breakage and to minimize number of soiled eggs.
- A perch may be attached to each box to facilitate access, running parallel to the front of the box and located 6 to 8 inches out.

Don't Forget the Water

Remember, the nutrient consumed in the greatest quantity by a chicken is *water*. A direct relationship exists between the amount of water a chicken drinks and the amount of feed consumed. If inadequate water is available, not only will chickens decrease eating, but there will also be a negative effect on egg production and growth.

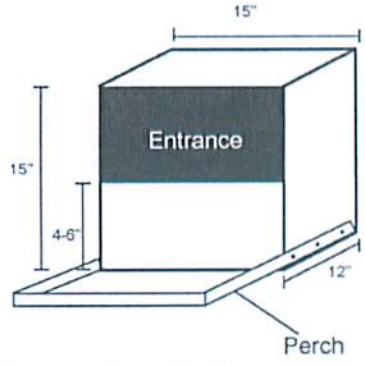

Figure 3. Example of a nest box design.

Although types and designs of drinkers vary, the fact that fresh clean water must be present at all times should never be forgotten. Fountain-type drinkers have the advantage of being affordable and easily moved around; however, because the reservoir holds only a finite quantity of water, it is necessary to watch carefully that they don't become empty.

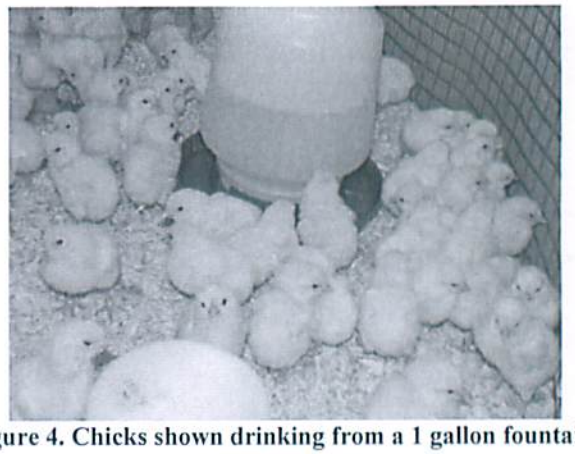

Figure 4. Chicks shown drinking from a 1 gallon fountain-type waterer.

- Water should be changed frequently in order to prevent bacterial growth, over-warming (in summer), or freezing (in winter).
- A fountain-type drinker commonly available in most feed stores will hold 1 gallon of water. Each drinker will provide enough daily water for 12 to 15 adult chickens during cool weather and 6 to 12 during hot weather.
- Always provide at least two or three additional drinkers in excess of the estimated water

consumption for the number of birds in the chicken house. This provides a buffer for a short term water supply in the event of spillage or leakage. It also offers an opportunity for the more timid birds in the flock to satisfy their water needs without competing with more aggressive individuals for drinker space.

- When planning number of drinkers to place in the chicken house, consider that in cool weather each adult chicken will consume about 0.05 to 0.08 gallon per day; in hot weather, 0.08 to 0.16 gallon per day.

Feed Quality Is Important

- Feed quality will affect feed consumption. Ensure that the feed is not stale, rancid, or moldy.
- Immediately remove obviously moldy, rancid smelling or any other questionable feed. Such feed will, at best, not be eaten; and at worst, cause disease or nutritional deficiencies if consumed.
- Purchase feed as fresh as possible. Vitamins will start to degrade if finished feed is stored for prolonged periods. Plan your schedule so that new feed is purchased at least every 2 months.
- Always store feed away from heat, moisture, and direct sunlight. Protect from rodents.

Feeder Styles

Feeders come in a wide array of sizes and designs from egg carton lids for starting newly hatched chicks to sophisticated automatic adult feeding systems. Trough feeders are usually used to start off young chicks. Bucket feeders of various sizes are popular and appropriate for both growing and adult chickens. The advantage of bucket feeders is that they can store a few days' worth of feed, thereby alleviating daily hand feeding; however, care must be taken not to let old feed accumulate in them and become stale and moldy. Clean and brush them out often. Use the appropriate size of bucket feeder for the class of poultry being raised. Using too large of feeders with chicks will prevent them from being able to reach the feed. Also chicks might get inside the lip of the feeder and not be able to get back out. Feeders with too narrow of a lip for adult birds will cause excessive spilling and wasted feed.

- Feeders should be raised off the ground, and generally positioned level with the mid to upper breast region of the chickens being fed.
- A good rule of thumb is to allow 1 linear inch of feeder space per chick and 2 to 3 linear inches per adult chicken.
- Always keep feeders in an area where it is protected from moisture, wild animals, and free flying birds, preferably inside the chicken house.
- Purchase feed from a reliable commercial feed manufacturer.
- It's OK to let your chickens forage around for bugs and greens, but always provide them access to the appropriate type of formulated balanced feed as well. Totally "free-ranged" poultry will rarely be able to consume a proper balance and quantity of nutrients necessary for their maximum rate of meat and egg production.

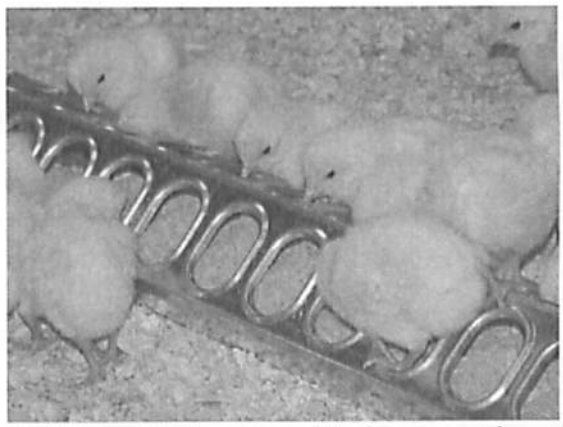

Figure 5. Example of one type of feeder commonly used to start chicks.

Feed Consumption Guidelines

There is great variation in feed consumption patterns of chickens depending on breed, feed source and environmental conditions. The following information, however, serves as a guide for feeding large fowl breeds of poultry.

<u>Meat-type</u> strains (Commercial-type broilers, roasters, "Cornish-Rock" crosses)

0-2 weeks.	22-24% protein chick starter
2-4 weeks.	20-21% protein grower
4 weeks to market . . .	18-20% protein finisher*

<u>Layer strains</u> (Commercial-type leghorns, brown egg layers)

0 to 6 weeks.	20-21% protein chick starter
6 weeks to prior to egg production	16-19% protein pullet grower or developer
At onset of egg production.	16-18% protein layer diet**

<u>Dual-purpose breeds</u> (Plymouth Rock, Rhode Island Red, New Hampshire, etc.)

0 to 6 weeks.	20-21% protein chick starter

6 weeks to prior to egg production.	15-19% protein pullet grower or developer
At onset of egg production	16-18% protein layer diet**

*These recommendations are based on common protein levels for feeds available in most local feed stores. It is assumed that the finished feed is balanced for energy, vitamins, and minerals in relation to specific protein content.

**Do not feed a layer diet to chickens not in egg production (too high in calcium).

Varmint Control

Maintain a rodent control program around the poultry house. When building the floor, integrating heavy gauge wire mesh beneath the subflooring is recommended to discourage entrance of predators and other varmints. Cover windows and vent openings with good quality poultry wire to keep out birds. Make sure doors and windows fit tightly. Caulk and seal all cracks and crevices. Small rodents can gain entry through holes the size of a nickel or quarter. Keep the poultry house locked to discourage theft and uninvited visitors.

Figure 6. House mouse. Average litter size is six and one female can have up to eight litters per year. Average range is 15 to 30 feet. A mouse can last longer without water than a camel. (Photo from KoreanRodent_pm39-HouseMouse.)

Lighting

Laying hens require at least 14 hours of light to maintain good egg production. Most experts recommend 16 hours of light per 24 hour period. Artificial lights wired into a timer will accomplish this during fall and winter, when daylight is decreasing. Decreasing daylight will cause hens to quit laying and go into a molt.

Egg Production

Hens do not need roosters present to produce eggs. Increasing day length, not the presence of males, is what stimulates egg production. A rule of thumb is that four to five hens will supply two to four eggs per day during their production cycle. Pullets (young females) reach sexual maturity and are capable of laying eggs when about 5 to 7 months of age; however, this can vary considerably depending on breed and strain of chicken.

Molting

Molting is a natural process that chickens go through. It is nothing more than a resting part of the physiological cycle of birds. During the molt the hen will go out of egg production and lose feathers. Under natural conditions, this occurs in the fall or winter. However, modern layer strains have been bred to maintain high egg production over a long period. Therefore, you may find your flock laying eggs and losing feathers at the same time. The laying cycle causes the feathers to become worn and broken. After the molt, the hens will have a new covering of feathers. Hens generally produce fewer eggs with each molt. Eggshell strength may also be reduced with each subsequent molt.

Be a Good Neighbor

- Chickens do not respect property lines. Keep your chickens enclosed and confined to your property.
- Properly dispose of used poultry litter. In many instances, used litter can be incorporated into the garden soil or composted; however, improper composting or storage may create excessive odor and fly problems. Proper composting requires careful management of moisture, aeration, and temperature.
- Although in most circumstances chickens pose a relatively low risk of giving disease to humans, there are a few infections that can be transmitted back and forth. Proper care and handling of eggs and processing of poultry carcasses are critical to avoid problems.
- The commercial poultry industry is a significant and vital part of the agricultural economy of the U.S. It is important that these flocks be protected from serious diseases that would adversely affect each one of us. Small backyard flocks if not properly managed, might significantly increase the probability of disease exposure to the commercial industry.
- Past history has shown that diseases such as exotic Newcastle disease (END) can occur in the small flock poultry community. The discovery of END would have devastating economic consequences from death loss as well as the loss of trade with other countries.

Figure 7. Always think about what you can do to protect your own birds and your neighbor's birds from disease.

ENJOY!

Poultry raising can be an inexpensive and fulfilling hobby and pastime. Good wishes in embarking on this exciting opportunity!

For additional information contact your county Extension agent or Extension poultry specialist.

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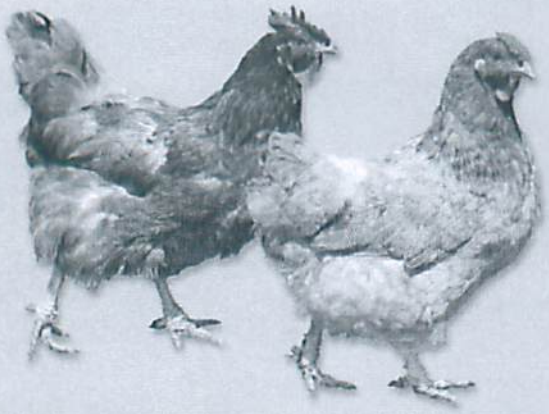
EXTENSION BULLETIN E-3136 • NEW • OCTOBER 2010

Suggestions for ORDINANCES *Allowing* Backyard POULTRY



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Keeping small flocks of chickens in cities is dramatically increasing. Unfortunately, there is a large gap between these new urban audiences and their knowledge of poultry husbandry. Numerous websites, books and Michigan State University Extension (MSUE) publications can provide materials to educate individuals on proper poultry management. Issues of animal welfare, neighbor annoyance concerns and environmental impacts must be considered before legislation is passed allowing these small poultry flocks to exist. The following suggestions will provide guidance on creating an environment, urban or rural, where it is reasonable for any individual to produce his or her own food or enjoy a new hobby.

- Limit the raising of chickens to single or two-famly residences only and the number of chickens to 4 to 6 per site.
- No roosters (male adult chickens) may be kept.
- Poultry should not be allowed in a residence, porch or attached garage. Chickens must be confined in a house or coop in the backyard of the residence with a minimum of 1 square foot per bird (144 square inches). An outside, enclosed run may or may not be allowed. The run should be no larger than 8 feet by 8 feet, and it should be attached to the coop. The facilities should be built to keep dogs, cats and wildlife from gaining entry.
- The poultry facility should be 5 to 10 feet from any property line and at least 10 to 20 feet from a neighboring residence.
- The owner should dispose of waste materials (feed, manure and litter) in an environmentally responsible manner. The materials can be composted or bagged and disposed of in the trash. Piling waste materials on the property is not acceptable.
- Both the process of weeding out inferior animals known as culling and mortality (death) are common occurrences when raising live animals. Poultry owners will need to deal with unwanted males, old hens or sick birds. An animal care program involving euthanasia of birds should be made available. Owners should bag and dispose of dead birds in the trash.

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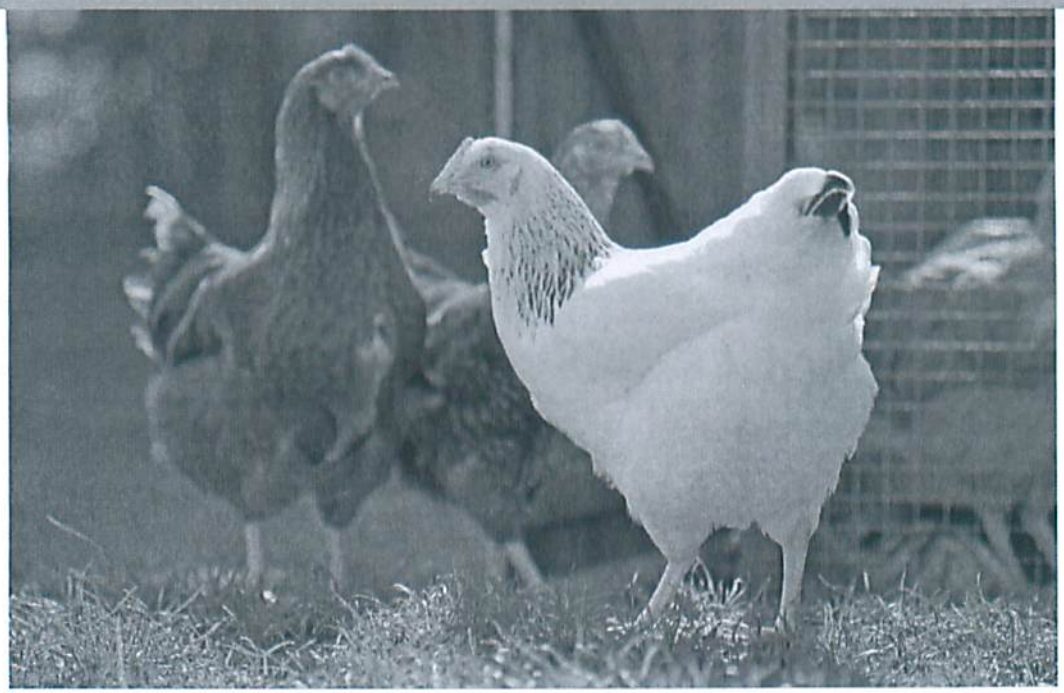
SUGGESTIONS FOR ORDINANCES ALLOWING BACKYARD POULTRY



- The coop should be designed to discourage rodents and wild birds from entering. Owners should store all feed supplies in rodent-proof containers. They should take steps to avoid the buildup of flies and maggots by keeping litter and feed dry and promptly disposing of dead birds or waste eggs.
- The owner should control rodents by eliminating nearby hiding places (trash, weeds, and debris), trapping and baiting rats and mice on a regular basis.
- The owner must feed and water the chickens on a daily basis.
- Sales of eggs should not be allowed. Keeping hens should be for personal use and not for running a business.
- The ordinance may simply allow the keeping of laying hens if the conditions are met. A permit may be required depending on the municipality. If a permit is required, any fees should be nominal.
- The impact and spread of a disease can be reduced if households with poultry can be identified. A permit requirement will generate a list of all households with poultry allowing for a quicker response to a disease outbreak.
- For the protection of Michigan's commercial poultry industry, no such poultry holdings should be allowed within four miles of a commercial poultry operation.
- Contact Michigan Department of Agriculture to investigate the proximity to the commerical poultry industry.
- To review ordinances that have been passed in Michigan related to keeping poultry in urban and suburban settings, contact the Michigan Department of Agriculture at 517-335-5713.

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June 2008 AG/Poultry/2008-01pr

Housing Backyard Chickens

David D. Frame, DVM, Extension Poultry Specialist

Owning a small flock of chickens is increasing in popularity, particularly in areas where local ordinances prohibit larger domestic animals, but allow for birds and/or small animals. Chickens not only furnish a ready source of home-grown meat and eggs, but also provide great pleasure as exhibition stock and even as pets. The purpose of this fact sheet is to give an overview of basic housing principles for small flocks of chickens.

Objectives

Reasons for providing proper housing facilities for chickens include:

- Protection from predators;
- Protection from rain, snow, and other inclement weather;
- Protection from excessive heat and cold (i.e,. moderation of extreme temperature changes); and
- Provision of feed and water space and nesting facilities.

General Considerations

Chickens are very adaptable and no single best way exists to house them. Creative architectural construction may even be considered in building a "designer" chicken house in order to enhance the backyard landscape. Regardless of ultimate design, the following practical considerations should be observed. The building must:

- Be large enough for proper air circulation (i.e. ventilation) but small enough to keep from getting too cold and drafty in winter;
- Allow 1.5 to 2.0 ft^2 (0.14 to 0.19 m^2) floor space per adult chicken;
- Provide easy access to feed and water; and
- Provide nesting areas for hens in egg production.

Building Design

As previously mentioned, workable designs of chicken houses are highly variable and may even be extremely decorative in some cases. Many sites are available on the Web and in reference books that may help you in designing your facility. A few selected resources are listed here.

- *House design:*
  - "How to Raise Chickens" by Christine Heinrichs. Voyageur Press. 2007.
  - ISBN-13: 978-0-7603-2828-6
  - Virginia Cooperative Extension: http://www.ext.vt.edu/pubs/poultry/factsheets/designs.html
  - University of Minnesota: http://www.ansci.umn.edu/poultry/resources/housing_small-scale.htm
  - Appropriate Technology Transfer for Rural Areas (Range poultry housing): http://ceplacer.ucdavis.edu/files/46820.pdf
  - The Bantam Roost, "A Small Hen House": http://www.geocities.com/Heartland/Plains/4175/henhouse.html

- *Energy management and solar heating concepts:*
  - http://www.ces.purdue.edu/extmedia/AE/AE-99.html

Ventilation Basics

In order to provide a comfortable building for chickens, it is necessary to keep in mind a few basic concepts regarding ventilation:

- Warm air rises and cooler air, being heavier, settles to the floor. Adequate air circulation and exchange is necessary to keep different air temperatures from stratifying and air from becoming stale.
- Warm air holds more moisture than cold air. For every 18°F (10°C) increase in air temperature, its water-holding capacity doubles. This concept is important in managing potential moisture buildup, particularly in well-insulated, tightly-sealed chicken houses.
- Ventilation needs in summer are different than in winter. During summer, warm stale air must be removed, allowing fresh air to enter and circulate. During cold seasons, only enough cold outside air should be allowed in for adequate air exchange. It is preferred to bring this air in from near the roof of the building which allows it to warm as it drops towards the floor. This colder air will warm (by the birds' own body heat and/or with additional heaters) and pick up moisture. A method must be available to vent this air from the building allowing the cycle to continue. (Refer to Figures 1 and 2 for summer and winter ventilation concepts.)

Figure 1. Concept of summertime ventilation.

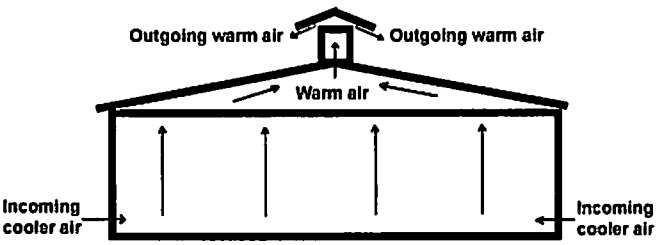
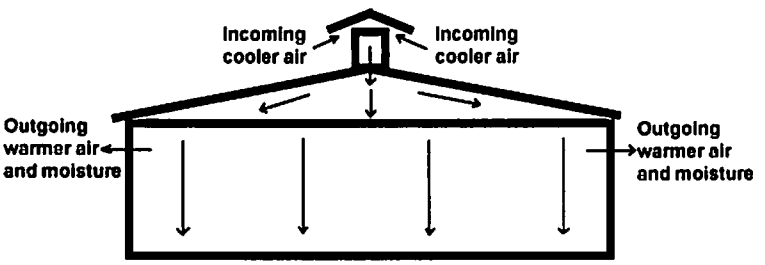


Figure 2. Concept of wintertime ventilation.



In small chicken houses, these factors can generally be sufficiently controlled without employing power ventilation (i.e. fans). The judicious and well-placed use of windows and vents will usually suffice. During summer, natural convection and/or gentle breezes will usually be adequate to drive air out the upper vents, or cupola, and bring in fresh air through windows or lower vent openings. Place upper vent openings on the side opposite of wind direction (i.e. leeward side).

Perches

Although not mandatory, it is usually a good idea to provide perches for your chickens. Perches will allow birds to stay off the floor – particularly as they roost at night. Most breeds seem to enjoy spending time on perches. Manure will tend to accumulate in greatest concentration under the roost area, thereby helping to keep the rest of the bedding material in the house cleaner. A good rule of thumb is to allow 6 to 10 inches (15 to 25 cm) of linear perch space for each chicken housed.

Perches should be located in an area of the house that will not interfere with daily chores such as feeding, watering, and egg gathering. Construct the perches so they are removable or are hinged for lifting out of the way for easier cleanout of manure. It is worth the extra effort to build them right in the beginning – it will save

you a lot of time and effort during house cleanup. Perches should not be more than about 3 feet (0.9 m) off the ground; otherwise, there may be an increased tendency to bruise feet or cause egg rupture as the hens mount the roost. Plan at least 12 inches (30 cm) clearance under the perches; final height and dimensions will depend on individual building design and convenience of being able to clean out the manure underneath them.

Any suitable building material may be used to construct perches: 2 x 2 inch (5 x 5 cm) material with rounded tops is ideal. Space the perch bars 14 inches (36 cm) apart.

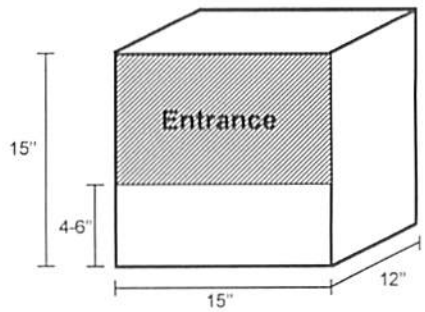
Nest Boxes

Nest boxes are essential furnishings of any hen house because she will seek a secluded place to lay her eggs. Properly constructed and maintained nest boxes provide a clean environment for laid eggs and facilitate gathering them. Also, nests make it easier to identify and remove "broody" hens. (A broody hen is one that has ceased laying eggs and desires to raise a clutch of chicks. She will remain in the nest box for prolonged periods, become territorial, and not allow entry of other hens needing to lay eggs.)

Again, there are no hard and fast rules for nest box construction. Commercial boxes are available from various retail sources or you may wish to construct your own. Nest box height and width should be 12 to 15 inches (30 to 38 cm); depth should be least 12 inches (30 cm). Figure 3 illustrates a generic nest box design that is functional for most applications.

- One next box is required for each four to five hens.
- Place nest boxes no less than 18 inches (46 cm) off the floor.
- A front panel, 4 to 6 inches (10 to 15 cm) high, is necessary to provide seclusion and keep eggs from rolling out of the nest.
- A perch may be attached to each box, running parallel to the front of the box and located 6 to 8 inches out, to facilitate access.

Figure 3. Generic nest box design.



Predator Control

- Maintain a rodent control program around the poultry house. An excellent fact sheet on rodent control is found at http://osuextra.okstate.edu/pdfs/F-8207web.pdf
- When building the floor, integrate heavy-gauge wire mesh beneath the subflooring to discourage entrance of predators.
- Cover windows and vent openings with good quality poultry wire to keep out birds.
- Make sure doors and windows fit tight. Caulk and seal all cracks and crevices. Small rodents can gain entry through holes the size of a nickel or quarter.
- Keep the poultry house locked to discourage theft and uninvited visitors.

Additional Housing Considerations

- Allow adequate space within the structure for feeders and waterers. (Feeding and watering equipment not discussed in this fact sheet.)
- Position equipment for ease of cleaning, egg gathering, and general upkeep.
- Before beginning to build, consider anticipated high/low temperatures, potential snow load, other environmental conditions, and local ordinances.
- For specific recommendations in your area, contact your local county agent or Extension poultry specialist.

Agriculture

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Considerations in Raising Small Backyard Flocks of Poultry in Population-dense Communities

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Extension Poultry Specialist

During these times of economic challenge many people are considering raising a few chickens in the backyard to augment their food supply. This has raised numerous questions ranging from how to feed chickens to addressing local animal-keeping ordinances. Often, the answers are a work in progress for many communities. The following considerations should be taken into account.

Science-based Education Is Critical

Be cautious of advice from self-proclaimed "experts" or people with informal training who attempt to fill a perceived educational niche. Many would-be poultry raisers are novices or first time owners. Learning how to do things correctly from qualified science-based sources is paramount in order to be successful. Optimal decision-making must be based on facts – not hearsay or folktales. Utah State University Cooperative Extension offers research-based education in small flock poultry raising. County agents and an Extension poultry specialist are available to educate groups and community leaders in poultry health and management issues. Fact sheets are also available on line:
http://extension.usu.edu/files/publications/publication/AG_Poultry_2008-01pr.pdf
http://extension.usu.edu/files/publications/publication/AG_Poultry_2008-02pr.pdf
http://extension.usu.edu/files/publications/publication/AG_Poultry_Health_Biosecurity_01.pdf

Effects on the Economy

The commercial poultry industry contributes a significant and vital part to the agricultural economy of the U.S. Anything that jeopardizes the viability of this industry also jeopardizes the economic health of Utah. It is important that these commercial flocks be protected from serious diseases that would decimate this sector of Utah's economy. An upsurge in number of small backyard flocks, particularly if not properly managed, might significantly increase the probability of disease exposure to the commercial industry. Past history has shown that diseases such as exotic Newcastle disease (END) can become present in the small flock poultry community. Exotic Newcastle disease can cause tremendous poultry death in both the small backyard flocks and in large commercial poultry operations. The discovery of END, for example, will have devastating economic consequences from death loss as well as the loss of trade with other countries.

Community Impacts

The local community may experience unanticipated impacts from an abrupt unregulated increase in backyard poultry keeping. Any potential undesirable repercussions can be minimized through recognition and well thought out planning to ensure that all remain good neighbors.

Noise: Hens are quieter than roosters. There are no practical or humane methods to "de-crow" a male fowl. It takes experience and knowledge to properly identify the gender of young chicks. Your local farm implement store may not be able to provide this service reliably when chicks are purchased. Be prepared to cull roosters as the chicks mature. Hens do not need a rooster present in order to lay eggs.

Mixing of species. It is extremely risky to raise multiple species of poultry and waterfowl on the same premises – particularly if there is chance of exposure to wild birds. This is how many deadly poultry diseases get started, such as END or avian influenza ("bird flu").

Zoning. Some municipalities do not allow the raising of poultry or have strict ordinances that restrict this activity. Check with your city or county office to determine if there are specific regulations or restrictions that might preclude keeping poultry on your property. Along with city or county ordinances, some communities or subdivisions have rules or "covenants" that restrict the raising of poultry. Be sure to check if your domicile is in one of these.

Animal control. Chickens are no respecters of property lines. They are prone to wander at will into neighbors' yards and gardens. Remember chickens can also fly. To minimize the impact on neighbors, enclosures should be considered that properly restrain poultry and confine them to your property.

Animal waste. In many instances, used chicken litter can be incorporated into the garden soil or composted; however, improper composting or storage may create excessive odor and fly problems. Proper composting requires careful management of moisture, aeration, and temperature. Allowing chickens to superficially scratch through a pile of manure is not sufficient for optimal composting to occur for a number of reasons. There are many Extension publications from various universities addressing the issue of general composting techniques. These should be thoroughly perused during any decision-making process.

Disposal of deceased and spent fowl. It is important to realize that chickens have a relatively short life span. The productive life of a hen is about three to five years. Baby chicks soon grow up to be adult chickens and adult chickens end up as old chickens. Community leaders need to seriously address the issue of bird disposal. Do local ordinances allow birds to be buried on the premises or composted on-site or taken to the landfill?

Human health. Although in most circumstances chickens pose a relatively low risk of giving disease to humans, there are a few that can be transmitted back and forth. Proper care and handling of eggs and processing of poultry carcasses are critical to avoid problems. Appropriate disposal of dead birds and used litter are also important.

Mice thrive in areas where chicken feed is improperly stored and excessive spillage occurs. Rats could become a problem in excessively wet areas or where water leaks occur. Feed should never be sprinkled into the litter or floor of poultry houses. This only encourages rodents to hang around the coops. Feed is to be properly dispensed in hanging hoppers that limit access to marauding rodents. Also, unused feed should be stored in closed containers in a cool area. A rodent control program of bait feeding and/or trapping should be mandatory in addition to all other precautions.

Animal Welfare

Proper care and feeding. It is imperative that poultry owners learn and implement proper care of their birds. Inhumane practices such as denying poultry access to water or a protected coop during hot days or during inclement and cold weather are intolerable. Many would-be poultry owners may never have raised chickens or farm animals before. They may not realize what the proper care and feeding of poultry entails. Birds are to be provided with a proper diet at all times and not left to fend for themselves. Enough space must be provided to adequately accommodate the number of birds kept. This is where appropriate science-based education becomes indispensible.

Enforcement of noncompliance. If some type of local poultry permitting program is practiced, will there be sufficient funds and personnel to carry out the program? Does the community have the adequate resources and personnel to deal with people who break the rules or handle poultry in cruel or inhumane ways?

Protection from predators and disease. Chickens are to be enclosed in a coop at night to protect them from predators. Although the debate could go on *ad infinitum* as to what the optimal construction should be, common sense is usually adequate. Doors should tightly close, glass or strong plastic windows should be used, and a solid floor should be in place. Periodic

inspection around the coop will indicate if varmints are trying to enter. Then take care of the varmint problem.

Outside runs need to be covered with good quality wire or roofing that will keep out wild birds and keep the chickens inside. Many people might find this a serious inconvenience, but it is imperative! Wild birds can carry diseases that could kill their birds or set up a reservoir of infection that could get into the area's commercial poultry industry with devastating consequences. This is a risk that any responsible community governing body should not take. The satisfactory demonstration of properly enclosed and restrained chickens should be a mandatory requirement in any permitting process.

Disease transmission. Chicks must be purchased from sources certifying that they are free from specific diseases. Certain species of poultry can carry organisms that may do little harm to them but could cause devastating disease in another species. Mixing of species, such as ducks and chickens or chickens and turkeys increases the potential infection and spread of avian influenza (bird flu). Raising chickens and turkeys together could cause devastating disease in the turkeys. It is important to understand the nature of poultry diseases and how to deal with them. Contact your local veterinarian or Extension poultry specialist for further information on disease transmission and optimal biosecurity practices.

Visit these Web sites for other important information:
http://extension.usu.edu/files/publications/factsheet/AG_poultry_2005-01.pdf
http://www.aphis.usda.gov/animal_health/birdbiosecurity/
http://ag.utah.gov/divisions/animal/health/index.html#avianHealth

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THE UNIVERSITY OF GEORGIA
COOPERATIVE EXTENSION

College of Agricultural and Environmental Sciences
College of Family and Consumer Sciences

Management Guide for the Backyard Flock

Originally prepared by
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Revised by
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Over the last several decades, poultry production has become a large and profitable industry. This is partly because of increased demand for a nutritious, low-fat protein source such as chicken and partly because low prices have tended to increase consumption of poultry products. Although relatively low poultry prices have resulted from improvements in commercial poultry operation management, raising backyard chickens remains popular.

If you are thinking about starting a small-scale poultry operation, begin with some research and planning. Check to see if zoning regulations prohibit raising poultry on your property. Once you have made sure that there are no restrictions, you can decide on your purpose – egg production, meat production or both – and how much time you are willing to spend. This publication focuses on raising a small flock of chickens (50 or less) for meat and eggs (either for hatching or eating). To accommodate smaller or larger flocks, simply adjust the amounts specified here.

Housing and Confinement

Before you buy chicks, there are many preparations to make. First, arrange for adequate housing that will accommodate the birds' growth. The minimum space required per bird depends on the type or breed of bird you select, and will range from 3/4-1 square feet for smaller breeds to 3-4 square feet for turkeys. A good rule of thumb is to provide 3-31/2 square feet of floor space for each bird you intend to keep for egg production. If you buy straight-run chicks (a mixture of males and females), allow space for about half the number of chickens you start with. For example, if you start with 50 chicks, figure on using 25 for meat production and 25 for egg production. There will be some deaths, so the actual numbers may be a little lower. Twenty-five birds with 3 square feet of floor space each will require about 75 total square feet of floor space; a building 8 feet by 10 feet will be adequate. If you intend to raise chicks as replacements, however, there may be times when space is tight. If there is a chance of this, make your floor plans with future expansion in mind.

The poultry house must stay at least 70º F. The type of enclosure needed to maintain this temperature will vary with the local climate. Commercial houses in Georgia are now being built with solid walls that have temperature control systems that cool or heat the interior when

needed. Heating or cooling systems are not necessary for backyard houses; simply provide a source of fresh air by opening curtains or windows. A ceiling fan also enhances air movement in large houses.

Allowing birds to go outside is another option that contributes to a rural atmosphere and provides you with visual enjoyment; however, small flocks of birds should be fenced in for their own safety since chickens are usually easy prey. Fencing also protects your birds from other hazards such as cars. Extend the fencing all the way to the ground and make sure the mesh is small enough to keep chicks in. Also cover the top of the enclosure to prevent flying or climbing predators from entering. Chicken wire works well and can be found at most livestock feed and supply stores.

Besides protecting your birds, fencing is important for good neighborhood relations. Other people may not have the same appreciation for roaming livestock as you do, and this may cause social or legal problems. Since Georgia is one of the leading poultry-producing states in the nation, it is likely that one of your neighbors raises chickens commercially. In this case, even more is at stake. Birds from backyard flocks can transmit disease to commercial poultry. If you allow your birds to access your neighbor's land, you may be putting his or her entire livelihood in jeopardy.

Environment

Use a good, absorbent litter material such as pine shavings, rice hulls, peanut shells or ground corncobs for bedding. Hardwood shavings are not recommended. Mold sometimes grows in hardwood shavings that have been composted during storage, and can cause serious brain infection when inhaled by chicks or human caretakers.

You need an adequate heating system to brood new chicks. Do not allow room temperature to drop below 70º F. Maintain a temperature of 90º F at chick-level for the first week. Drop the temperature 5 degrees each week until the chicks are five weeks old; after that, maintain the temperature at 70º F. During normal weather, infrared heat lamps placed 1-11/2 feet above the chicks will usually provide enough heat to start with. Adjust the height of the lamp to adjust the temperature. Raising the lamp a few inches a week should be about right.

Keep chicks near the heat source during the first week by placing a cardboard ring around the general area. However, make sure there is enough room within the ring area for the chicks to move away from the heat in case they become overheated. A diameter of 6 feet should provide plenty of space for 50 chicks. Keep track of the temperature at chick-level by hanging a thermometer within the cardboard ring at the same height as the chicks.

There must be adequate feeder and drinker space to accommodate the number of birds you intend to raise. Chickens require 1 inch of drinking space and 4-6 inches of feeder space. The house and equipment should be clean and in good repair, and before the chicks arrive the house should be preheated. You will need to add nest boxes later for layer birds.

Chicks

After making the necessary housing decisions and arrangements, choose the type of chicken you want to raise. Different breeds have been developed for egg production and meat production; a few breeds produce both fairly well. Leghorns will produce the most eggs, but since these birds are quite small, they are not a good choice for meat. The Rock-Cornish commercial broiler has been bred for rapid meat production, but can become extremely overweight if not properly managed. Their tendency toward obesity can prevent these birds from producing many eggs since overweight birds have more problems during the laying period.

Breeds that may serve well for both egg and meat production include the Rhode Island Red, Plymouth Rock, New Hampshire, Wyandotte and Orpington. These breeds will lay fewer eggs than Leghorns, but will carry enough meat to provide a good meal without getting too heavy as they enter production.

Feeds

Feed recommendations vary with the birds' age and intended use. "Nutrition for the Backyard Flock," University of Georgia Cooperative Extension Circular 954, provides an overview of feed ingredients found in poultry rations.

Feed is the greatest cost when raising chickens. However, always provide your birds with quality, commercially prepared feeds; it is not economical to feed an unbalanced diet.

Rations formulated for birds' specific ages are commercially available. The types of birds suggested here for multipurpose use would require starter rations from day 1 until 6 weeks of age. Expect to use at least 4 pounds of starter feed per bird. Between 6 and 18 weeks, feed the birds a commercial grower ration. Many feed stores carry a combination starter/grower ration that will work well for both stages of growth. At 18 weeks, start the birds on a layer ration to prepare them for egg production. Do not feed layer rations to younger birds or starter/grower rations to birds producing eggs. The results can be dreadful.

Problems associated with inadequate nutrition can occur rapidly in the growing bird and are often irreversible. What you think you are saving in feed may cost you in birds.

Birds that can go outdoors will supplement their diets with greens and insects. It will not take them long to devour the greens within their fenced enclosure. You may offer them fresh grass cuttings as long as they have not been treated with any chemicals. Table scraps – stale bread, leafy vegetables and peelings – can also provide variety and decrease overall feed costs, but limit these treats to what the birds can devour within 10 to 20 minutes. If you overfeed them on scraps, they may not eat a balanced diet. Scraps must be fresh. Never use any type of spoiled feedstuff.

Many commercial starter/grower feeds are medicated to control coccidiosis, a disease caused by a microscopic parasite that infects the intestines. The mild strength of the drug will allow gradual immunity to develop so that your birds will have fewer problems as adults. Layer rations are usually not medicated.

Do not overlook water as an important nutrient. A constant supply of clean, fresh water is essential to healthy poultry. Twenty hens can drink about 1 gallon of water each day in cool weather. Water consumption will increase dramatically during hot weather.

Selecting Birds

When your birds are four to five weeks old (1½-2 pounds live weight) you may wish to select some to eat as Cornish hens. It is surprising how much meat these small birds have on them. Since only age, size and degree of tenderness are important, it is not necessary to select females (and it is unlikely that you will be able to tell the pullets (young females) from the cockerels (young males) at this age).

When the birds reach seven to eight weeks of age (3-5 pounds live weight), you will begin to see some difference between the males and the females; in particular, the males' combs will be larger. This is the proper age to choose the birds to be used as fryers. Select most of the males now.

At 10 to 12 weeks of age (5-8 pounds live weight), select birds for roasters. This age provides a large carcass for whole bird roasting.

The number of birds selected for use as meat at each age will depend on your own preference. Separate birds chosen for butchering and remove feed for eight hours to allow the intestinal tracts to empty, making the dressing process easier. Provide water as needed.

Dressing Meat-Type Birds

Kill the birds humanely by first tying the legs of each live bird and hanging it from a chest-high branch or a rafter. Allow space between the birds so that they do not touch. Kill the bird by slicing the blood vessels in its neck to allow the blood to drain. Cut both sides of the neck deep enough to sever the carotid arteries, but not so deep as to damage the spinal cord. A very sharp knife is essential. It should take about two minutes for the bird to finish bleeding. A funnel fashioned from sheet metal can be used to restrain the bird during bleed-out. The opening at the small end of the funnel must be large enough to let the bird's head and neck extend several inches. The funnel itself must be narrow and deep enough to prevent the bird from escaping.

After bleeding, submerge the bird in water heated to 125-132º F for 1-1/2 minutes, and then quickly pluck the feathers. Water that is too hot will cause the skin to tear easily. Remove remaining hair-like feathers by rotating the bird over an open flame and singeing them off.

Next, dress the bird: that is, remove the internal organs, head and lower portion of the legs. Start by removing the head high up on the neck and the legs at the joint where the feathered skin begins. Thoroughly rinse the carcass. Remove the neck from the body by cutting it near the shoulders. Make a midline cut between the breastbone and the tail. Continue a circular cut around the vent of the bird, being careful not to cut into the intestines. Gently insert your hand along the wall of the body cavity, separating the internal organs from the body wall.

Once you have reached the top of the chest cavity, circle your fingers around the organs and pull them out the opening in the abdomen. Take care not to break the gall bladder – a sac filled with dark green fluid that, upon contact, will cause meat to taste bad. Wash all edible parts of the chicken thoroughly. Small amounts of fecal contamination can be washed off with water. You can clean the surrounding tissue from the liver, heart and gizzard and use them. Store birds you'll use right away in ice water in the refrigerator, or freeze the carcasses for later use.

Layers

You can expect your heavy hens to start laying just before they are six months old. They will lay more eggs and start earlier if they have been well cared for with a good plane of nutrition and fresh, clean water daily. When the birds reach 18 to 20 weeks of age, begin feeding a layer ration, which provides the added ingredients needed for egg production.

It is a common misconception that hens need to be around roosters to lay eggs. This is not true, but if you want to raise replacement chicks, you do need to keep a few roosters – generally at least one male per 10 females to ensure good fertility. Save only healthy-looking males for breeding.

As the birds near laying age (18 to 20 weeks), nesting boxes should be in place. Boxes 12 inches by 12 inches half-filled with straw or other clean litter material are ideal. One nest box for every four to five hens is adequate. Raise the boxes about 2 feet above the ground and place a perch about 4 inches in front of each box so hens have a place to land before entering the nest. Most eggs are laid in the morning, but you should still check the nests twice a day.

Day length influences egg production, which may be delayed if the days start to shorten as the birds approach laying age. Also, if day length decreases during the laying period, the number of eggs may decrease. Fourteen to 16 hours of daylight are recommended; supplementing daylight with house lights can simulate this. Use a timer to switch the lights on and off. You can add the extra time at the beginning or end of the true daylight or provide extra hours of light in both the morning and evening.

Hens may try to brood a clutch of eggs. Discourage this if the eggs are to be eaten. A broody hen will stop laying eggs, may become aggressive and will sit on a nest to prevent other hens from laying eggs there. Discourage broody behavior by not allowing a broody hen to sit on the nest (remove it whenever you find it there) or by putting the hen in an environment where it would be uncomfortable to sit on eggs. Some producers build a "broody pen" that has pebbles on the floor instead of litter.

If you want to raise chicks, you can either let the hens incubate the eggs naturally or you can collect them and incubate them artificially. The method you choose will depend on how many chicks you want and how much time and money you are willing to invest. The natural method is the least expensive, but will produce fewer chicks. If you allow several hens to brood a clutch at the same time, you may need additional nests to accommodate the hens still laying. The incubator method allows the hens to resume egg production, but is more expensive. Incubators of all sizes are available, or you can build your own.

Diseases

Disease occurs when there has been some disruption in an animal's normal function and usually results from several factors affecting the bird at the same time. Overcrowding, injury, poor nutrition, poisons, lack of fresh air, and a dirty environment all impair a bird's immunity, or ability to fight disease. Immunity to disease can be passed from hen to chick or can be gained through vaccination or natural exposure. Developing adequate immunity is only possible if a bird has the building blocks it needs, obtained through adequate nutrition.

Immunity to a disease-producing organism can be overcome if there are too many organisms present in the environment of if the environment is dirty. Some signs to watch for include an increase in dead birds, difficult or noisy breathing and bloody droppings. Sick birds may try to hide, will not want to move, and may appear weak and have ruffled feathers.

Should you find diseased birds in your flock, there are several diagnostic laboratories throughout the state that can help determine the problem. Your county Extension agent will be able to tell you about the diagnostic laboratory closest to you. A listing of the Georgia Poultry Diagnostic Labs currently in operation can be found in University of Georgia Cooperative Extension Circular 968, "Selecting Birds for Laboratory Examination."

Prevention is the best approach to poultry disease control. Like other living things, chickens thrive in a clean environment. Periodically replace soiled litter material with fresh litter to help decrease the chance of disease. Clean feeders when they appear soiled and scrub drinkers daily using a dilute chlorine bleach solution. Add 1-2 teaspoons of bleach per 20 gallons of drinking water to inhibit bacterial growth. Bleach is also a good disinfectant for sanitizing cleaned surfaces in the chicken house.

Vaccination may be necessary to control diseases in your area. Chicks received from commercial hatcheries may already be vaccinated for Marek's disease; however, if you produce replacement chicks, they will not be protected and may require vaccination. Vaccines are also available for Infectious Viral Laryngotracheitis (Fowl Pox), which is carried by mosquitoes and is more of a problem in the southern regions, and for miscellaneous respiratory diseases such as Newcastle's disease and Infectious Bronchitis. In most cases, these vaccinations are not routinely required. You can use them if the diseases prove to be a problem on your farm.

Raising chickens for personal use can be fun and rewarding, but it does carry the responsibility of livestock ownership. You must always be aware of the potential consequences of your actions. Here in Georgia, many people raise commercial poultry. Backyard chicken flocks are a continual source of disease spread to commercial birds. If you own yard or pet birds, never enter another person's poultry house since disease organisms are often carried on shoes and clothing. Mice and rats carry other diseases. If you raise yard birds, it is your responsibility to control rodents to prevent disease spread. Also, because insects and the wind carry other disease organisms, you must get an early diagnosis if there is a disease problem in your flock. Early detection often improves the success of control programs and is essential in minimizing the spread of disease to other poultry flocks.

Circular 969 **Reviewed January 2013**

BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular **6. D.**
Meeting Date: 06/03/2013

Agenda Item:
Presented by: Lloyd Kerr, AICP

Attachments

Perdido Key Code Draft

PERDIDO KEY CODE

DRAFT DATE: FEBRUARY 22, 2013

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1.2 APPLICABILITY
1.3 INTENT
1.4 PROCESS
1.5 VARIANCES
1.6 SUCCESSION

ARTICLE 2. NEW COMMUNITY SCALE PLANS (RESERVED)

ARTICLE 3. INFILL COMMUNITY SCALE PLANS (RESERVED)

ARTICLE 4. BUILDING SCALE PLANS

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4.2 ESTABLISHMENT OF ZONES
4.3 INSTRUCTIONS
4.4 PRE-EXISTING CONDITIONS
4.5 LOT STANDARDS
4.6 BUILDING PLACEMENT STANDARDS
4.7 BUILDING USE STANDARDS
4.8 BUILDING HEIGHT STANDARDS
4.9 FRONTAGE STANDARDS
4.10 PARKING STANDARDS
4.11 LANDSCAPE STANDARDS
4.12 SIGNAGE STANDARDS
4.13 USE OF PUBLIC RIGHT-OF-WAY STANDARDS
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ARTICLE 6. DEFINITIONS

1.1 AUTHORITY

1.1.1 The action of Escambia County, Florida in the adoption of this Perdido Key Code (Code) is authorized under the F. S. ch. 163, pt II.

1.1.2 This Code was adopted as one of the instruments of implementation of the public purposes and objectives of the adopted Escambia County Comprehensive Plan. This Code is declared to be in accord with the Escambia County Comprehensive Plan, as required by the Local Government Comprehensive Planning and the Land Development Code

1.1.3 This Code was adopted to promote the health, safety and general welfare of Perdido Key and its citizens, including protection of the environment, conservation of land, energy and natural resources, reduction in vehicular traffic congestion, more efficient use of public funds, health benefits of a pedestrian environment, historic preservation, education and recreation, reduction in sprawl development, and improvement of the built environment.

1.1.4 This Code was adopted and may be amended by vote of the Board of County Commissioners of Escambia County.

1.2 APPLICABILITY

1.2.1 Provisions of this Code are activated by “shall” when required; “should” when recommended; and “may” when optional.

1.2.2 For matters related to urban design only, the provisions of this Code, when in conflict, shall take precedence over those of other codes, ordinances, regulations and standards except the Local Health and Safety Codes, Environmental Codes and FHA/ADA Codes.

1.2.3 The existing Escambia County Land Development Code (LDC), Florida (the “Existing Local Codes”) shall continue to be applicable to issues not covered by this Code except where the Existing Local Codes would be in conflict with Section 1.3 Intent.

1.2.4 Article 5 contains regulatory language that is integral to this Code. Those terms not defined in Article 6 shall be accorded their commonly accepted meanings. In the event of conflicts between these definitions and those of the existing LDC, the Planning Director will make an interpretation.

1.2.5 The metrics of Article 5 Standards and Tables are an integral part of this Code. However, the diagrams and illustrations that accompany them should be considered guidelines, with the exception of those on Tables 9A-9H Form-Based Code Graphics, which are also legally binding.

1.2.6 Where in conflict, numerical metrics shall take precedence over graphic metrics.

1.3 INTENT

The intent and purpose of this Code is to enable, encourage and qualify the implementation of the following policies:

1.3.1 THE COMMUNITY

a. That neighborhoods should be compact, pedestrian-oriented and Mixed Use.

b. That neighborhoods should be the preferred pattern of development and that Districts specializing in a single use should be the exception.
c. That ordinary activities of daily living should occur within walking distance of most dwellings, allowing independence to those who do not drive.
d. That interconnected networks of thoroughfares should be designed to disperse traffic and reduce the length of automobile trips.
e. That within neighborhoods, a range of housing types and price levels should be provided to accommodate diverse ages and incomes.
f. That appropriate building densities and land uses should be provided within walking distance of transit stops.
g. That civic, institutional, and commercial activity should be embedded in downtowns, not isolated in remote single-use complexes.
h. That schools should be sized and located to enable children to walk or bicycle to them.
i. That a range of open space including parks, squares, and playgrounds should be distributed within neighborhoods and downtowns.

1.3.2 THE BLOCK AND BUILDING

a. That buildings and landscaping should contribute to the physical definition of Thoroughfares as Civic places.
b. That development should adequately accommodate automobiles while respecting the pedestrian and the spatial form of public areas.
c. That the design of streets and buildings should reinforce safe environments, but not at the expense of accessibility.
d. That architecture and landscape design should grow from local climate, topography, history, and building practice.
e. That buildings should provide their inhabitants with a clear sense of geography and climate through energy efficient methods.
f. That Civic Buildings and public gathering places should be provided as locations that reinforce community identity and support self-government.
g. That Civic Buildings should be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the city.
h. That the preservation and renewal of historic buildings should be facilitated, to affirm the continuity and evolution of society.
i. That the harmonious and orderly evolution of urban areas should be secured through form-based codes.

1.4 PROCESS

1.4.1 Escambia County's Development Review Committee ("DRC") will continue to process administratively applications and plans for proposed projects.

1.4.2 The standards for the Zones shall be determined as set forth in Article 4 through a process of public consultation with approval by the Board of County Commissioners of Escambia County. Once these determinations have been incorporated into this Code and its associated plans, then projects that require no Variances or Administrative Variances, or only Administrative Variances, shall be processed administratively.

1.4.3 An owner may appeal a decision of the DRC to the Board of Adjustment and may appeal a decision of the Board of Adjustment to the Circuit Court.

1.4.4 Should a violation of an approved Regulating Plan occur during construction, or should any construction, site work, or development be commenced without an approved Regulating Plan or Building Scale Plan, the County has the right to require the owner to stop, remove, and/or mitigate the violation.

1.5 ADMINISTRATIVE VARIANCES AND VARIANCES

1.5.1 There shall be two types of deviation from the requirements of this Code: Administrative Variances and Variances. Whether a deviation requires a Administrative Variance or Variance shall be determined by the DRC.

1.5.2 An Administrative Variance is a ruling that would permit a practice that is not consistent with a specific provision of this Code but is justified by the provisions of Section 1.3 Intent. A request for an Administrative Variance shall be pursuant to regulations established by the LDC.

1.5.3 A Variance is any ruling on a deviation other than an Administrative Variance. Variances shall be granted only in accordance with the Land Development Code.

1.5.4 The request for an Administrative Variance or Variance shall not subject the entire application to public hearing, but only that portion necessary to rule on the specific issue requiring the relief.

1.6 SUCCESSION

1.6.1 Perdido Key's growth and evolution over time will inevitably require changes to the boundaries of certain zones. All changes shall maintain the goals of this Code.

1.6.2 Escambia County shall conduct a comprehensive review of the Zoning Map to evaluate the development direction of Perdido Key and determine if successional zoning of any zones is appropriate, concurrent with the Evaluation and Appraisal Report.

1.6.3 Amendments to the text of the Code (including tables and diagrams) may be made only through procedures contained in the LDC, Article 2, and may be considered at any time during the year.

ARTICLE 4: BUILDING SCALE PLANS

4.1 INTENT

4.1.1 These Building Standards shall regulate the development and modification of buildings and other elements of the built environment within the private lot, based on the following premise:

a. That building regulations should equitably balance the rights of the individual and the interests of the community as a whole.
b. That building form individually and collectively defines and supports the public realm.
c. That building configuration should support walkability, safe streets, and safe public spaces, creating pedestrian-friendly neighborhoods.
d. That building scale should define streets and public spaces as rooms, and should vary by context and intensity in coordination with neighboring properties.

4.2 ESTABLISHMENT OF PERDIDO KEY ZONES

4.2.1. For the purpose of this Article, Perdido Key is divided into the following zones that are sequential in their intensity:

a. PK-1: a natural zone that preserves and maintains lands for outdoor recreations uses and open space. Lands approximate a wilderness natural condition and are permanently set aside for conservation.
b. PK-2: a rural zone consisting of sparely settled lands in open or cultivated state. (RESERVED).
c. PK-3: a residential zone of low intensity. PK-3 is further divided into the following sub-zones:
    i. PK-3A: a residential zone of exclusively single-family homes.
    ii: PK-3B: a residential zone of single-family and duplex homes.
d. PK-4: a mixed-use zone of low intensity. PK-4 is further divided into the following sub-zones:
    i. PK-4A: a mixed-use zone of primarily residential uses that recognizes the desirability of maintaining open space
    ii: PK-4B: a mixed-use zone providing neighborhood-type services, but primarily residential urban fabric.
e. PK-5: a mixed-use zone of medium intensity, requiring commercial uses at grade.
f. PK-6: a mixed-use zone of high intensity residential development and retailing of resort-related services.
g. SD1, SD2 & SD-3: Special Planned Resort Districts (Special District) that by their intrinsic function, disposition and configuration do not conform to one or more of the normative zones. Specific regulations are established for each Special District.

4.2.2. The sub-zones and boundaries are as shown on the Zoning Map. Unless otherwise noted, sub-zone boundaries are mapped along property lines.

4.2.3 Regulations of this Article pertaining to PK-6 apply to all sub-zones of PK-6, those pertaining to PK-4 apply to all sub-zones of PK-4 and those pertaining to PK-3, apply to all sub-zones of PK-3.

4.3 INSTRUCTIONS

4.3.1. This Article sets forth the standards applicable to the development and modification of buildings and other elements of the built environment within private lots, and by their zoning designation.

4.3.2 Plans required by this Section are subject to administrative approval by the Planning and Zoning Department and shall be consistent with Escambia County's existing procedures for permitting.

4.3.3 All other statutes, rules, regulations, ordinances or other governmentally adopted regulations pertaining to properties in Perdido Key shall apply. In the advent of conflict between any requirement in this Article, and any other part of this Code, the requirements of this Article shall govern for matters related to urban design.

4.3.4 Building and site plans submitted for approval shall demonstrate compliance with relevant provisions in this Code and other applicable performance standards in the LDC.

4.4 PRE-EXISTING CONDITIONS

4.4.1 Existing buildings and elements that do not conform to the provisions of this Code may continue in use as they are until a Substantial Modification is requested, at which time the DRC shall determine the provisions of this section that shall apply.

4.4.2 Where buildings exist on adjacent lots, the DRC may require that a proposed building match one or the other of the adjacent Setbacks and heights rather than the provisions of this Code.

4.4.3 The restoration or rehabilitation of an existing building shall not require the provision of (a) parking in addition to that existing nor (b) on-site stormwater retention/detention in addition to that existing. Existing parking requirements that exceed those for this Code may be reduced as provided by Tables 5 and 6.

4.5 LOT STANDARDS

4.5.1 For the purposes of this section, each lot is divided into three regulatory lot layers as follows and as illustrated in Table 10:

a. The first lot layer is located along principal frontages and secondary frontages, extending to the depth of the maximum front setback and maximum secondary front setback.

b. The second lot layer extends from the first lot layer along principal frontages for 20 feet towards the rear of the lot.

c. The remaining lot area outside of the first lot layer and second lot layer is the third lot layer.

4.5.2 The portion of a lot abutting a right-of-way is assigned a principal frontage of secondary frontage as follows:

a. The portion of a lot enfronting a thoroughfare or a passage shall be designated its principal frontage.

b. Corner lots shall have a designated principal frontage along the thoroughfare or passage of higher pedestrian importance and a secondary frontage along the remaining frontage. Lots, other than corner lots, enfronting more than one thoroughfare or passage shall have their frontage determined by Administrative Variance and may be subject to more than one principal frontage.

4.5.3 Elements of the built environment within the first lot layer are subject to the requirements of Section 4.10.

4.5.4. Newly platted lots, subdivision of existing lots and newly assembled lots shall not exceed the lot widths listed in Tables 9A-9H as measured along their principal frontage.

4.5.5 Lots may be assembled according to the following:

a. Where multiple lots to be assembled into a single lot are within one zone and collectively meet the lot requirements, the assembly may be approved administratively.

b. Where multiple lots to be assembled into a single lot are within more than one zone the assembly may require a regulating plan amendment.

c. Lots assembled into one ownership than encompass more than one zone shall be developed according to the corresponding zone regulations for each lot. In such cases, there shall be no transfer of density or use between zoning categories. Exceptions include Special Area Plans (See Section 4.15 for Special Area Plans).

d. Where lots are assembled into one ownership, the side or rear setbacks between assembled lots may be eliminated.

4.5.6. An existing lot, as of the effective date of this Section, that exceeds the maximum lot size as set forth in Tables 9A-9H may be developed as one lot. Substantial modifications to structures or built elements on the lot do not require lot subdivision.

4.6 BUILDING PLACEMENT STANDARDS

4.6.1 Lot coverage by buildings shall not exceed the maximum percentages of net lot area according to Tables 9A–9H.

4.6.2 The number of buildings permitted on one lot shall not exceed the maximum buildings per lot according to Tables 9A–9H. Where multiple buildings are on one lot a principal building must be designated.

4.6.3 Buildings shall be generally disposed by zones according to Tables 9A–9H.

4.6.4 The façade of the principal building shall be built parallel to the rectilinear principal frontage line or to the tangent of a curved principal frontage line. Exceptions due to environmental constraints may be granted by the Planning Official or designee.

4.6.5 The façade of the principal building shall occupy a minimum percentage of the principal frontage width within the front setback, as specified in Tables 9A–9H as frontage buildout. Exceptions due to environmental constraints may be granted by the Planning Official or designee.

4.6.6 The principal entrance in PK-5 and PK-6 shall be on a frontage line. Forecourts and recessed stoops that recess the principal entrance from the frontage line are permitted.

4.6.7 Buildings shall be setback from the boundaries of their lots by zone according to Tables 9A–9H and to the following:

a. Front setbacks may be modified by Administrative Variance to accommodate designated wetlands, Perdido Key Beach Mouse habitat and/or other acceptable conditions.
b. In the case of an infill lot, setbacks may match existing established adjacent setbacks. Setbacks may otherwise be adjusted by Administrative Variance.
c. The rear setback for outbuildings shall be a minimum of 15 feet measured from the centerline of an alley. In the absence of an alley, the rear setback shall be as shown in Tables 9A–9H.

4.7 BUILDING USE STANDARDS

4.7.1 Building use is limited by zone according to Tables 4A and 4B.

4.7.2 Buildings in each zone shall conform to the uses in Tables 4. Uses that do not conform shall require approval by Variance as specified in Tables 4A and 4B.

4.7.3 Certain building uses are considered civic and may be exempt from the standards of this section in accordance with Tables 4A and 4B.

4.8 BUILDING HEIGHT STANDARDS

4.8.1 Building height is measured in stories for each above-ground level according to the following:

a. Stories are measured from finished floor to finished ceiling.
b. Stories above the ground floor are limited to 14 feet. Stories combined to exceed 14 feet are counted as multiple stories.
c. For residential uses, ground floor height exceeding 18 feet is counted as multiple stories.
d. For non-residential uses, ground floors shall have a minimum story height of 14 feet and a maximum of 25 feet. Any height exceeding 25 feet is counted as multiple stories.
e. Unfinished attics are not included in building height measurement.
f. Height limits for antennaes, masts, belfries, clock towers, chimney flues,

water tanks, or elevator bulkheads shall be determined by Administrative Variance.

g. For free-standing parking structures, building height shall be measured in feet.

4.8.2 Building height is limited according to Tables 9A–9H.

4.8.3 For parking structures attached to a building(s) for at least 50% of their perimeter, the building height may exceed the limit provided they not exceed the eave height of the attached building(s).

4.9.4 Ground floor residential and lodging uses in all zones and lodging functions in PK-3 and PK-4 should be raised a minimum of 18 inches from average sidewalk grade at the principal frontage. Residential and lodging ground floor uses in all other zones shall be raised no more than 48 inches from average sidewalk grade at the principal frontage, unless required otherwise by FEMA regulations.

4.9 FRONTAGE STANDARDS

4.9.1 Private frontage standards shall comply with the following general requirements:

a. The first lot layer contains the private frontage. Form, encroachments, and elements of the built environment within the private frontage are regulated by frontage types according to Table 2.

b. Frontage types are restricted by building use and zone according to Tables 9A–9H. Prescriptions for the first lot layer pertain to all frontages. Prescriptions for the second and third lot layers pertain only to the principal frontage.

c. A frontage type shall be selected for each private frontage. Where buildings have multiple private frontages similar frontage types should be selected for all frontages.

d. In the absence of a building facade along any part of a frontage in PK-5 or PK-6, a streetscreen between 3.5 and 8 feet in height is required. Openings in the streetscreen for vehicular access shall not be wider than 30 feet.

e. Loading docks and service areas shall be permitted on frontages only by Administrative Variance. Loading docks and service areas may be permitted at secondary frontages towards the rear of the lot. Loading docks and service areas may be permitted at primary frontages where lots have only a primary frontage and the lot width exceeds 120 feet. Loading docks and service areas are limited to a combined width of 30 feet along frontages.

4.9.2 Ground floor commercial uses shall comply with the following requirements:

a. Ground floor commercial uses require a shopfront frontage. A shopfront frontage may be combined with other frontages according to Table 2. Awning and canopies may be permitted according to Section 4.10.j.

b. Ground floor commercial uses may utilize the public frontage for seating, serving, displays of merchandise and other business related activities provided a minimum six foot contiguous clear pedestrian path be maintained

within the public frontage, private frontage, or a combination of both.

c. Ground floor commercial uses must provide a zero-step entry along the primary frontage.

d. Entries to ground floor commercial uses must be illuminated.

4.9.3 Specific frontage shall comply with the following requirements:

a. Common Yard and Porch and Fence frontages:

i. Fences and hedges may be located along frontage lines at porch and fence frontages. Fences and hedges at frontages shall be limited to a maximum height of four feet.

ii. Porches may encroach into the first lot layer up to 50% of its depth in PK-3 and 100% of its depth in PK-4.

iii. Porches shall be no less than eight feet deep in PK-3 and six feet in PK-4.

b. Terrace and Lightwell frontages:

i. Terraces and lightwell frontages may encroach into the first lot layer up to 100% of its depth.

ii. Terraces should be raised a minimum of 18 inches from the average sidewalk grade at the frontage.

c. Forecourt frontages:

i. Forecourts shall be combined with terrace, lightwell, stoop, shopfront, gallery or arcade frontages.

ii. Forecourts may recess from the frontage line a maximum of 15 feet for pedestrian forecourts or a maximum of 30 feet for vehicular forecourts. Exceptions may be approved by Administrative Variance.

iii. Driveways in forecourts shall be limited to 18 feet in width. Portions of the driveway in the public frontage shall be limited to 12 feet where possible, and may be paved in stone, brick, cobble or to match the public frontage.

d. Stoop and terrace frontages:

i. Stoops and terraces may encroach into the first lot layer up to 100% of its depth.

ii. Stoops may be recessed into the building façade where the front setback is less than four feet.

e. Gallery frontages:

i. Gallery frontages may encroach into the public right-of-way to within two feet of the curb.

ii. Columns supporting gallery decks shall be configured as follows:

1. Columns shall be centered on the spandrel beam.
2. Columns shall have a base, shaft and capital.
3. Columns shall be round and have a diameter of four inches minimum to six inches maximum. Exceptions due to architectural merit may be granted by the Planning Official or designee.

4. Columns shall be located a minimum of seven feet from the building façade.
5. Columns shall be wrought iron or metal posts.

iii. Second story railings shall be painted metal.

iv. Second story columns shall align with columns below.

v. Gallery decks shall maintain a minimum 10-foot clearance above average sidewalk grade and be located above the top of the transom.

vi. Gallery decks should be exposed, and be no more than nine inches thick, including all structures and surface.

f. Arcade frontages:

i. Arcades may encroach into the public right-of-way to within two feet of the curb.

ii. Arcades shall be vertically proportioned.

ii. Arcades shall have a minimum depth of 10 feet (measured from the face of the building to the inside column face) and a minimum underside clearance of 10 feet.

g. Shopfront frontages:

i. Shopfronts may be freestanding or combined with gallery or arcade frontages.

ii. Shopfronts shall be glazed with clear glass of no less than 70% of the ground floor at the principal and secondary frontages. Exceptions for large-scale retailers or architectural merit may be granted by the Planning Official or designee.

iii. Opaque and dark-reflective glass on storefront windows shall be prohibited. Exceptions due to architectural merit may be granted by the Planning Official or designee.

iii. Materials for storefronts shall be durable and consist of stone, masonry metal, glass and/or wood.

h. Balconies and bay windows may encroach into the first lot layer up to 50% of its depth in PK-3 and up to 25% of its depth in all other zones.

i. Awnings and canopies shall comply with the following:

i. Awnings and canopies are not permitted at gallery frontages.

ii. Awnings shall be durable fabric, resistant to fade and may be fixed or moveable.

iii. Canopies shall be fixed and constructed metal or wood.

iv. Awnings and canopies may encroach into the public right-of-way. They shall extend from the façade a minimum of five feet and must be set back from the curb a minimum of two feet. They shall provide at least eight feet of clearance above the sidewalk.

v. Awnings and canopies shall be mounted above display window, but below the cornice line or second story window sills.

vi. Awnings on secondary frontages may span less than six feet.

vi. Backlit awnings shall be prohibited.

viii. Awnings should span a minimum of 80% of the frontage without gaps for each separate use.

ix: Structural supports for awnings should be finished and painted to match or complement the awning fabric.

4.10 PARKING STANDARDS

4.10.1 Required parking is determined by building use and zones according to Tables 5 and 6 with the following requirements and exceptions:

a. Where a single building or multiple buildings exist on one lot and include multiple uses, requirements for each use must be calculated independently. Shared parking should be used to reduce required parking according to Section 4.11.f.

b. Liner buildings no more than two stories are exempt from required parking, provided they are developed concurrent with the principal structure.

c. Accessory units are exempt from required parking if they are less than 400 sq. ft.

d. On-street parking spaces in parking lanes corresponding to the lot frontages may be counted towards required parking.

e. In all zones except PK-3, required parking may be provided off-site by purchase or leases from a civic parking reserve or private parking lot or structure within 800 feet of the lot.

f. Required parking may be adjusted downwards according to the shared parking table in Table 5. Shared parking may be applied as follows:

i. The shared parking table is available for two or more uses within a single lot or within one block provided a shared parking facility is as designated in 4.11.1.g.

ii. The adjusted shared parking resulting from the completed shared parking table is the highest shared parking requirement resulting from the completed shared parking table.

g. Required parking may be provided off-site by purchase or lease from a private parking lot or structure..

4.10.2 Parking access:

a. Parking shall be accessed by alleys where available. Parking should be accessed from the secondary frontage where alleys are not available. Where lots have only principal frontages, parking may be accessed from the principal frontages.

b. Where alleys and secondary frontages are not available, parking should be accessed by driveways at the principal frontage provided the following lot width restrictions:

i. PK-4: 40 feet minimum.

ii. PK-5: 55 feet minimum.

iii. PK-6: 70 feet minimum.

c. Driveways are further limited by the following:
    i. In PK-3, driveways shall be limited to 25 feet in width within the first lot layer.
    ii. In PK-4 and PK-5, driveways shall be limited to 12 feet in width within the first lot layer. Shared driveways widths combining ingress and egress shall be a maximum width of 20 feet. Two separate driveways on one lot shall have a minimum separation of 20 feet.
    iii. In PK-5 and PK-6, the vehicular entrance of a parking lot or garage on a frontage shall be limited to 25 feet wide and the minimum distance between vehicular entrances shall be 60 feet, unless approved by Administrative Variance.

4.10.3 Parking location:

a. Garages in PK-3 shall only be provided in the second or third lot layers.
b. Parking lots and structures shall be prohibited in PK-3A.
c. Parking lots and structures over 20 spaces shall be prohibited in PK-4.
d. In PK-4 and higher, garages, surface parking lots and parking structures shall be located in the third lot layer. If screened as indicated in Section 4.11.3.f., parking lots may be provided in the first or second lot layer.
e. In PK-4 and higher, garages, surface parking lots and /or parking structures entered from secondary frontages may be located within the second lot layer.
f. Screening shall be required for parking lots along principal frontages, consisting of one or more of the following options:
    i. Liner buildings may be used to shield parking lots.
    ii. Temporary vendor stalls and food trucks may be used to screen parking lots.
    iii. A hedge combined with a metal fence or masonry wall may be used to screen parking lots. Chain link fencing is prohibited. Hedges must be a minimum of five feet in height; walls and fences must be a minimum of four feet in height.
    iv. Parking lots surfaced in crushed stone, brick, rolled concrete pavers or porous pavers may be screened by trees spaced a maximum of 30 feet on center. Crushed stone may not abut sidewalks except at driveways and must meet the provisions of the white sand Ordinance.
f. Screening shall be required for parking structures along principal frontages, consisting of one or more of the following options:
    i. Liner buildings are required to screen parking structures for a minimum of 70% along principal frontages and a minimum of 50% along secondary frontages. Liner buildings may be single-story (and shall not count towards overall density?).

ii. In lieu of liner buildings along the primary frontages, screening may be achieved by art, metal, masonry or glazed treatments, and shall require approval by the Planning Official or designee. Metal fences or masonry walls shall be a minimum of five feet high.

iii. Screening may be achieved by art, metal, masonry, glazed or landscaping treatments along secondary frontages, and shall require approval by the Planning Official or designee. Hedges shall be a minimum of six feet tall behind a metal fence or a masonry wall a minimum of five feet high.

g. Curbing should not be installed in parking lots with fewer than 200 spaces. Wheel stops must be provided where parking spaces abut frontages.

h. Driveways, drop-offs and unpaved parking areas may be located in the first lot layer.

4.10.4 Bicycle Parking:

a. Bicycle parking must be provided within the public or private frontage in the following amounts according to the number of vehicular parking spaces provided:

2. Less than 100 spaces: 1 bicycle parking space for every 10 vehicular parking spaces.

ii. 100 spaces or greater: 1 bicycle parking space for every 25 vehicular parking spaces.

4.11 LANDSCAPE STANDARDS

4.11.1 General Standards:

a. Impervious surface shall be confined to the ratio of lot coverage specified in Tables 9A-9H.

b. Open space shall be as specified in Tables 7 and 9A–9H.

c. Lot areas retained as part of the Perdido Key Beach Mouse Habitat shall count towards the open space requirements.

d. Site designs should address rainwater runoff through conventional and intrinsically green engineering infrastructure and innovative infiltration practices where possible.

e. The spacing and placements of plants shall be adequate and appropriate for the typical size, shape and habit of the plant species at maturity.

f. Proposed trees and understory trees shall be centered horizontally and minimally as per the following:

i. Two feet from walkways, curbing and other impervious pavement when planted in a tree well or continuous planter.

ii. Three feet from walkways, curbing and other impervious pavement when planted in a continuous swale.

iii. Five feet from street lights, underground utilities, utility meters, fences, walls, and other ground level obstructions.

iv. Six feet from porch eaves, awnings and similar overhead obstructions associated with the ground level of buildings.
v. Eight feet from balconies, verandas, building eaves and cornices and similar overhead obstructions associated with the upper stories of buildings.

g. Proposed trees shall be a minimum height of nine (9) feet.
h. Proposed understory trees shall be a minimum of eight feet in height.
i. Proposed shrubs shall be minimum 12-36 inches clear from any sidewalk or pavement edge at lot lines.
j. Ground vegetation or shrubs with spines, thorns or needles that may present hazards to pedestrians, bicyclists or vehicles are prohibited in the first two feet of the first lot layer.
k. Bare and exposed ground on the site and/or in landscaped areas shall be covered with live plant materials and/or mulch, with the following exceptions:
    i. Naturally occurring dunes, creek bed or similar landscape features typically lacking in vegetation.
    ii. Hiking trails and/or traces.
    iii. Surfaces associated with recreational fields and facilities.
l. Preservation of on-site existing trees and vegetation is encouraged and may be used to fulfill the open space requirements.
m. Landscape materials should privilege native and adapted species where possible, avoiding invasive species. Plant species should support animal habitat where appropriate.

4.11.2 Landscape in Residential Uses:

a. In PK-3, the first lot layer shall not be paved, with the exception of the driveway as specified in Section 5.10.
b. Walkways providing access to the entrances are limited to one per frontage, no wider that six feet each.
c. Where front setbacks exceed 10 feet, one tree shall be planted within the first lot later for each 30 feet of principal frontage and 50 feet of secondary frontage.
d. In PK-3, the landscape installed should consist primarily of native species requiring minimal irrigation, fertilization and maintenance.

4.11.3 Landscape in Non-residential Uses & Mixed-Uses:

a. Principal frontages and secondary frontages may be paved up to 100% of their area. Paving should match sidewalk paving or consist of masonry or concrete.
b. Portions of frontages that are not paved should be raised and consist of plant material tolerant to high pedestrian activity, including edible landscape.
c. In PK-5 and PK-6, trees, if planted, should match the species of adjacent street trees on the public frontage.

d. In PK-4, PK-5 and PK-6, the landscape installed should consist primarily of durable species tolerant of soil compaction.

4.11.4 Landscape in Parking Lots:

a. One tree shall be planted for every 15 spaces for parking lots over 40 spaces.
b. Landscape areas should be placed lower than paving, not mounded up.
c. Porous paving materials should be used in order to increase storm water infiltration on site.
d. If used, landscape islands should be used as a component of a stormwater management plan to facilitate water harvesting.
e. Rain gardens and bioswales should be installed to infiltrate water runoff from parking lots.

4.12 SIGNAGE STANDARDS

4.12.1 General requirements:

a. Signage shall be as specified in the LDC and as specified in this Section. In cases of conflict, this Code shall take precedence.
b. Signage shall be painted wood, metal or metal composite material.
c. In PK-4, one blade sign for each business may be permanently installed perpendicular to the facade. Such a sign shall not exceed a total of four square feet each side and shall be a minimum of eight feet above the sidewalk.
d. In PK-4, PK-5 and PK-6, if illuminated, signage shall be externally illuminated; except for signage within a shopfront glazing may be neon lit.
e. In PK-5 and PK-6:
    i. Blade signs, not to exceed 10 square feet for each separate business entrance, may be attached to and should be perpendicular to the facade, and shall clear eight feet above the sidewalk.
    ii. A permanent sign band may be applied to the facade of each building, providing that such sign not exceed two feet in height by any length.
    iii. Stenciled wall signs may be applied to the secondary facade of corner buildings when more than 70% of the secondary facade is blank wall without windows or doors.

4.13 USE OF THE PUBLIC RIGHT-OF-WAY STANDARDS

4.13.1 Structures and uses within PK-5 and PK-6 lots are permitted to encroach into the public right-of-way in accordance with this Section. The owner must execute an agreement (in a form acceptable to the county attorney) that provides for the following:

a. Indemnification of the county from all claims in connection with proposal.
b. Forfeiture of rights to compensation for removal necessitated by government action.

4.13.2 Lots within PK-3 and PK-4 may not encroach into the public right-of-way.

4.13.3 Encroachments may not reduce the pedestrian way below five feet in width, including supporting members.

4.13.4 Awnings, balconies and canopies cantilevered, hung or supported by brackets may encroach over the right-of-way to within two feet of the curb, with the following conditions:

a. A minimum clearance of eight feet over the sidewalk must be maintained, including all supporting structures.
b. Balconies shall have a minimum depth of five feet, with the exception of Juliet balconies that may be shallower.

4.13.5 Canopies and galleries supported by columns may encroach over the right-of-way to within two feet of the curb, subject to the following restrictions:

a. A minimum clearance of eight feet over the sidewalk must be maintained, including all supporting structures.
b. Supported canopies and galleries shall have a minimum depth of seven feet.
c. Structural supports are limited to a maximum diameter of six inches for round columns and a maximum width of six inches for square columns.
d. Wood supporting members are prohibited in PK-6.

4.13.6 All signage permitted to encroach in Section 4.10 may encroach into the right-of-way.

4.13.7 Lot owners in PK-5 and PK-6 may install bicycle racks within the right-of-way adjacent to their frontage subject to the following restrictions:

a. Installed bicycle racks must meet the County's specifications.
b. Bicycle racks may not be located within the following areas:
    i. Within five feet of fire hydrants, loading zones and bus stop markers.
    ii Within two feet of driveways, manholes, utility poles and tree boxes.
c. Bicycle rack placement may not reduce the pedestrian sidewalk path to less than five feet.
d. Bicycle racks should be spaced a minimum of 48 inches where installed parallel to the curb and 30 inches when installed perpendicular to the curb.

4.14 CIVIC ZONES

4.14.1 Civic Zones are designated on the Zoning Map as civic spaces (PK-CS)

4.14.2 Development in Civic Zones shall be consistent with the standards of this Article.

4.14.3 Parking provisions for Civic Zones shall be determined by Administrative Variance.

4.14.4 Development in a Civic Zone shall have a minimum of 50% of its perimeter enfronting a thoroughfare. Civic spaces shall be entered directly from a thoroughfare.

4.14.5 One or more buildings may be built in each civic space. Building footprints shall not exceed 2,000 sq. ft. and shall support the principal use of the civic space, unless approved otherwise by the Planning Director.

4.15 SPECIAL AREA PLANS

4.15.1 The purpose of a Special Area Plan (SAP) is to encourage the assembly and master planning of parcels greater than 10 abutting acres in size, in order to provide greater integration of public and private improvements and Infrastructure; to enable thoroughfare connectivity; to encourage a variety of building heights, massing and streetscape design, and to provide high quality design elements, all in order to further the intent of this Code expressed in Article 1.

4.15.2 General:

a. The single of multiple owners(s) of abutting properties in excess of 10 acres may apply for a rezoning to a SAP.

b. A SAP shall be approved by the process of rezoning with or without zoning changes.

c. A SAP shall assign thoroughfares, zones and civic space types with appropriate transitions to abutting areas. Guidelines for thoroughfares and public frontages may be adjusted to the particular circumstances of the SAP.

d. A SAP shall include a map of the thoroughfares and zones, as well as the standards that deviate from the requirements of this Article.

e. A SAP shall assign at least five percent (5%) of its aggregated lot area to a civic space type or contribute towards the County's designated civic spaces.

f. Development with a SAP shall be pursuant to a recorded development agreement that will establish the allocation of thoroughfares, civic spaces and building areas.

4.15.3 Once a SAP is determined, standards shall be applied as follows:

a. A differentiation of the thoroughfares as a primary-grid (A-Grid) and a secondary-grid (B-Grid). Buildings along the A-Grid shall be held to the highest standard of this Code in support of pedestrian activity. Buildings along the B-Grid may be more readily considered for automobile-oriented standards allowing surface parking lots, unlined parking decks, and drive-throughs. The frontages assigned to the B-Grid shall not exceed thirty percent (30%) of the total length within a Special Area Plan. For frontages on the B-Grid, parking areas may be allowed in the first or second lot layer.

b. A mandatory or recommended retail frontage designation requiring or advising that a building provide a shopfront at sidewalk level along the entire length of its private frontage.

c. A mandatory or recommended gallery frontage designation requires or advises that a building provide a permanent cover over the sidewalk, either cantilevered or supported by columns (as generally illustrated in Table 2). A gallery frontage may be combined with a retail frontage and may apply towards open space requirements.

d. A mandatory or recommended arcade frontage designation requires or advises that a building overlap the sidewalk such that the first floor facade is a colonnade (as generally illustrated in Table 2). The arcade frontage may be combined with a retail frontage and may apply towards open space requirements.
e. Coordinated frontage designation requiring that public frontages and private frontages be coordinated as a single, coherent landscape and paving design.
f. Build-to-lines that differ from zone setback requirements.
g. A mandatory or recommended terminated vista designation requiring or advising that the building be provided with architectural articulation of a type and character that responds visually to its axial location, as approved by the DRC.
h. A cross block passage designation requires that a minimum 8-foot-wide pedestrian access be reserved between buildings.
i. Area design guidelines.
j. A parking management program that enables shared parking among public and privates uses.

4.15.4 Flexible allocation of development capacity and height, excluding density on individual sites within the Special Area Plan shall be allowed so long as the capacity or height distribution does not result in development that is out of scale or character with the surrounding area, and provides for appropriate transitions.

Article 5

Standards & Tables

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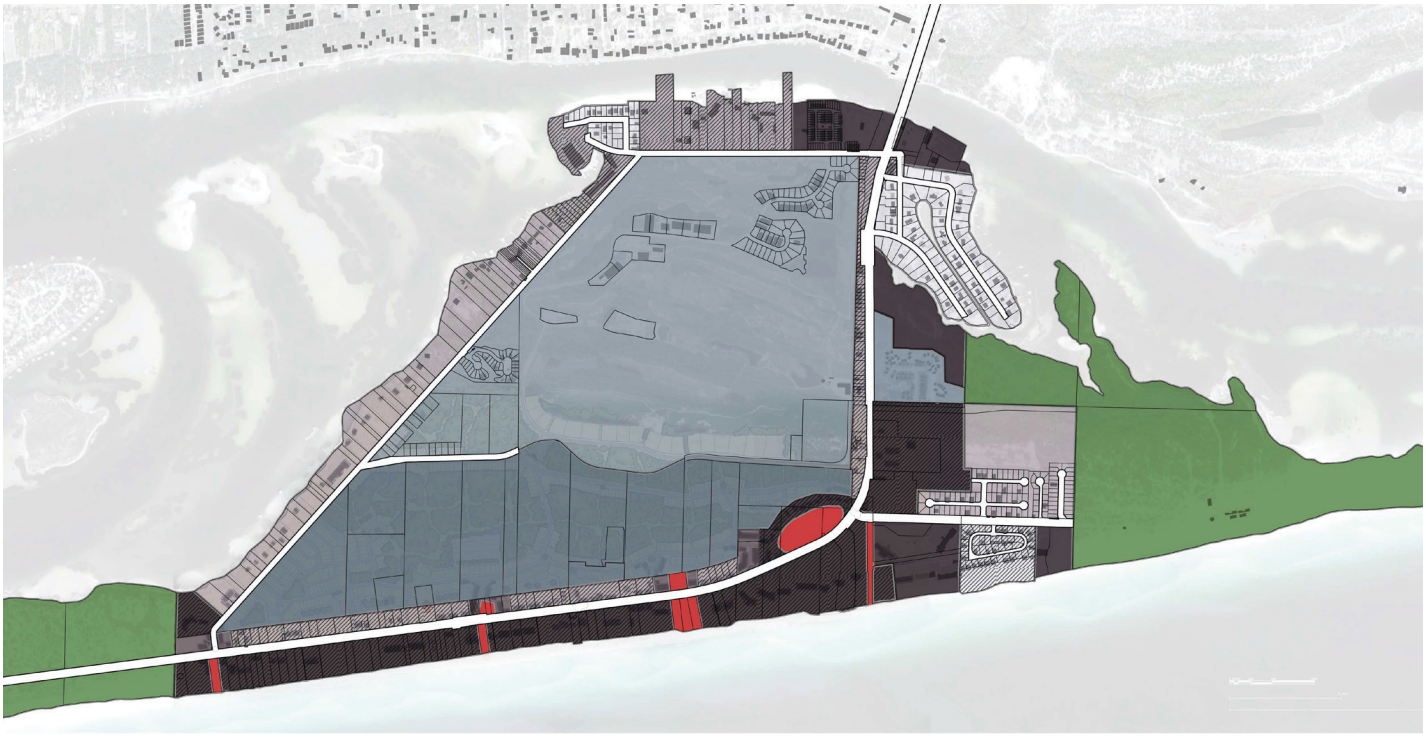
ZONING MAP



Note on Civic Spaces:
Civic Sites designated as strategic open spaces in the Perdido Key Master plan. If Master Plan is not adopted, these sites shall revert back to their original zoning to be then translated into new zoning designations.

Article 5

Standards & Tables

TABLE 1. ZONE DESCRIPTION

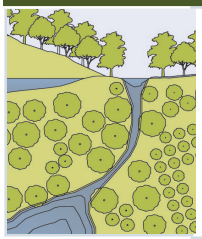
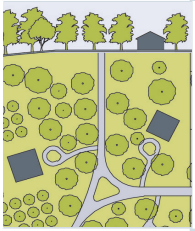
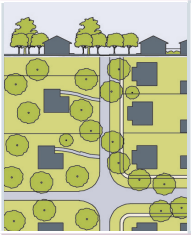
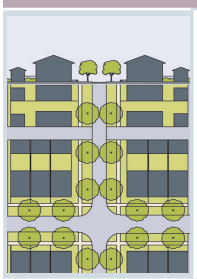
Zones	Description	Building Placement	Frontage types	Typical Building Height	Type of Civic Space
PK-1					
	Preserve and maintain lands for outdoor recreations uses and open space. Lands approximate a wilderness natural condition and are permanently set aside for conservation.	Not applicable	Not applicable	Not applicable	State and Regional Parks
PK-2 (Reserved)					
	A rural zone consisting of sparely settled lands in open or cultivated state. Natural landscape with the possibility for some agricultural use and scattered building. (RESERVED).	Variable Setbacks	Not applicable	1 to 3 Stories	Parks, Greenways
PK-3A					
	Low-density areas, exclusively composed of single-family housing with relatively deep setbacks.Neighborhood parks scattered with some pedestrian activity.	Variable and deepest front, side and rear yard setbacks	Garden, fences and walls, naturalistic tree planting	1 to 3 Stories	Parks, Greens and Greenways
PK-3B					
	Low-density areas, primarily composed of single-family housing and duplex housing with relatively deep setbacks. Neighborhood parks scattered with some pedestrian activity	Variable and deepest front, side and rear yard setbacks	Garden, fences and walls, naturalistic tree planting	1 to 3 Stories	Parks, Greens and Greenways
PK-4A					
	Medium-density residential area that recognizes the desirability of maintaining open space. The greatest mix of attached and detached building types with houses, townhouses & small multi-family buildings, scattered commercial activity is concentrated at specific locations.	Shallow to medium front, side and rear yard setbacks	Garden, fences, forecourt, terraces, more regular tree planting	2 to 4 Stories	Squares, Greens

TABLE 1. ZONE DESCRIPTION (CONTINUED)

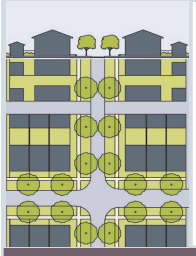
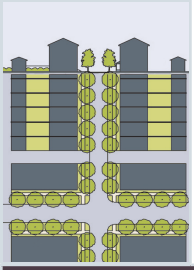
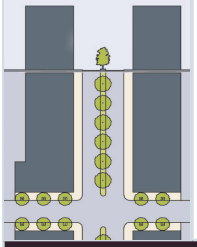
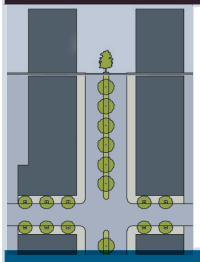
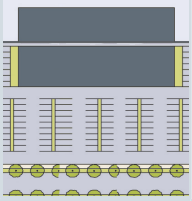
Zones	Description	General Character	Building Placement	Frontage types	Typical Building Height	Type of Civic space
PK-4B						
	A low to medium density area consisting of great mixed-use, attached and detached building types (such as houses, townhouses & small multi-family buildings. Scattered commercial activity is concentrated at specific locations to provide neighborhood-type services. The range of building types have shallower setbacks.		Shallow to medium front, side and rear yard setbacks	Garden, fences, forecourt, terraces, more regular tree planting	2 to 4 Stories	Squares, Greens
PK-5						
	A mixed-use zone of medium intensity, requiring commercial uses at grade. Intended for town center locations.		Shallow setbacks or none; buildings oriented to street, defining a street wall	Stoops, forecourts, shopfronts, galleries, and arcades; regular tree planting and in tree grates	5 Stories max	Parks, Plazas and Squares
PK-6A						
	Medium to high density area, including mixed use buildings, entertainment, civic and cultural uses. Attached buildings forming a continuous street wall; trees within the public right-of-way; highest pedestrian and public transport activity.		Shallowest setbacks or none; buildings oriented to street, defining a street wall	Stoops, terraces, forecourts, shopfronts, galleries, and arcades; trees in grates only.	10 Stories max	Parks, Plazas and Squares
PK-6B						
	A mixed-use zone of high intensity residential development and retailing of resort-related services. Medium to high-density with mixed use buildings, entertainment, civic and cultural uses. Attached buildings forming a continuous street wall; trees within the public right-of-way; highest pedestrian and public transport activity.		Shallowest setbacks or none; buildings oriented to street, defining a street wall	Stoops, terraces, forecourts, shopfronts, galleries, and arcades; trees in grates only.	20 Stories max. residential 30 Stories max Hotel	Parks, Plazas and Squares
SD-3						
	Large-scale planned resort district - allowing for destination-type mixed uses, with resort amenities and extensive open space. Min. 10-acre parcel.	Varied	Varied	Varied	2 to 10 Stories	Varied

TABLE 2. PRIVATE FRONTAGES

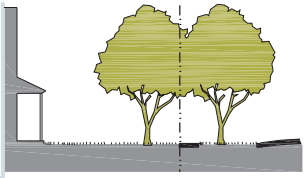
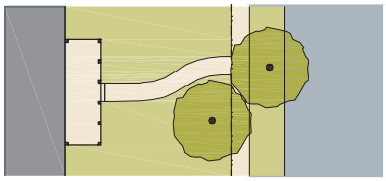
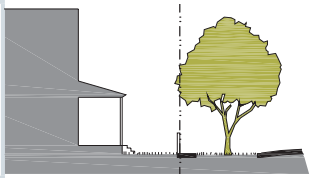
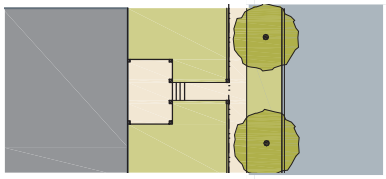
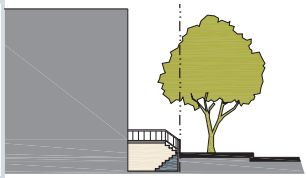
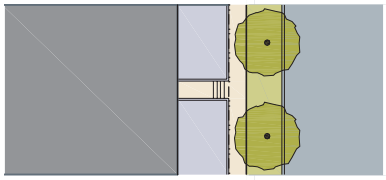
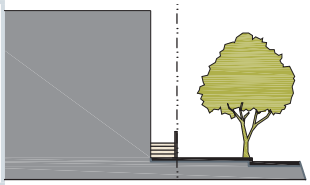
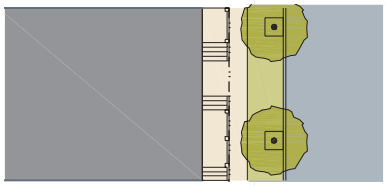
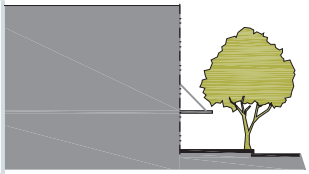
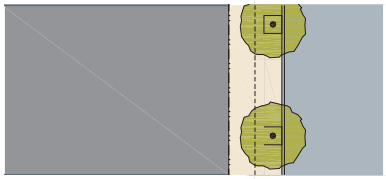
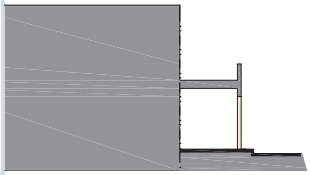
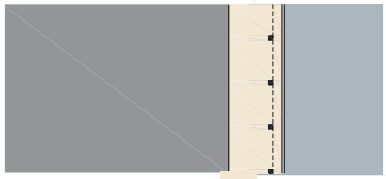
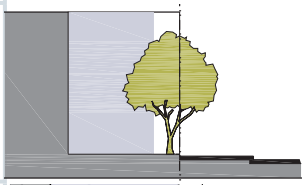
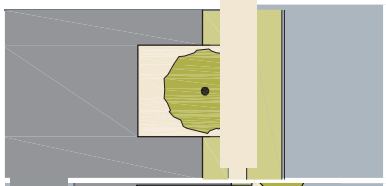
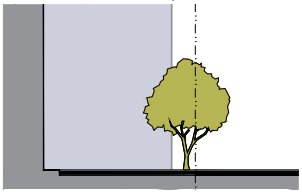
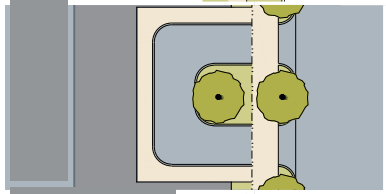
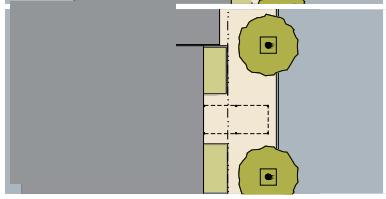
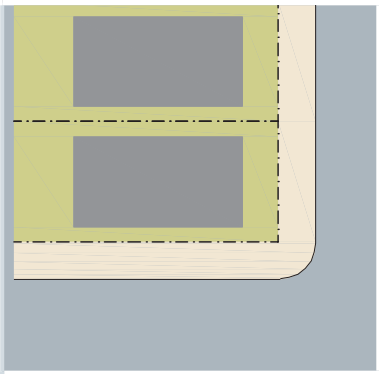
	SECTION		PLAN	
	PRIVATE FRONTAGE	PUBLIC FRONTAGE	PRIVATE FRONTAGE	PUBLIC FRONTAGE
a. Common Yard: A planted frontage wherein the facade is set back substantially from the frontage line. The front yard created remains unfenced and may be visually continuous with adjacent yards, supporting a common landscape. **Zones: PK-3A, PK-3B,**				
b. Porch & Fence: A planted frontage wherein the facade is set back from the frontage line with an attached porch permitted to encroach. A fence at the frontage line maintains street spatial definition. **Zones: PK-3A, PK-3B,**				
c. Terrace or Lightwell: A frontage wherein the facade is set back from the frontage line by an elevated terrace or a sunken Lightwell. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. **Zones: PK-3A, PK-3B, PK-4A**				
d. Stoop: A frontage wherein the facade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing but may be recessed into the volume of the building where setbacks are shallow. **Zones: PK-4A, PK-4B, PK-6A, PK-6B**				
e. Shopfront: A frontage wherein the facade is aligned close to the frontage line with the building entrance at sidewalk grade. This type is conventional for retail use. It has a substantial glazing on the sidewalk level and an awning that may overlap the sidewalk. **Zones: PK-4B, PK-5, PK-6A, PK-6B**				
f. Gallery: A frontage wherein the facade is aligned close to the frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. **Zones: PK-4B, PK-5, PK-6A, PK-6B**				
g. Forecourt: A frontage wherein a portion of the facade is close to the frontage line and the central portion is set back. **Zones: PK-4B, PK-5, PK-6A, PK-6B**				
h. Vehicular Forecourt: A frontage wherein a portion of the facade is close to the frontage line and the central portion is set back. The vehicular forecourt created is suitable for vehicular drop-offs. **Zones: PK-4B, PK-6A, PK-6B**				
i. Common Entry: A frontage wherein the facade is aligned to the frontage line with an common entry for multiple units. Maybe in the form of an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. **Zones: PK-4B, PK-5, PK-6A, PK-6B**				

TABLE 3. BUILDING DISPOSITION

PK3A PK3B PK4A PK4B PK5 PK6A PK6B

a. Edgeyard: A disposition where the building occupies the center of its lot with setbacks on all sides. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well-placed backbuilding and outbuilding.

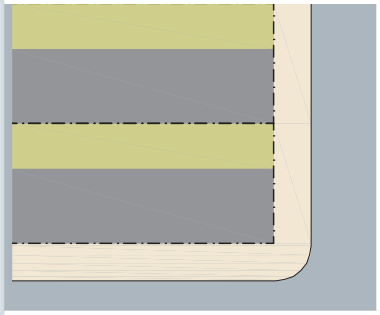
Building Types: Single-family detached, multi-family detached



PK4A PK4B PK5 PK6A PK6B

b. Sideyard: A disposition where the building occupies one side of the lot with the setback to the other side. If the adjacent building is similar with a blank side wall, the yard is quite private.

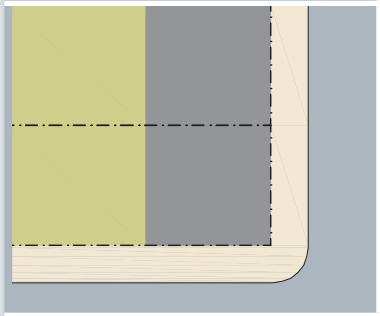
Building Types: Single-family detached, single-family semi-detached, multi-family detached, mixed-use building.



PK4A PK4B PK5 PK6A PK6B

c. Rearyard: A disposition where the building occupies the full frontage, leaving the rear of the lot as the main yard.

Building Types: Single-family attached, multi-family attached, mixed-use building.



PK4A PK4B PK5 PK6A PK6B

d. Courtyard: A disposition where the building occupies the boundaries of its lot while internally defining one or more private spaces.

Building Types: Single-family attached, multi-family attached, mixed-use building.

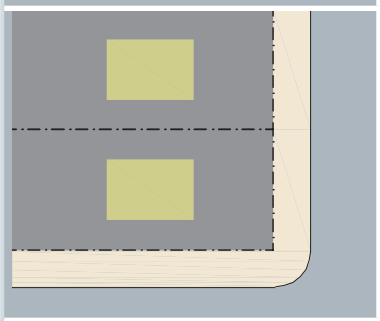


TABLE 4A. BUILDING FUNCTION & INTENSITY

	PK-3	PK-4	PK-5 & PK-6
	RESTRICTED	LIMITED	OPEN
a. RESIDENTIAL	• The number of dwellings on each lot is restricted to one within a principal building and one within an accessory building, with 2.0 parking places for the principal building and 1.0 for the accessory unit. • Both dwellings shall be under single ownership. • The habitable area of the accessory unit shall not exceed 440 square feet excluding the parking area.	• The number of dwellings on each lot is limited by the requirement of 1.5 parking places for each dwelling. • Residential functions may occupy any building story.	• The number of dwellings on each lot is limited by the requirement of 1.0 parking places for each dwelling. • Residential functions may occupy any building story, except in PK-5, where it cannot occupy the ground floor. • Parking requirements may be reduced according to Table 6: Shared Parking Table.
b. LODGING		• The number of bedrooms available on each lot for lodging is limited by the requirement of Table 4B. • The lodging must be owner occupied. • Food service may be provided in the morning. • The maximum length of stay shall not exceed two weeks. • Lodging functions may occupy any building story.	• The number of bedrooms available on each lot for lodging is limited by the requirement of Table 4B. • Food service may be provided at all times. • The area allocated for food services shall be calculated and provided with parking according to retail function. • Lodging functions may occupy any building story, except in PK-5, where it cannot occupy the ground floor. • Parking requirements may be reduced according to Table 6: Shared Parking Table.
c. OFFICE		• The building area available for office function on each lot is limited to the first story of the principal building and accessory building in PK-4A. • In PK-4B, the building area available for office function is limited by its parking requirements in Table 5. • Office functions may occupy any floor in PK-4B.	• The building area available for office function on each lot is limited by its parking requirements listed in Table 5. • Office functions may occupy any floor, except in PK-5, where it should not occupy the ground floor. • Parking requirements may be reduced according to Table 6: Shared Parking Table. • Parking may be provided by ownership or lease offsite within 1,000 feet by process of Administrative Conditional Use, except when site is within 500 feet of PK-3.
d. RETAIL	• By Conditional Use. • The building area available for retail function on each lot is limited to the first story of the principal building at principal corner locations only.	• See Table 4B for permitted retail functions. • The building area available for retail function on each lot is limited to the first story of the principal building and accessory building in PK-4A. • In PK-4B, the building area available for retail function is limited by its parking requirements in Table 5. • Food service shall be further limited to seating no more than 40 patrons.	• See Table 4B for permitted retail functions. • The building area available for retail use is limited by its parking requirements in Table 5. • Retail spaces under 1,500 square feet are exempt from parking requirements. • Retail functions may occupy any floor but, at a minimum, shall occupy the first floor in PK-5. • Parking requirements may be reduced according to Table 6: Shared Parking Table. • Parking may be provided by ownership or lease offsite within 1,000 feet by process of Administrative Conditional Use, except when site is within 500 feet of PK-3.
e. EDUCATION	• See Table 4B for permitted education functions. • By Conditional Use. • Minimum of 3 parking spaces for every 1,000 square feet of education functions.	• See Table 4B for permitted education functions. • Minimum of 3 parking spaces for every 1,000 square feet of education functions. • Parking requirements may be reduced according to Table 6: Shared Parking Table.	• See Table 4B for permitted education functions. • Minimum of 3 parking spaces for every 1,000 square feet of education functions. • Parking requirements may be reduced according to Table 6: Shared Parking Table. • Parking may be provided by ownership or lease offsite within 1,000 feet by process of Administrative Conditional Use, except when site is within 500 feet of PK-3.

TABLE 4A. BUILDING FUNCTION & INTENSITY (CONTINUED)			
	PK-3	PK-4	PK-5 & PK-6
	RESTRICTED	LIMITED	OPEN
f. CIVIC	•See Table 4B for permitted civic functions.	•See Table 4B for permitted civic functions. •Minimum of 1 parking space for every 5 seats of assembly use. •Minimum of 1 parking space for every 1,000 square feet of exhibition or recreation area, and parking spaces for other functions as required. •Parking requirements may be reduced according to Table 6: Shared Parking Table. •Parking for civic functions may be provided off-site within a distance of 1,000 feet.	•See Table 4B for permitted civic functions. •Minimum of 1 parking space for every 5 seats of assembly use. •Minimum of 1 parking space for every 1,000 square feet of exhibition or recreation area, and parking spaces for other functions as required. •Parking requirements may be reduced according to Table 6: Shared Parking Table. •Parking for civic functions may be provided off-site within a distance of 1,000 feet.
g. CIVIL SUPPORT	•See Table 4B for permitted civil support functions. •By Conditional Use.	•See Table 4B for permitted civil support functions. •Minimum of 1 parking space for every 800 square feet of civil support functions. •Minimum of 1 parking space for every 5 seats of assembly. •Parking requirements may be reduced according to Table 6: Shared Parking Table.	•See Table 4B for permitted education functions. •Minimum of 1 parking space for every 800 square feet of civil support functions. •Minimum of 1 parking space for every 5 seats of assembly. •Parking requirements may be reduced according to Table 6: Shared Parking Table. •Parking may be provided by ownership or lease offsite within 1,000 feet by process of Administrative Conditional Use, except when site is within 500 feet of PK-3.

Article 5

Standards & Tables

TABLE 4B. BUILDING USE

ZONING SUB-DISTRICT	PK1	PK2	PK3A	PK3B	PK4A	PK4B	PK5	PK6A	PK6B	SD3
RESERVED		R								
a. RESIDENTIAL										
MIXED-USE						■	■	■	■	■
MULTI-FAMILY RESIDENTIAL					■	■	■	■	■	■
DUPLEX FAMILY RESIDENTIAL				■	■		■	■	■	■
SINGLE FAMILY RESIDENTIAL			■	■	■	■	■	■	■	■
SENIOR HOUSING			□	□	□	□	■	■	■	■
ACCESSORY UNIT			■	■	■	■	□			
b. LODGING										
HOTEL (NO ROOM LIMIT)						□	■	■	■	■
INN (UP TO 12 ROOMS)					□	■	■	■	■	■
BED AND BREAKFAST (UP TO 5 ROOMS)					■	■	■	■	■	■
c. OFFICE										
OFFICE BUILDING						■	■	■	■	■
LIVE-WORK UNIT					□	■	■	■	■	■
d. RETAIL										
OPEN-MARKET BUILDING						■	■	■	■	■
RETAIL BUILDING			□	□		■	■	■	■	■
DISPLAY GALLERY						■	■	■	■	■
RESTAURANT						■	■	■	■	■
KIOSK					□	■	■	■	■	■
PUSH CART					□	■	■	■	■	■
e. EDUCATION										
COLLEGE							□	□		
HIGH SCHOOL					□	□	□	□	□	
TRADE SCHOOL						□	□	□	□	
ELEMENTARY SCHOOL					□	□	□	□		□
CHILDCARE CENTER				□	■	■	■	■	■	■
f. CIVIC										
ASSEMBLY HALL						■	■	■	■	■
BUS SHELTER			■	■	■	■	■	■	■	■
FOUNTAIN OR PUBLIC ART			■	■	■	■	■	■	■	■
LIBRARY						□	■	■	■	■
MUSEUM						□	■	■	■	■
OUTDOOR AMPHITHEATRE						■	■	■	■	■
PLAYGROUND	■		■	■	■	■	■	■	■	■
RELIGIOUS ASSEMBLY				□	■	■	■	■	■	■
g. CIVIL SUPPORT										
CEMETERY	□									
FIRE STATION						□	■	■	■	■
POLICE STATION			□	□	□	■	■	■	■	■
FUNERAL HOME				□		■	■	■	■	■
HOSPITAL							□	■	■	■
MEDICAL CLINIC						□	□	■	■	■

▪ By Right

▫ By Conditional Use

TABLE 5. PARKING CALCULATIONS

USE	PK2	PK3	PK4	PK5	PK6
RESIDENTIAL	2.0 / dwelling	2.0 / dwelling	1.5 / dwelling	1.0 / dwelling	1.0 / dwelling
LODGING	Conditional Use	1.0 / bedroom	1.0 / bedroom	1.0 / bedroom	1.0 / bedroom
OFFICE	Conditional Use		3.0 / 1,000 sq. ft.	2.0 / 1,000 sq. ft.	2.0 / 1,500 sq. ft.
RETAIL	Conditional Use		3.0 / 1,000 sq. ft.	2.0 / 1,000 sq. ft.	2.0 / 1,500 sq. ft.
CIVIC	To be determined by Administrative Conditional Use				
CIVIL SUPPORT	To be determined by Administrative Conditional Use				

TABLE 6. SHARED PARKING TABLE

The shared parking standards table provides the method for calculating shared parking for buildings with more than one use type.

The parking required for any two functions on a lot is calculated by dividing the number of spaces required by the lesser of the two uses by the appropriate factor from this Table and adding the result to the greater use parking requirement.

For instance: for a building with a residential Use requiring 100 spaces and a Commercial Use requiring 20 spaces, the 20 spaces divided by the sharing factor of 1.2 would reduce the total requirement to 100 plus 17 spaces. For uses not indicated in this chart on a mixed use lot a sharing factor of 1.1 shall be allowed. Additional sharing may be allowed by Administrative Conditional Use.

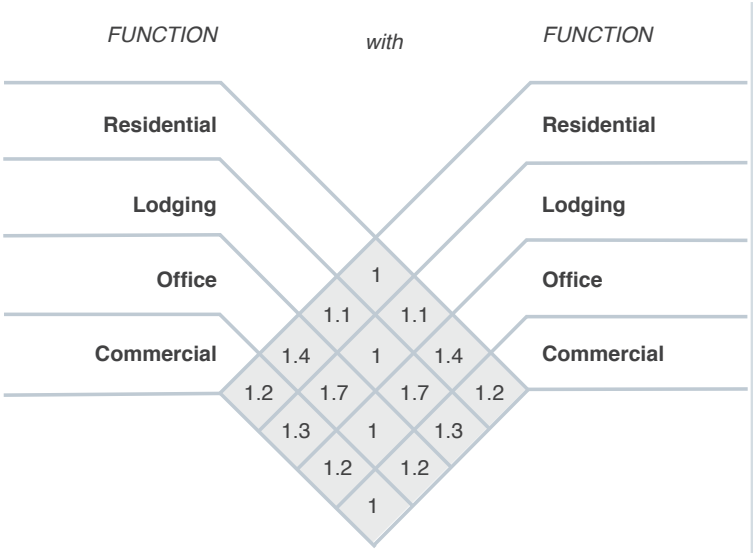


TABLE 7. CIVIC SPACE

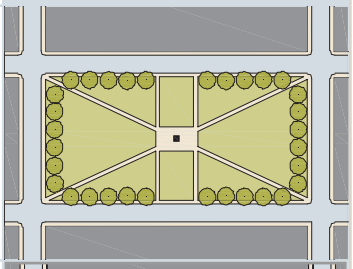
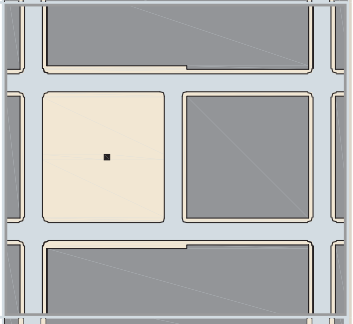
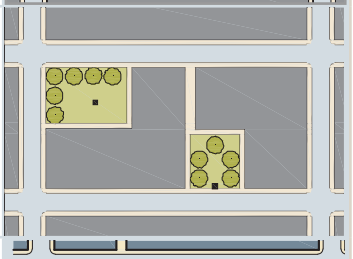
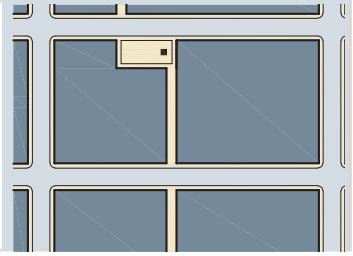
TYPE	PK1	PK3	PK4	PK5	PK6	DESCRIPTION	ILLUSTRATION
PARK (PK)	■	■				Highly accessible and visible larger park for structured active and passive recreation. Extensive street frontage and spatially independent of surrounding building frontages. Park configuration can be lineal, creating or following natural corridors. Landscape treatment can consist of watercourse management provision, playing fields, playgrounds, landform, pedestrian and cycling trails, seating, lighting, community center and infrastructure and parking. Parks may be lineal, following the trajectories of natural corridors and their size may vary.	
GREEN (GR)		■	■	■		A neighborhood-centered local park sized to site conditions and available for unstructured passive and active recreation. Spatially defined by extensive perimeter streetscape rather than building frontages. Its landscape consists of treatment of landform, open ground and plantings, naturalistically arranged with pedestrian circulation, seating, recreation facilities and lighting. Stormwater management provisions may be integrated into landscape treatment, but may not impede the public use of the open space. Greens typically vary in size from 1/4 acre to two acres.	
SQUARE (SQ)			■	■	■	Prominently sited for unstructured civic use, commercial activity and passive recreation. Squares are spatially defined by substantial, adjacent streetscape and/or building frontages with streets on at least two sides. Its landscape consists of paving, walls, landscape elements and plantings formally arranged. Squares are typically located at the intersection of important thoroughfares. Squares may contain civic buildings. The minimum size shall be 0.5 acres and the maximum shall be 5 acres	
PLAZA (PZ)				■	■	Prominently sited urban open space for unstructured civic use, commercial activity and passive recreation. Spatially defined by substantial, adjacent streetscape and/or building frontages with streets on at least one side. Its landscape consists of paving, walls, landscape elements and plantings formally arranged. They may contain civic buildings. Squares typically vary in size from 0.15 acre to 2 acres.	
PLAYGROUND (PG)	■	■	■	■	■	A small open space designed for both passive and active recreation. In residential areas, Pocket Parks may include playgrounds attached within a block or detached within the neighborhood. There shall be no minimum or maximum size.	
PEDESTRIAN PASSAGE		■	■	■	■	Linear open space passage dedicated to pedestrian use only, mid-block connection between streets or destinations. Spatially defined by architecture, streets and/or public space at points of access. Direct visual and physical link to facilitate pedestrian circulation. The minimum width shall be 10 ft.	

TABLE 7. CIVIC SPACE (CONTINUED)	
TYPE	
PARK (PK)	
GREEN (GR)	
SQUARE (SQ)	
PLAZA (PZ)	
PLAYGROUND (PG)	
PEDESTRIAN PASSAGE	

TABLE 8. BUILDING FORM SUMMARY TABLE

	PK-1	PK-3A	PK-3B	PK-4A
LOT OCCUPATION				
Area (min.)	not applicable	not applicable	not applicable	not applicable
Lot Width (min.)	80' @ front bldg. line.	40' sf	40' sf / 80' dpx	40' sf / 80'dpx / 100' mf
Lot Coverage	2,000 sf. max.	65% max.	65% max.	70% max.
Open Space (min.)	none	35%	35%	30%
Density (du/acre)	none	6 max.	6 max.	12 max.
BUILDING DISPOSITION				
Edgeyard	by Conditional Use	permitted	permitted	permitted
Sideyard	not permitted	not permitted	not permitted	permitted
Rearyard	not permitted	not permitted	not permitted	permitted
Courtyard	not permitted	not permitted	not permitted	permitted
BUILDING CONFIGURATION - HEIGHT				
Principal Building	by Conditional Use	35' max above finish floor or 3 stories max.	35' max above finish floor or 3 stories max.	4 stories max.
Outbuilding	by Conditional Use	2 Stories max	2 Stories max	2 stories max.
SETBACKS - PRINCIPAL BUILDING				
Front Setback (Principal)	not applicable	25' min	25' min.	25' min.
Side Setback	not applicable	10% lot width or 15' each side max. & 5' min. each side.	10% lot width or 15' each side max. & 5' min. each side.	10% lot width or 15' each side max. & 5' min. each side.
Rear Setback	not applicable	10% lot width / 25' max	10% lot width / 25' max	10% lot width / 25' max
SETBACKS - OUTBUILDING				
Front Setback	not applicable	20 ft. min + bldg. setbk.	20 ft. min + bldg. setbk.	20 ft. min + bldg. setbk.
Side Setback	not applicable	0 ft. or 3 ft. min.	0 ft. or 3 ft. min.	0 ft. or 3 ft. min.
Rear Setback	not applicable	3 ft. min.	3 ft. min.	3 ft. min.
PRIVATE FRONTAGES				
Common Yard	permitted	permitted	permitted	not permitted
Porch and Fence	not permitted	permitted	permitted	permitted
Terrace	not permitted	not permitted	not permitted	permitted
Stoop	not permitted	not permitted	not permitted	permitted
Shopfront	not permitted	not permitted	not permitted	not permitted
Gallery	not permitted	not permitted	not permitted	not permitted
Forecourt	not permitted	not permitted	not permitted	permitted
Vehicular Forecourt	not permitted	not permitted	not permitted	permitted
Common Entry	not permitted	not permitted	permitted	permitted
BUILDING FUNCTION				
Residential	not permitted	permitted	permitted	permitted
Lodging	not permitted	not permitted	not permitted	not permitted
Office	not permitted	not permitted	not permitted	not permitted
Retail	permitted	not permitted	not permitted	not permitted
Educational	permitted	not permitted	not permitted	permitted
Civic	permitted	permitted	permitted	permitted
Civil Support	permitted	permitted	permitted	permitted

Notes:
sf - Single Family
dpx - Duplex
mf - Multi-Family
c - Commerical
fy - front yard

TABLE 8. BUILDING FORM SUMMARY TABLE (CONTINUED)

PK-4B	PK-5	PK-6A	PK-6B	SD-3
not applicable	not applicable	not applicable	not applicable	10 acres
40’ sf / 80’ dpx / 0’ mf c	40’ sf / 80’ dpx / 0’ mf c	40’ sf / 80’ dpx / 0’ mf c	40’ sf / 80’ dpx / 0’ mf c	40’ sf / 80’ dpx / 0’ mf c
75% max.	80% max.	80% c / 70% max.	80% c / 70% max.	80% c / 70% max.
25%	25%	20% / 30% pervious	20% / 30% pervious	30% + 50% min. fy
12 max.	24 max.	36 max.	36 max.	36 max.
permitted	permitted	permitted	permitted	permitted
permitted	permitted	permitted	permitted	permitted
permitted	permitted	permitted	permitted	permitted
permitted	permitted	permitted	permitted	permitted
4 stories max.	5 stories max.	10 stories max	20 stories max. residential / 30 stories hotel	10 stories max.
2 stories max.	2 stories max.	not applicable	not applicable	not applicable
15’ min. r / 0’ min. c	0’ min.	15’ min. r / 0’ min. c	15’ min. r / 0’ min. c	20’ min.
5’ min. / 10’ min. detached / 0’ min. attached	5’ min. / 10’ min. detached / 0’ min. attached	5’ min. / 10’ min. detached / 0’ min. attached	5’ min. / 10’ min. detached / 0’ min. attached	10’ min. + 50’ min. from r.o.w.
15’ min.	15’ min.	15’ min.	15’ min.	15’ min.
20 ft. min + bldg. setbk.	not applicable	not applicable	not applicable	40’ max from rear
0 ft. or 3 ft. min.	not applicable	not applicable	not applicable	0’ min.
3 ft. min.	not applicable	not applicable	not applicable	3’ min.
not permitted	not permitted	not permitted	not permitted	permitted
not permitted	not permitted	not permitted	not permitted	permitted
permitted	not permitted	permitted	permitted	permitted
permitted	not permitted	permitted	permitted	permitted
permitted	permitted	permitted	permitted	permitted
permitted	permitted	permitted	permitted	permitted
permitted	permitted	permitted	permitted	permitted
permitted	permitted	permitted	permitted	permitted
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permitted	permitted	permitted	permitted	permitted
permitted	permitted	permitted	permitted	permitted
permitted	permitted	permitted	permitted	permitted
permitted	permitted	permitted	permitted	permitted
permitted	permitted	permitted	permitted	permitted

TABLE 9A.PK-3A - BUILDING FORM

LOT OCCUPATION	
Lot Width (min.)	40' sf
Lot Coverage	65% max.
Open Space (min.)	35%
Density (du/acre)	6 max.
BUILDING DISPOSTION	
Edgeyard	permitted
Sideyard	not permitted
Rearyard	not permitted
Courtyard	not permitted
BUILDING CONFIGURATION - HEIGHT	
Principal Building	35' max above finish floor or 3 stories max.
Outbuilding	2 Stories max
SETBACKS - PRINCIPAL BUILDING	
(a) Front Setback (Principal)	25' min
(b& c) Side Setback	10% lot width or 15' each side max. & 5' min. each side.
(d) Rear Setback	10% lot width / 25' max
SETBACKS - OUTBUILDING	
(e) Front Setback	20 ft. min + bldg. stbck
(f) Side Setback	0 ft. or 3 ft. min.
(g) Rear Setback	3 ft. min
PRIVATE FRONTAGES	
Common Yard	permitted
Porch and Fence	permitted
Terrace	not permitted
Stoop	not permitted
Shopfront	not permitted
Gallery	not permitted
Forecourt	not permitted
Vehicular Forecourt	not permitted
Common Entry	not permitted
BUILDING FUNCTION	
Residential	permitted
Lodging	not permitted
Office	not permitted
Retail	not permitted
Educational	not permitted
Civic	permitted
Civil Support	permitted

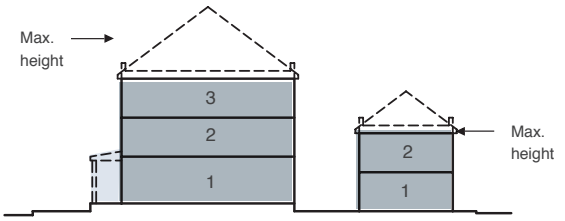
NOTES

1. No duplex or mult-family allowed
2. lot coverage reduced to 65% to be in line with the open space min. requirements of 35%.
3. Density increase from 2 to 6 du/acre.

sf - Single Family dpx - Duplex
mf - Multi-Family c - Commerical
fy - front yard

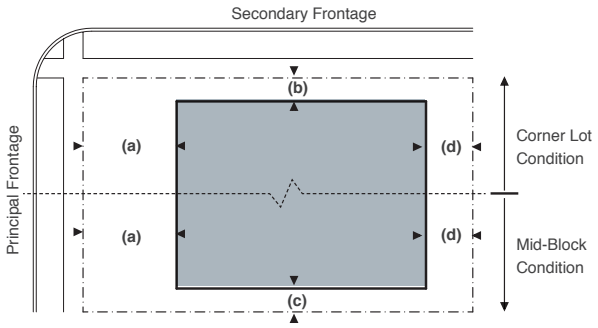
Building Height:

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling.
3. Height shall be measured to the eave or roof deck



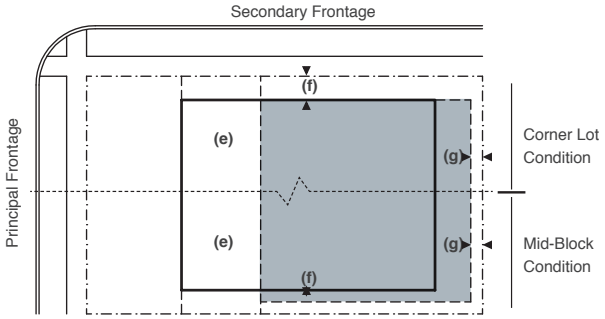
Setbacks - Principal Building:

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



Setback - Outbuilding:

1. The Elevation of the Outbuilding shall be distanced from the lot lines as shown.



Parking Placement:

1. Uncovered parking spaces may be provided within the second and third layer.
2. Covered parking shall be provided within the third layer. Side or rear-entry garages may be allowed in the first or second Layer by Administrative Conditional Use.
3. Refer to Section 4.11.3 for allowable conditions.

Allowable, with conditions

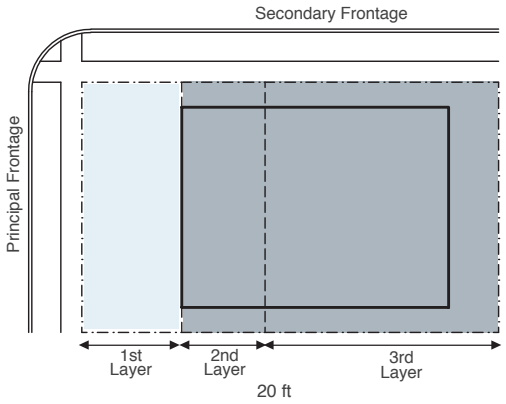


TABLE 9B. PK-3B - BUILDING FORM

LOT OCCUPATION	
Lot Width (min.)	40’ sf / 80’ dpx
Lot Coverage	65% max.
Open Space (min.)	35%
Density (du/acre)	6 max.

BUILDING DISPOSTION	
Edgeyard	permitted
Sideyard	not permitted
Rearyard	not permitted
Courtyard	not permitted

BUILDING CONFIGURATION - HEIGHT	
Principal Building	35’ max above finish floor or 3 stories max.
Outbuilding	2 Stories max

SETBACKS - PRINCIPAL BUILDING	
(a) Front Setback (Principal)	25’ min
(b& c) Side Setback	10% lot width or 15’ each side max. & 5’ min. each side.
(d) Rear Setback	10% lot width / 25’ max

SETBACKS - OUTBUILDING	
(e) Front Setback	20 ft. min + bldg. setbk
(f) Side Setback	0 ft. or 3 ft. min.
(g) Rear Setback	3 ft. min.

PRIVATE FRONTAGES	
Common Yard	permitted
Porch and Fence	permitted
Terrace	not permitted
Stoop	not permitted
Shopfront	not permitted
Gallery	not permitted
Forecourt	not permitted
Vehicular Forecourt	not permitted
Common Entry	permitted

BUILDING FUNCTION	
Residential	permitted
Lodging	not permitted
Office	not permitted
Retail	not permitted
Educational	not permitted
Civic	permitted
Civil Support	permitted

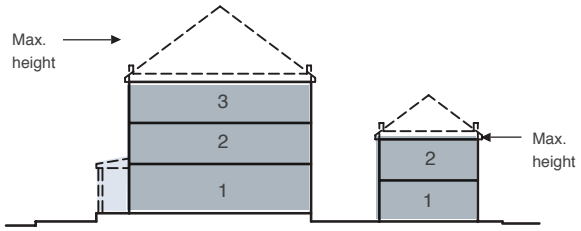
NOTES

1. No duplex or multi-family allowed
2. lot coverage reduced to 65% to be in line with the open space min. requirements of 35%.
3. Density increase from 2 to 6 du/acre.

sf - Single Family dpx - Duplex
mf - Multi-Family c - Commerical
fy - front yard

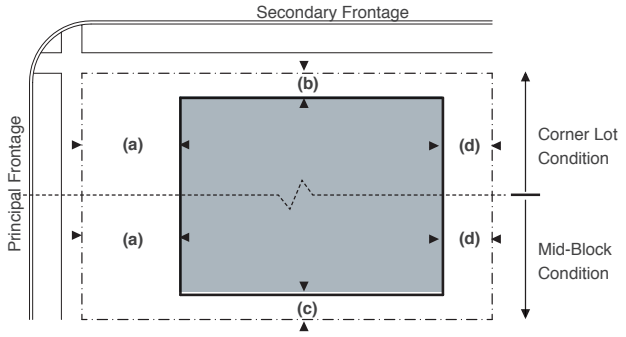
Building Height:

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling.
3. Height shall be measured to the eave or roof deck



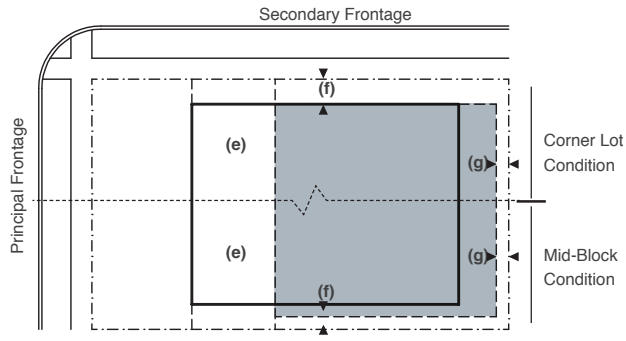
Setbacks - Principal Building:

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



Setback - Outbuilding:

1. The Elevation of the Outbuilding shall be distanced from the Lot lines as shown.



Parking Placement:

1. Uncovered parking spaces may be provided within the second and third layer.
2. Covered parking shall be provided within the third layer. Side or rear-entry garages may be allowed in the first or second Layer by Administrative Conditional Use.
3. Refer to section 4.11.3 for allowable exceptions.

Allowable, with conditions

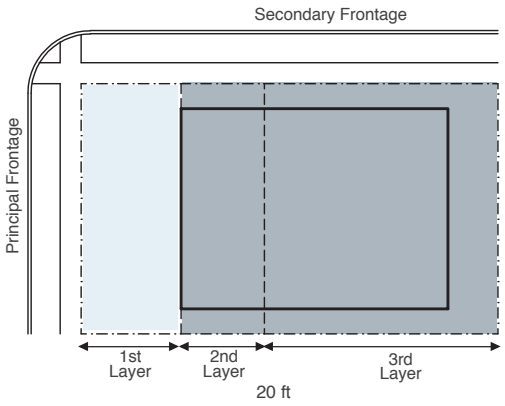


TABLE 9C. PK-4A - BUILDING FORM

LOT OCCUPATION	
Lot Width (min.)	40’ sf / 80’dpx / 100’ mf
Lot Coverage	70% max.
Open Space (min.)	30%
Density (du/acre)	12 max.

BUILDING DISPOSTION	
Edgeyard	permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	permitted

BUILDING CONFIGURATION - HEIGHT	
Principal Building	4 stories max.
Outbuilding	2 stories max.

SETBACKS - PRINCIPAL BUILDING	
(a) Front Setback (Principal)	25’ min
(b& c) Side Setback	10% lot width or 15’ each side max. & 5’ min. each side.
(d) Rear Setback	10% lot width / 25’ max

SETBACKS - OUTBUILDING	
(e) Front Setback	20 ft. min + bldg. setbk
(f) Side Setback	0 ft. or 3 ft. min.
(g) Rear Setback	3 ft. min.

PRIVATE FRONTAGES	
Common Yard	not permitted
Porch and Fence	permitted
Terrace	permitted
Stoop	permitted
Shopfront	not permitted
Gallery	not permitted
Forecourt	permitted
Vehicular Forecourt	permitted
Common Entry	permitted

BUILDING FUNCTION	
Residential	permitted
Lodging	not permitted
Office	not permitted
Retail	not permitted
Educational	permitted
Civic	permitted
Civil Support	permitted

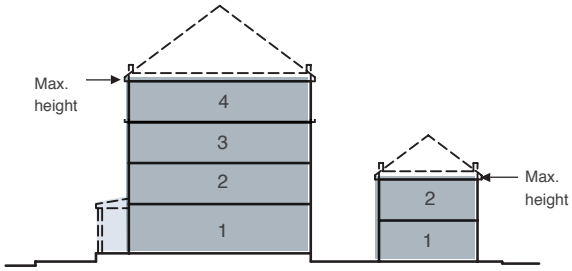
NOTES

1. Building capped to 4 stories
2. Density increase from 4.5 to 12 du/acre

sf - Single Family dpx - Duplex
mf - Multi-Family c - Commerical
fy - front yard

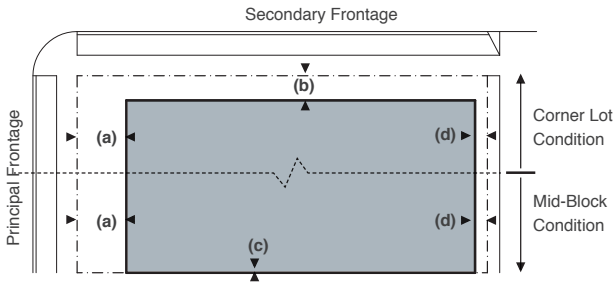
Building Height:

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck



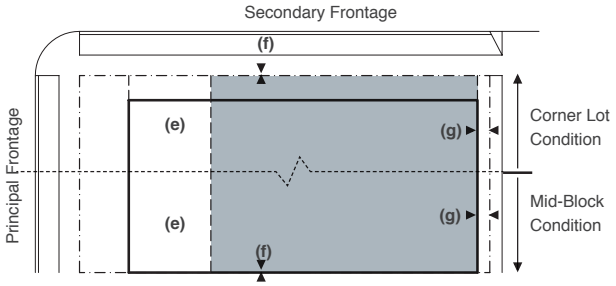
Setbacks - Principal Building:

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



Setback - Outbuilding:

1. The Elevation of the Outbuilding shall be distanced from the Lot lines as shown.



Parking Placement:

1. Uncovered parking spaces may be provided within the second and third layer.
2. Covered parking shall be provided within the third layer. Side or rear-entry garages may be allowed in the first or second Layer by Administrative Conditional Use.
3. Refer to section 4.11.3 for allowable exceptions.

Allowable, with conditions

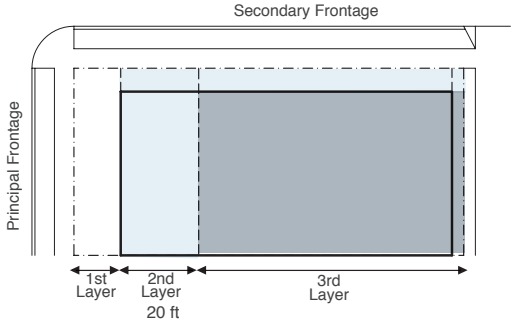


TABLE 9D. PK-4B - BUILDING FORM

LOT OCCUPATION

Lot Width (min.)	40’ sf / 80’ dp / 0’ mf c
Lot Coverage	75% max.
Open Space (min.)	25%
Density (du/acre)	12 max.

BUILDING DISPOSTION

Edgeyard	permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	permitted

BUILDING CONFIGURATION - HEIGHT

Principal Building	4 stories max.
Outbuilding	2 stories max.

SETBACKS - PRINCIPAL BUILDING

(a) Front Setback (Principal)	15’ min. res / 0’ min. comm.
(b& c) Side Setback	5’ min. / 10’ min. detached / 0’ min. attached
(d) Rear Setback	15’ min.

SETBACKS - OUTBUILDING

(e) Front Setback	20 ft. min + bldg. setbk
(f) Side Setback	0 ft. or 3 ft. min.
(g) Rear Setback	3 ft. min.

PRIVATE FRONTAGES

Common Yard	not permitted
Porch and Fence	not permitted
Terrace	permitted
Stoop	permitted
Shopfront	permitted
Gallery	permitted
Forecourt	permitted
Vehicular Forecourt	permitted
Common Entry	permitted

BUILDING FUNCTION

Residential	permitted
Lodging	permitted
Office	permitted
Retail	permitted
Educational	permitted
Civic	permitted
Civil Support	permitted

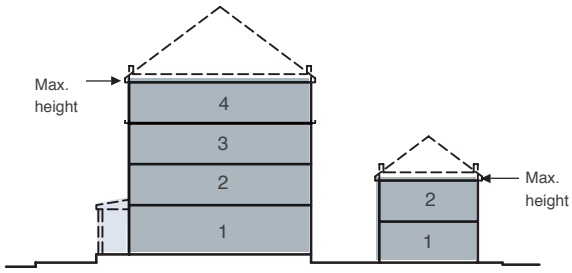
NOTES

1. Building capped to 4 stories
2. Density increase from 4.5 to 12 du/acre
3. Building types include rowhouses, cottage courts, small apartments, or commerical buildings and live-works.
4. *Attached buildings exempt from side setbacks - 0’ min. allowed except 10’ required at end lots.
5. Footprint restrictions same for new and existing buildings.

sf - Single Family dpx - Duplex
mf - Multi-Family c - Commerical
fy - front yard

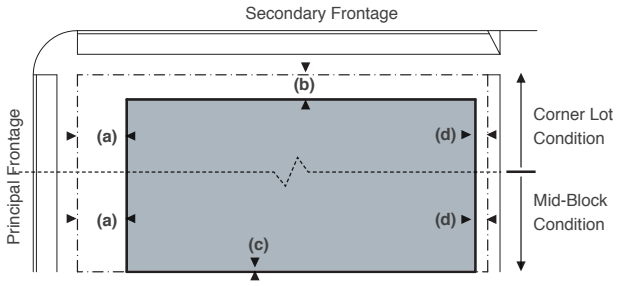
Building Height:

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck



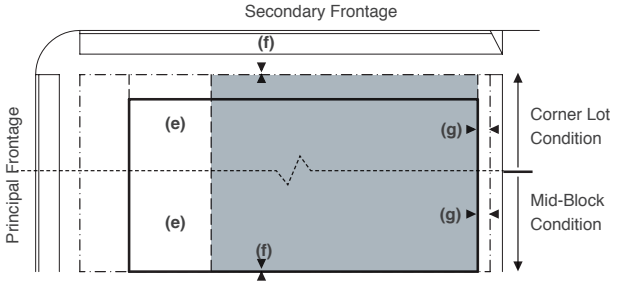
Setbacks - Principal Building:

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



Setback - Outbuilding:

1. The Elevation of the Outbuilding shall be distanced from the Lot lines as shown.



Parking Placement:

1. Uncovered parking spaces may be provided within the second and third layer.
2. Covered parking shall be provided within the third layer. Side or rear-entry garages may be allowed in the first or second Layer by Administrative Conditional Use.
3. Refer to section 4.11.3 for allowable exceptions.

Allowable, with conditions

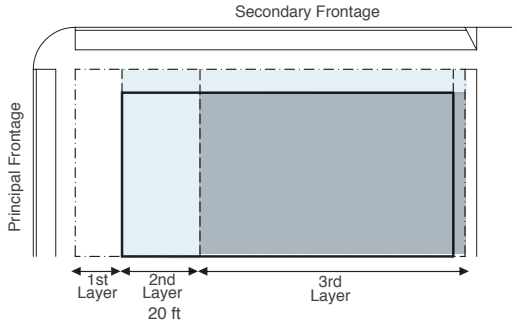


TABLE 9E.PK-5 - BUILDING FORM

LOT OCCUPATION	
Lot Width (min.)	40’ sf / 80’ dp / 0’ mf c
Lot Coverage	80% max.
Open Space (min.)	25%
Density (du/acre)	24 max.

BUILDING DISPOSTION	
Edgeyard	permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	permitted

BUILDING CONFIGURATION - HEIGHT	
Principal Building	5 stories max.
Outbuilding	2 stories max.

SETBACKS - PRINCIPAL BUILDING	
(a) Front Setback (Principal)	0’ min.
(b& c) Side Setback	5’ min. / 10’ min. detached / 0’ min. attached
(d) Rear Setback	15’ min.

PRIVATE FRONTAGES	
Common Yard	not permitted
Porch and Fence	not permitted
Terrace	not permitted
Stoop	not permitted
Shopfront	permitted
Gallery	permitted
Forecourt	permitted
Vehicular Forecourt	permitted
Common Entry	permitted

BUILDING FUNCTION	
Residential	permitted
Lodging	permitted
Office	permitted
Retail	permitted
Educational	permitted
Civic	permitted
Civil Support	permitted

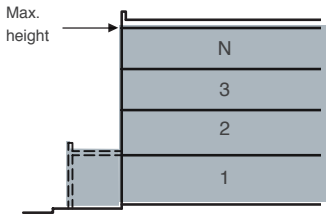
NOTES

1. Retail uses required at ground floor

sf - Single Family dpx - Duplex
mf - Multi-Family c - Commerical
fy - front yard

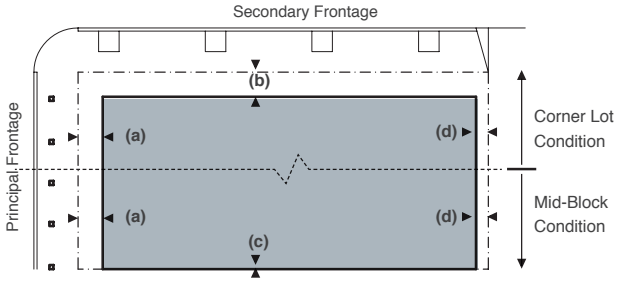
Building Height:

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck



Setbacks - Principal Building:

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



Parking Placement:

1. Uncovered parking spaces may be provided within the second and third layer.
2. Covered parking shall be provided within the third layer. Side or rear-entry garages may be allowed in the first or second Layer by Administrative Conditional Use.
3. Refer to section 4.11.3 for allowable exceptions.

Allowable, with conditions

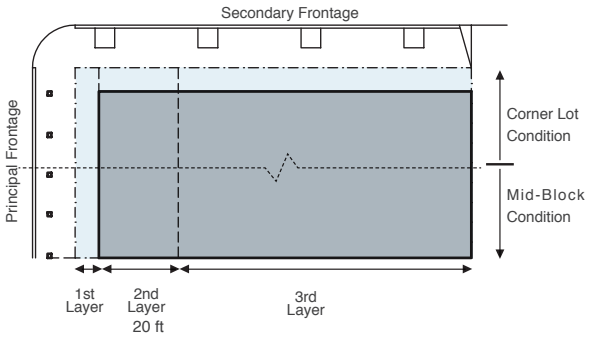


TABLE 9F. PK-6A - BUILDING FORM

LOT OCCUPATION	
Lot Width (min.)	40’ sf / 80’ dpx / 0’ mf c
Lot Coverage	80% c / 70% max.
Open Space (min.)	20% / 30% pervious
Density (du/acre)	36 max.
BUILDING DISPOSTION	
Edgeyard	permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	permitted
BUILDING CONFIGURATION - HEIGHT	
Principal Building	10 stories max
Outbuilding	not applicable
SETBACKS - PRINCIPAL BUILDING	
(a) Front Setback (Principal)	15’ min. res. / 0’ min. comm.
(b& c) Side Setback	5’ min. / 10’ min. detached / 0’ min. attached
(d) Rear Setback	15’ min
SETBACKS - OUTBUILDING	
(e) Front Setback	not applicable
(f) Side Setback	not applicable
(g) Rear Setback	not applicable
PRIVATE FRONTAGES	
Common Yard	not permitted
Porch and Fence	not permitted
Terrace	permitted
Stoop	permitted
Shopfront	permitted
Gallery	permitted
Forecourt	permitted
Vehicular Forecourt	permitted
Common Entry	permitted
BUILDING FUNCTION	
Residential	permitted
Lodging	permitted
Office	permitted
Retail	permitted
Educational	permitted
Civic	permitted
Civil Support	permitted

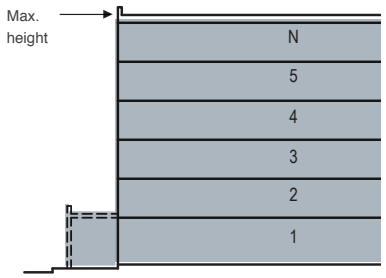
NOTES

1. Retail uses allowed in R-3PK areas
2. Density increase from 12.5 to 36 du/acre
3. Townhomes exempt from side setbacks - 0 min. allowed except 10’ required at end lots.
4. Remove additional footprint restrictions

sf - Single Family dpx - Duplex
mf - Multi-Family c - Commerical
fy - front yard

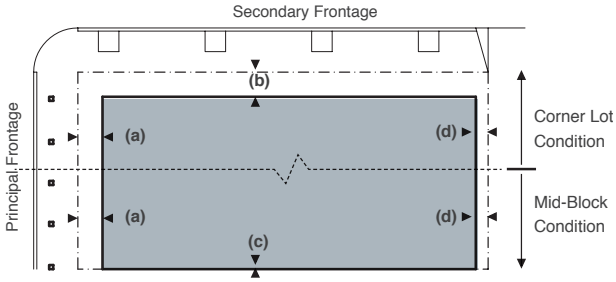
Building Height:

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck



Setbacks - Principal Building:

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



Parking Placement:

1. Uncovered parking spaces may be provided within the second and third layer.
2. Covered parking shall be provided within the third layer. Side or rear-entry garages may be allowed in the first or second Layer by Administrative Conditional Use.
3. Refer to section 4.11.3 for allowable exceptions.

Allowable, with conditions

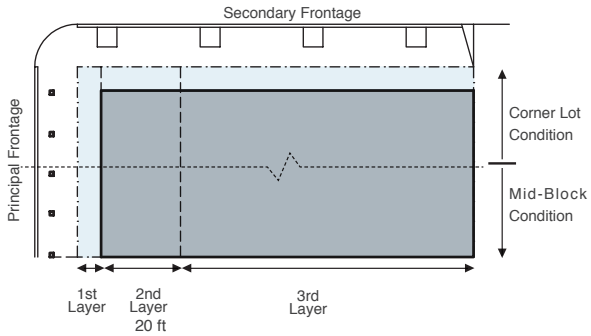


TABLE 9G. PK-6B - BUILDING FORM

LOT OCCUPATION	
Lot Width (min.)	40’ sf / 80’ dpx / 0’ mf c
Lot Coverage	80% c / 70% max.
Open Space (min.)	20% / 30% pervious
Density (du/acre)	36 max.

BUILDING DISPOSTION	
Edgeyard	permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	permitted

BUILDING CONFIGURATION - HEIGHT	
Principal Building	20 stories max. residential / 30 stories hotel
Outbuilding	not applicable

SETBACKS - PRINCIPAL BUILDING	
(a) Front Setback (Principal)	15’ min. res. / 0’ min. comm.
(b& c) Side Setback	5’ min. / 10’ min. detached / 0’ min. attached
(d) Rear Setback	15’ min

PRIVATE FRONTAGES	
Common Yard	not permitted
Porch and Fence	not permitted
Terrace	permitted
Stoop	permitted
Shopfront	permitted
Gallery	permitted
Forecourt	permitted
Vehicular Forecourt	permitted
Common Entry	permitted

BUILDING FUNCTION	
Residential	permitted
Lodging	permitted- 72u/ac max.
Office	permitted
Retail	permitted
Educational	permitted
Civic	permitted
Civil Support	permitted

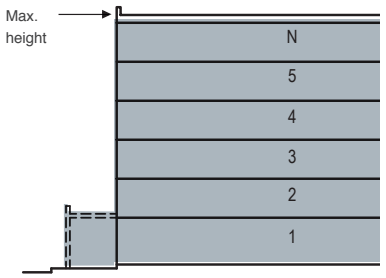
NOTES

1. Increease density from 13 - 36 du/ac (shows existing conditions)
2. Attached buildings exempt from side setbacks - 0’ min. allowed except 10’ required at end lots.
3. Remove additional footprint restrictions

sf - Single Family dpx - Duplex
mf - Multi-Family c - Commerical
fy - front yard

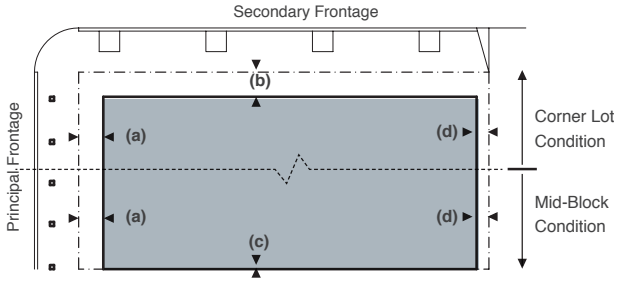
Building Height:

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck



Setbacks - Principal Building:

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



Parking Placement:

1. Uncovered parking spaces may be provided within the second and third layer.
2. Covered parking shall be provided within the third layer. Side or rear-entry garages may be allowed in the first or second Layer by Administrative Conditional Use.
3. Refer to section 4.11.3 for allowable exceptions.

Allowable, with conditions

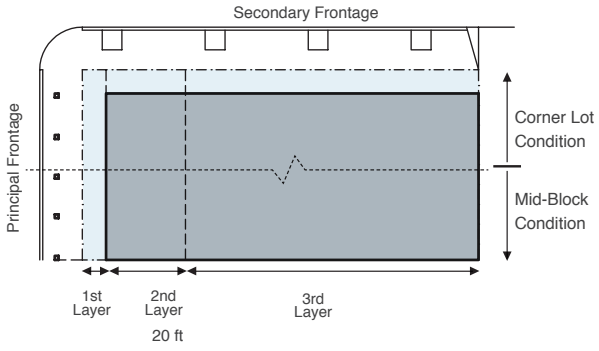


TABLE 9H. SD-3 - BUILDING FORM

LOT OCCUPATION	
Area (min.)	10 acres
Lot Width (min.)	40’ sf / 80’ dpx / 0’ mf c
Lot Coverage	80% c / 70% max.
Open Space (min.)	30% + 50% min. fy
Density (du/acre)	36 max.

BUILDING DISPOSTION	
Edgeyard	permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	permitted

BUILDING CONFIGURATION - HEIGHT	
Principal Building	10 stories max.
Outbuilding	not applicable

SETBACKS - PRINCIPAL BUILDING	
(a) Front Setback (Principal)	20’ min.
(b& c) Side Setback	10’ min. + 50’ min. from r.o.w.
(d) Rear Setback	15’ min.

SETBACKS - OUTBUILDING	
(e) Front Setback	40’ max from rear
(f) Side Setback	0’ min.
(g) Rear Setback	3’ min.

PRIVATE FRONTAGES	
Common Yard	permitted
Porch and Fence	permitted
Terrace	permitted
Stoop	permitted
Shopfront	permitted
Gallery	permitted
Forecourt	permitted
Vehicular Forecourt	permitted
Common Entry	permitted

BUILDING FUNCTION	
Residential	permitted
Lodging	permitted-72u/ac max
Office	permitted
Retail	permitted
Educational	permitted
Civic	permitted
Civil Support	permitted

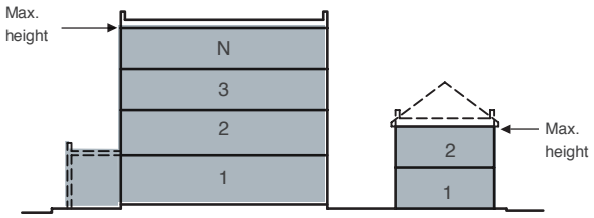
NOTES

1. Density increase from 5 to 36 du/acre
2. Minimum distance between structures equals 15’, excluding zero-lot development.
3. Multi-family and hotels shall be located 100’ minimum from single-family dwellings.

sf - Single Family dpx - Duplex
mf - Multi-Family c - Commerical
fy - front yard

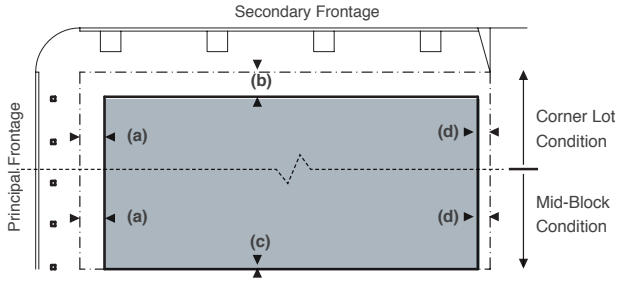
Building Height:

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck



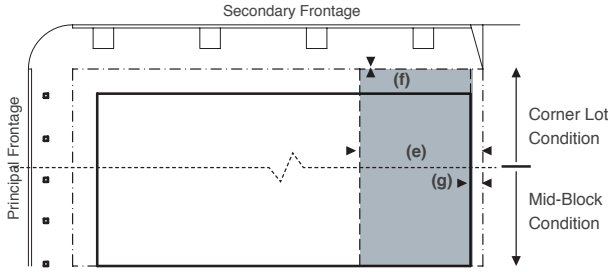
Setbacks - Principal Building:

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



Setback - Outbuilding:

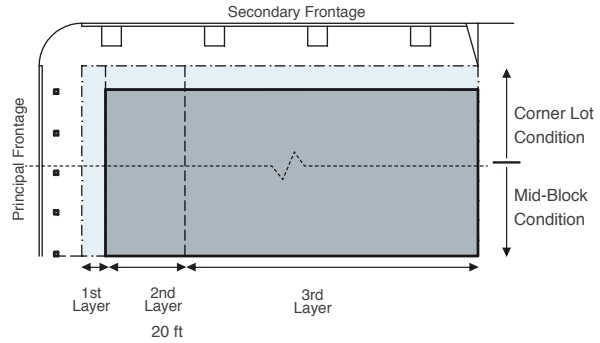
1. The Elevation of the Outbuilding shall be distanced from the Lot lines as shown.



Parking Placement:

1. Uncovered parking spaces may be provided within the second and third layer.
2. Covered parking shall be provided within the third layer. Side or rear-entry garages may be allowed in the first or second Layer by Administrative Conditional Use.
3. Refer to section 4.11.3 for allowable exceptions.

Allowable, with conditions

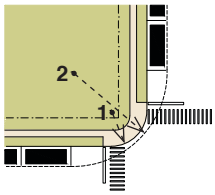


Article 5

Standards & Tables

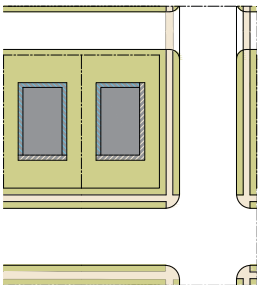
TABLE 10. DEFINITIONS ILLUSTRATED

CURB RETURN RADIUS



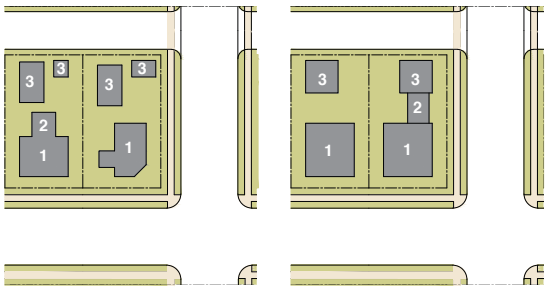
1-Curb return radius
2-Effective Radius (± 8 ft)

FRONTAGE LINES, *LOT* LINES & *ELEVATIONS*



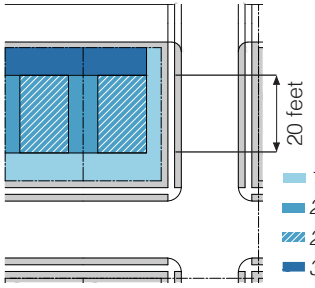
frontage line
lot line
facade
elevation

BUILDING PLACEMENT



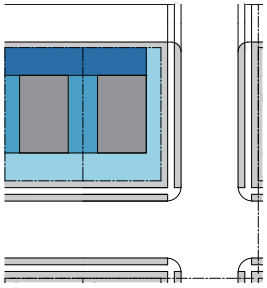
building footprint
1- principal building
2- back building
3- outbuilding

LOT LAYERS



1st layer
2nd layer
2nd layer & buildable area
3rd layer

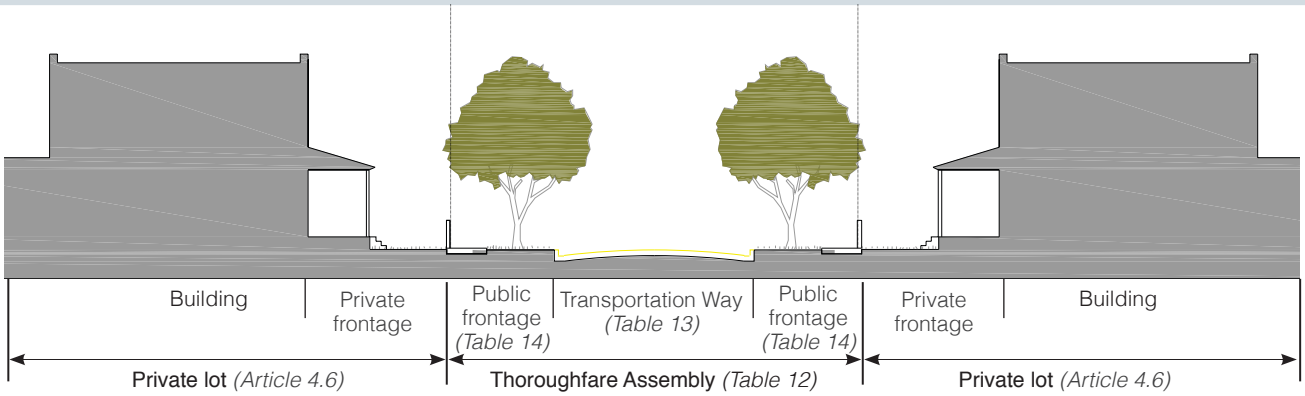
SETBACKS



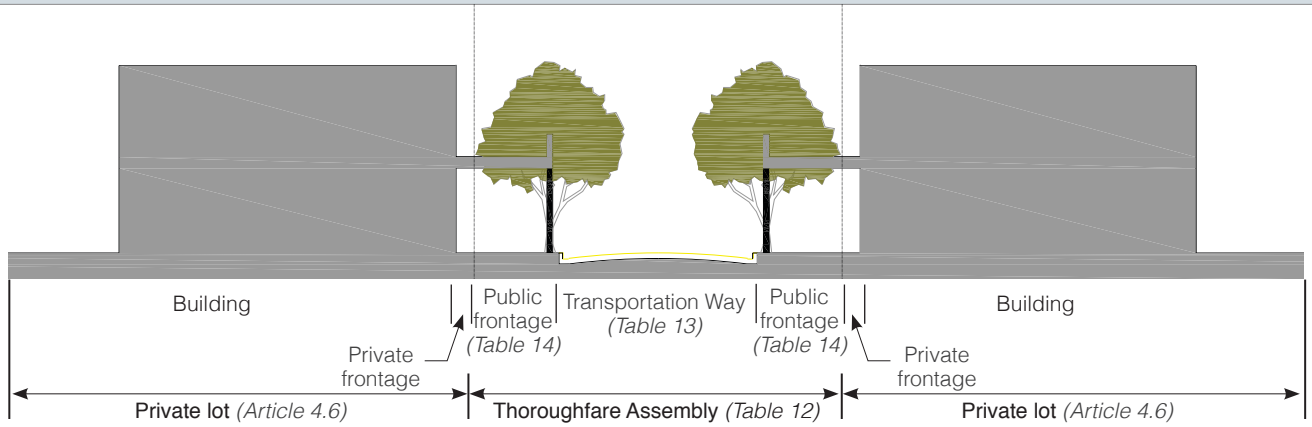
front setback
side setback
rear setback
buildable area

TABLE 11. THOROUGHFARES AND FRONTAGES

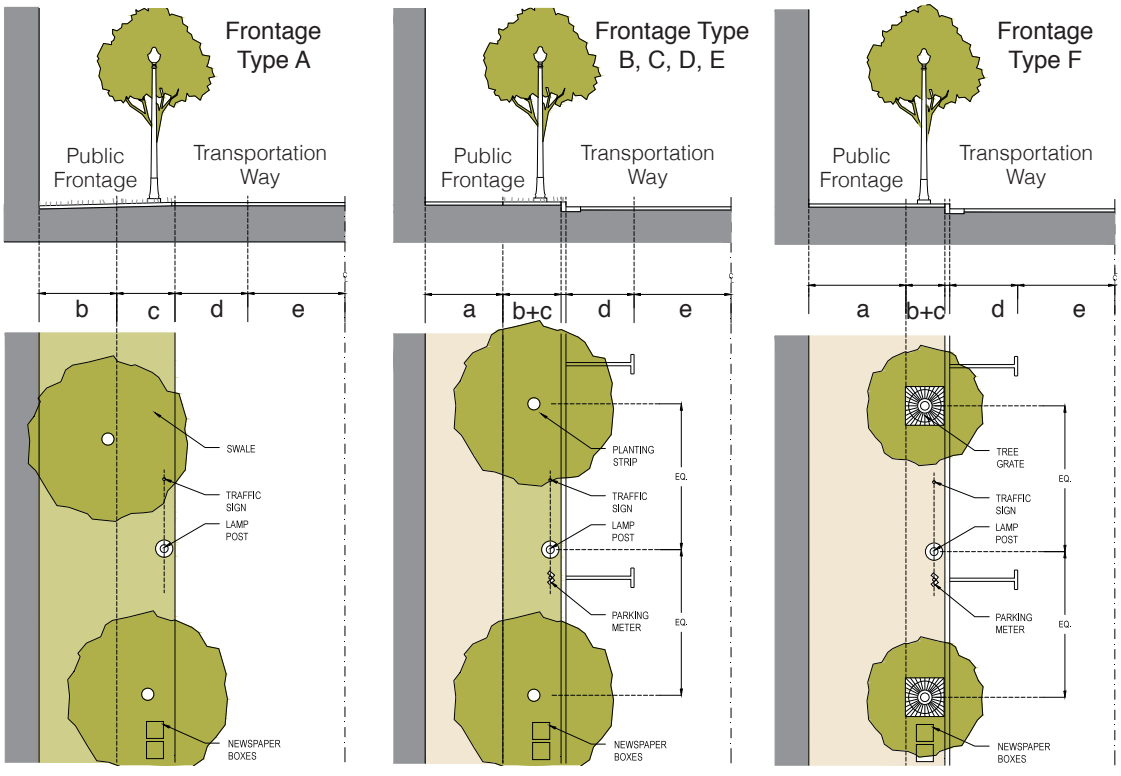
A. TYPICAL SECTION IN PK-3



B. TYPICAL SECTION IN PK-4, PK-5 AND PK-6 WITH GALLERY FRONTAGE ENCROACHMENTS



C. TYPICAL PUBLIC FRONTAGES (FROM TABLE 14)



Public Frontage

a. Walkway

b. Planter

c. Verge

Transportation Way

d. Parking Lane

e. Vehicular Lane

note: these drawings are illustrative

TABLE 12. THOROUGHFARE ASSEMBLY TYPES

THOROUGHFARE TYPE	PK1	PK2	PK3	PK4	PK5	PK6	DESCRIPTION
HIGHWAY (HW)	■	■					A long-distance, high-speed, free-movement thoroughfare traversing open countryside. A highway should be relatively free of intersections, driveways, and adjacent buildings.
PARKWAY (PW)	■	■	■	■			A highway designed in conjunction with naturalistic landscaping, including a variable-width median. A parkway should include a wide right-of-way landscaped on both sides of vehicular lanes.
ROAD (RD)	■	■	■				A local, slow-movement thoroughfare suitable for low density environments. Roads tend to be rural in character without curbs or striping.
STREET (ST)			■	■	■	■	A local, slow-movement thoroughfare suitable for general urban areas. Streets are urban in character, and flexible in the types of public frontages they support.
DRIVE (DR)			■	■	■	■	A thoroughfare along the boundary between an urbanized and a natural condition, usually along a waterfront, a park, or a promontory. One side of a drive has the urban character of a street or boulevard, while the other has the qualities of a road or parkway.
AVENUE (AV)			■	■	■	■	A limited distance, free-movement thoroughfare connecting civic locations within an urbanized area. Unlike a boulevard, its length is finite and its axis is terminated. An avenue may be conceived as an elongated square.
COMMERCIAL STREET (CS)					■	■	A local, slow-movement thoroughfare suitable for high-intensity urban areas. Commercial streets are urban in character, supporting parallel or angled parking on both sides and narrow lanes appropriate for a commercial environment.

TABLE 12. THOROUGHFARE ASSEMBLY TYPES CONTINUED							
THOROUGHFARE TYPE	PK1	PK2	PK3	PK4	PK5	PK6	DESCRIPTION
BOULEVARD (BV)				■	■	■	A long-distance, free-movement thoroughfare traversing an urbanized area. A boulevard often includes a wide median and a wide public frontage and therefor a wide right-of-way. Access lanes are often provided to separate public frontages from the higher speed lanes.
REAR LANE			■	■			A vehicular access way located to the rear of a lot providing access to parking and outbuildings as well as easements for utilities. Rear lanes are paved as lightly as possible to driveway standards or with gravel.
ALLEY				■	■	■	A narrow service access to the rear of more urban buildings providing service and parking areas and utility easements. Alleys, as they are used by trucks and must accommodate dumpsters, should be paved from building face to building face, with drainage by inverted crown at the center.

Note on Thoroughfares:
The Walkable Thoroughfares in the code are designed to create pedestrian and bicyclist friendly thoroughfares. They include a range of thoroughfare types from multi-lane Commercial Streets to two-lane streets and drives to more rural Road sections. Not all of these sections are assigned in the current Thoroughfare Assignment Plan, but they are provided for future use if needed.

Article 5

Standards & Tables

TABLE 13. TRANSPORTATION WAY These dimensions may be used for infill or retrofit thoroughfares

TRAVEL LANE WIDTH

PUBLIC FRONTAGE (SEE TABLE 2)	MOVEMENT TYPE	TARGET SPEED (MPH)	TRAVEL LANE WIDTH	CONTEXT					
				PK1	PK2	PK3	PK4	PK5	PK6
A, B, C	YIELD	20 OR LESS	8 FT.	■	■	■	▫		
A, B, C, D	SLOW	20 – 25	9 FT.	■	■	■	■		
A, B, C, D, E, F	FREE	25 – 30	10 FT.	■	■	■	■	■	■
A, B, C, D, E, F	SPEED	30 – 35	11 – 12 FT.	■	■	■	▫	▫	▫
A	RURAL	ABOVE 35	12 FT.	■	■				

PARKING LANE WIDTH

PUBLIC FRONTAGE	MOVEMENT TYPE	TARGET SPEED (MPH)	PARALLEL	ANGLED	CONTEXT					
					PK1	PK2	PK3	PK4	PK5	PK6
	YIELD	20 OR LESS	6 FT	N/A						
C, D	SLOW	20 – 25	7 FT.				■	■		
D, E, F	FREE	20 – 30		17 FT.		■		■	■	■
C, D, E, F	SPEED, RURAL	25 – 35	8 FT.			■	■	■	■	■

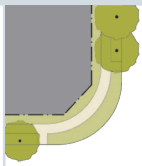
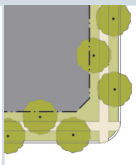
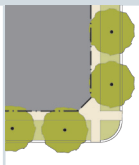
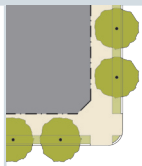
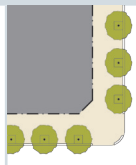
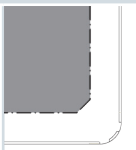
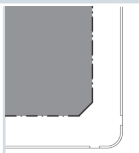
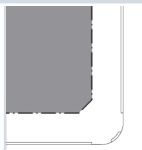
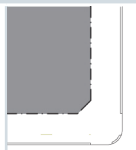
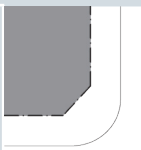
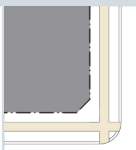
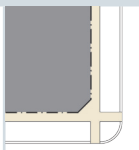
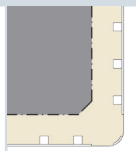
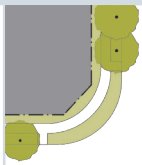
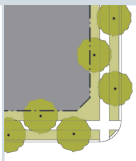
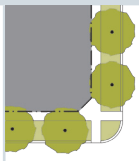
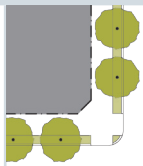
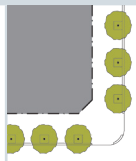
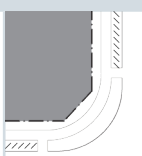
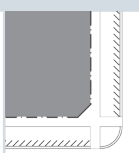
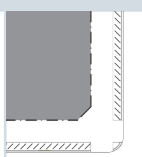
CURB RADIUS

PUBLIC FRONTAGE	MOVEMENT TYPE	TARGET SPEED (MPH)	CURB RADIUS (NO BULB-OUT) *	CONTEXT					
				PK1	PK2	PK3	PK4	PK5	PK6
A, B, C	YIELD	20 OR LESS	5 – 10 FT.			■	■	■	
A, B, C, D	SLOW	20 – 25	10 – 15 FT.	▫	■	■	■	■	■
A, B, C, D, E, F	FREE	25 – 30	15 – 20 FT.	▫	■	■	■	■	■
A, B, C, D, E, F	SPEED	30 – 35	20 – 30 FT.		■				

* Dimensions with parking on each leg of intersection. Both tangent sections adjacent to the curb return must be parked, or else curb radii must be evaluated using “design vehicle” and AutoTurn or turning templates. For uncurbed streets add 1' of travel lane width.

- ▪ By Right
- ▫ By Conditional Use

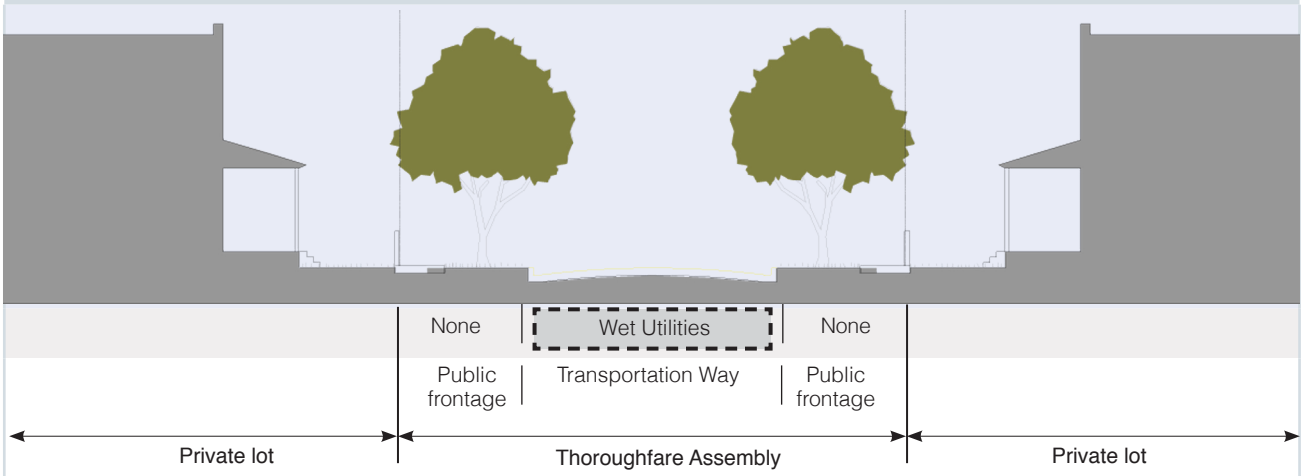
TABLE 14. PUBLIC FRONTAGE TYPES

PUBLIC FRONTAGE TYPE	A	B	C	D	E	F
ZONES	PK1 PK2	PK1 PK2 PK3	PK3 PK4	PK3 PK4 PK5	PK4 PK5	PK4 PK5 PK6
I. ASSEMBLY						
The principal variables are the type and dimension of curbs, walkways, planters and landscape.						
Total Width	14-24 feet	12-24 feet	12-18 feet	12-18 feet	14-24 feet	14-24 feet
II. CURBING						
The detailing of the edge of the vehicular way, incorporating drainage.						
Type	Open Swale	Open Swale	Raised Curb	Raised Curb	Raised Curb	Raised Curb
Cuts	Radius @ 10 - 30 feet	Ramp at 1:12 slope	Ramp at 1:12 slope	Ramp at 1:12 slope	Ramp at 1:12 slope	Ramp at 1:12 slope
III. WALKWAY						
The portion of the thoroughfare dedicated exclusively to pedestrian activity						
Type	Path Optional	Path	Sidewalk	Sidewalk	Sidewalk	Sidewalk
Width	n/a	4 - 6 feet	4 - 6 feet	4 - 8 feet	8 - 18 feet	10 - 20 feet
IV. PLANTER						
The portion of the thoroughfare accommodating street trees and other landscape.						
Arrangement	Clustered	Clustered	Regular	Regular	Regular	Opportunistic
Type	Dissimilar	Dissimilar	Dissimilar	Similar	Similar	Similar
Species	Alternating	Alternating	Alternating	Alternating	Alternating	Single
Spacing	n/a	n/a	n/a	Regular	Regular	Regular / Irregular
Planter Type	Continuous Swale	Continuous Swale	Continuous Planter	Continuous Planter	Continuous Planter	Tree Well
Planter Width	14 - 24 feet	8 - 20 feet	8 -12 feet	8 - 14 feet	6 - 16 feet	4 - 6 feet
Public Planting Type	Columnar, Oval, Rounded, Conical, Spreading, Vase, Pole	Columnar, Oval, Rounded, Conical, Spreading, Vase, Pole	Rounded, Conical, Spreading, Vase, Pole	Columnar, Rounded, Vase, Pole	Columnar, Rounded, Pole	Columnar, Rounded, Pole
V. VERGE						
Provides allowable locations for public infrastructure and public furniture outside of access ways						
Verge Width	3 feet*	3 feet*	4 feet*	4 feet*	5 feet*	5 feet*
Verge Material	match planter	match planter	match planter	match planter	match planter	match sidewalk or pervious pavement
Lighting Type (Table 19)	Pipe, Cobra-head	Pipe, Cobra-head	Post, Pipe, Column	Pipe, Column	Pipe, Column, Bollard	Column, Double Column

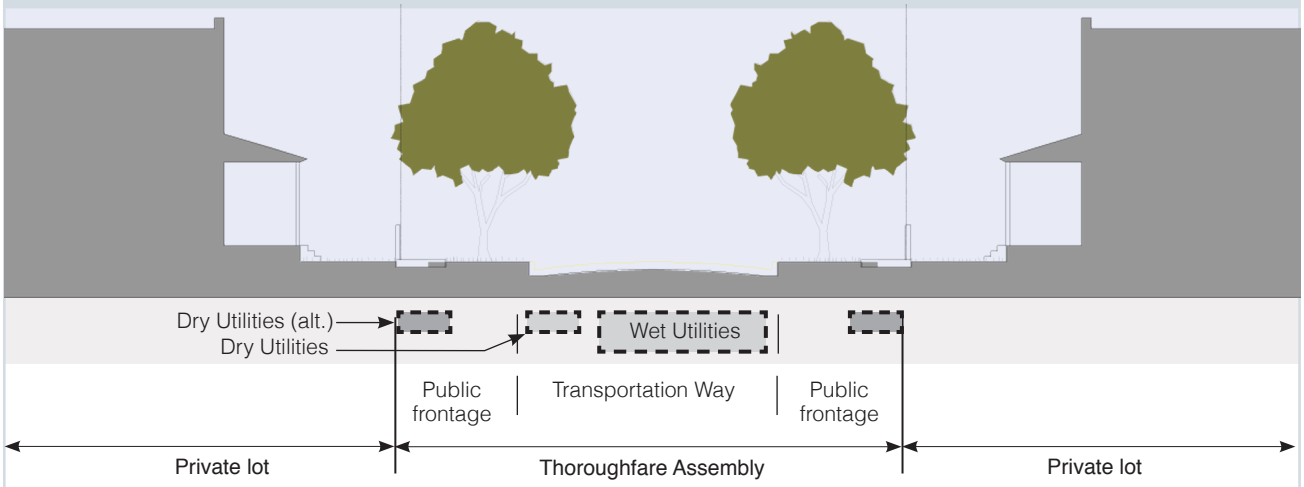
* Verge should begin within 2 feet of the curb or edge of pavement.

TABLE 15. UTILITY EASEMENTS

A. TYPICAL SECTION WITH ALLEY



B. TYPICAL SECTION WITHOUT ALLEY



B. TYPICAL ALLEY SECTION

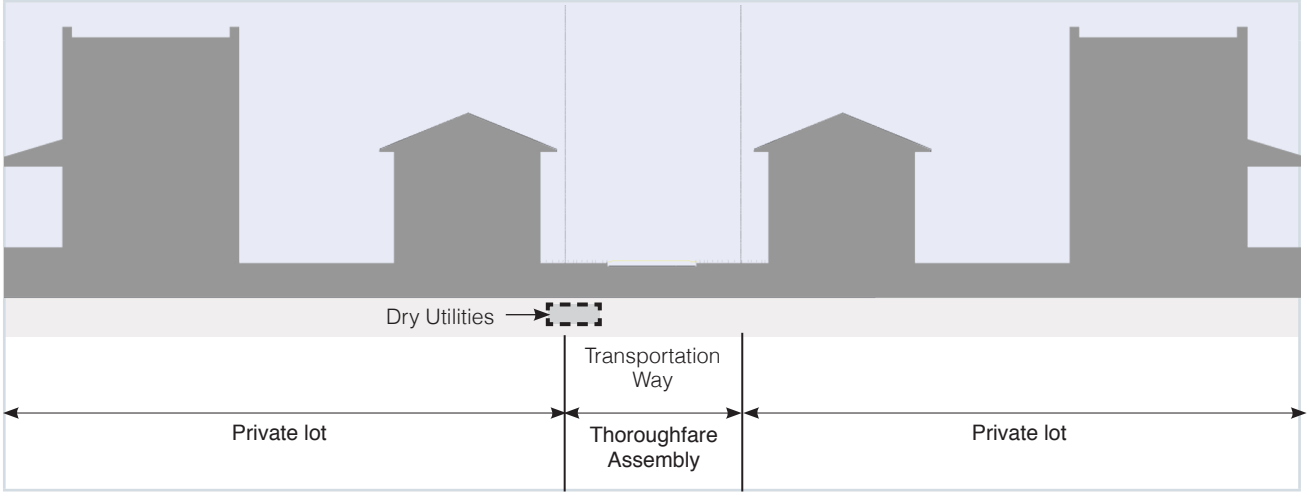
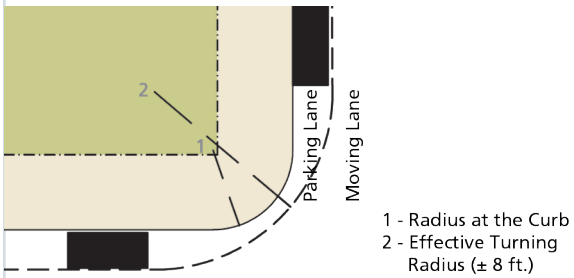


TABLE 16. EFFECTIVE TURN RADIUS

A. TYPICAL SECTION WITH ALLEY



On-street parking creates wider turning radius, the "effective turn radius", than provided by the physical curb radius alone.

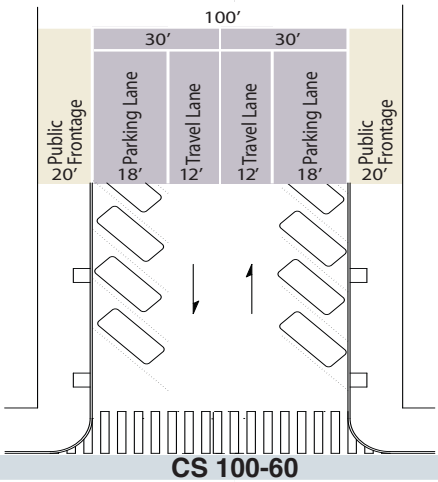
TABLE 17. PRE-APPROVED THOROUGHFARE ASSEMBLIES

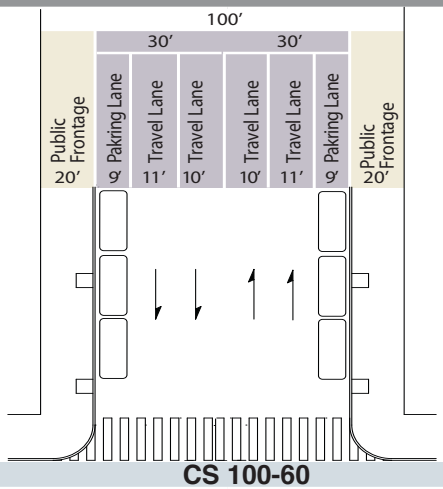
KEY ST-57-20-SH

- Thoroughfare Type
- Right of Way Width
- Pavement Width (face of curb to face of curb)
- Transportation

THOROUGHFARE TYPES

Avenue:	AV
Boulevard:	BV
Parkway:	PW
Commercial Street:	CS
Drive:	DR
Street:	ST
Rear Alley:	RA
Rear Lane:	RL





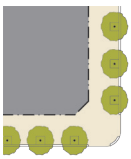
Assembly Designation	**CS 100-60**	**CS 100-60**
Thoroughfare Type	Commercial Street	Street
Zone	PK5, PK6	PK5, PK6
Right-of-Way Width	100 ft.	100 ft.
Pavement Width	60 ft.	60 ft.
Transportation Way		
Vehicular Lane(s)	Two Lanes: Two way, one lane each way @ 12 ft.	Four Lanes: Two way, two lane each way @ 10 and 11 ft.
Parking Lanes	Two reverse angle @ 18 ft.	Two lanes parallel @ 9 ft.
Movement Type	Slow	Speed
Median Width	NA	n/a
Median Planting	NA.	n/a
Median Surface	NA	n/a
Target Speed	25 mph	30 mph
Bicycle Provision	Sharrow	Sharrow
Transit Provision	Bus route	n/a
Public Frontage	F	D
Assembly Width	20 ft.	20 ft.
Public Frontage Type	F	D
Zone	PK5, PK6	PK5, PK6
		
Curbing — Type	Vertical Curb;	Raised Curb
Curbing — Curb Cut	Radius	Radius
Curbing — Radius	10 ft.	10 ft.
Walkway — Width	20 ft.	20 ft.
Walkway — Surface	Concrete	Concrete
Planter — Type I Size	Tree well I 4 ft. x 6 ft.	Tree well I 4 ft. x 6 ft
Planter — Arrangement	Regular	Regular
Planter — Species	Alternating	Alternating
Planter — Spacing	30 ft. o.c.	30 ft. o.c.
Planter — Surface	Pervious paving	Pervious Paving
Planter — Street Tree	Large shade	Large Shade
Verge — Width	4 ft.	4 ft.
Verge — Lighting Type	Column	Column
Verge — Lght Spacing	50 ft. o.c.	50 ft. o.c.

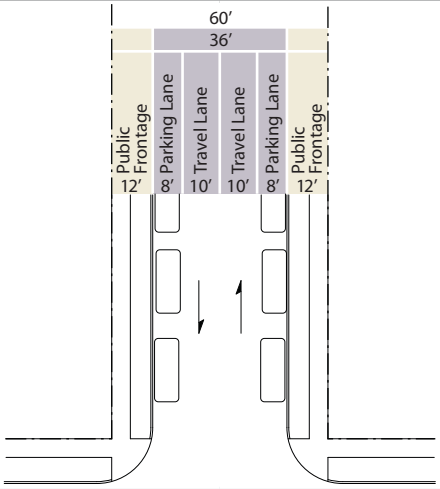
TABLE 17. PRE-APPROVED THOROUGHFARE ASSEMBLIES

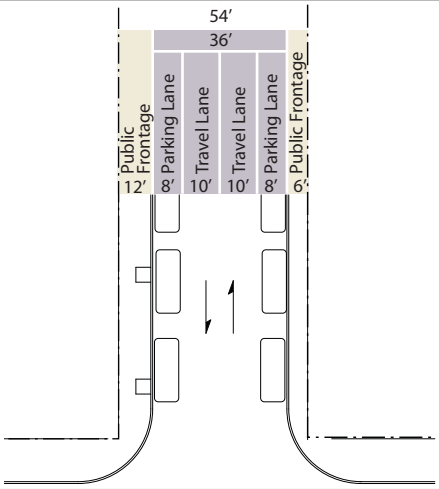
KEY ST-57-20-SH

Thoroughfare Type
Right of Way Width
Pavement Width (face of curb to face of curb)
Transportation

THOROUGHFARE TYPES

Avenue:	AV
Boulevard:	BV
Parkway:	PW
Commercial Street:	CS
Drive:	DR
Street:	ST
Rear Alley:	RA
Rear Lane:	RL





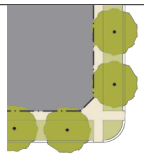
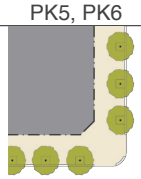
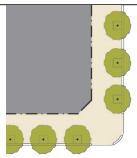
Assembly Designation		**ST-60-36**	**DR-54-36**
Thoroughfare Type		Street	Drive
Zone		PK4, PK5, PK6	PK4, PK5, PK6
Right-of-Way Width		60 ft.	54ft.
Pavement Width		36 ft.	36 ft.
Transportation Way			
Vehicular Lane(s)		Two Lanes: Two way, one lane each way @ 10 ft.	Two Lanes: Two way, one lane each way @ 10 ft.
Parking Lanes		Two lanes parallel @ 8 ft.	Two lane parallel @ 8 ft.
Movement Type		Free	Free
Median Width		n/a	n/a
Median Planting		n/a	n/a
Median Surface		n/a	n/a
Target Speed		25 mph	25 mph
Bicycle Provision		Sharrow	Sharrow
Transit Provision		Bus route	Bus route
Public Frontage		**D, F**	**F**
Assembly Width		12 ft. / 12 ft.	12 ft.
Public Frontage Type		D / F	F
Zone		PK4 / PK5, PK6	PK4-6
		 / 	
Curbing	Type	Vertical / Vertical	Vertical Curb
	Curb Cut	Radius / Radius	Radius
	Radius	5 ft. / 5 ft.	5 ft.
Walkway	Width	12ft. / 12ft.	12 ft; 6 ft on natural edge.
	Surface	Concrete / Concrete	Concrete
Planter	Type l Size	Continuous l 6 ft. / Tree well l 6 ft.	Tree well l 4 ft.
	Arrangement	Regular / Regular	Regular
	Species	Alternating / Alternating	Alternating
	Spacing	30 ft. o.c. avg. / 30 ft. o.c. avg.	30 ft. o.c. avg.
	Surface	Ground cover or grass / Pervious paving	Pervious paving
	Street Tree	Large Shade / Large Shade	Large Shade
Verge	Width	6 ft. / 6 ft.	6 ft.
	Lighting Type	Pipe, Column / Column	Column
	Lght Spacing	80 ft. o.c. / 60 ft. o.c.	60 ft. o.c.

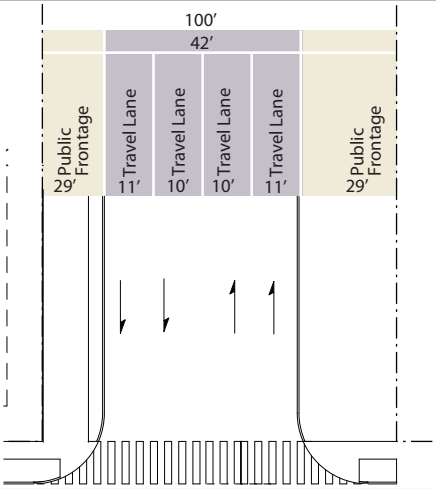
TABLE 17. PRE-APPROVED THOROUGHFARE ASSEMBLIES

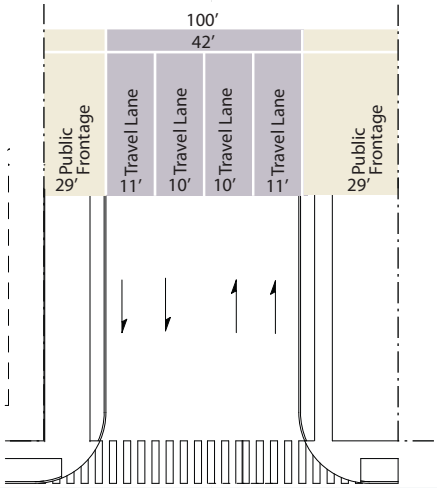
KEY ST-57-20-SH

- Thoroughfare Type
- Right of Way Width
- Pavement Width (face of curb to face of curb)
- Transportation

THOROUGHFARE TYPES

Avenue:	AV
Boulevard:	BV
Parkway:	PW
Commercial Street:	CS
Drive:	DR
Street:	ST
Rear Alley:	RA
Rear Lane:	RL





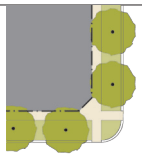
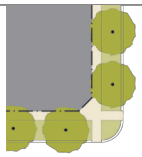
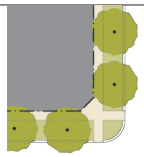
Assembly Designation		**RD-100-42P**		**RD-100-42**	
Thoroughfare Type		Road		Road	
Zone		PK1		PK3	
Right-of-Way Width		100 ft.		100 ft.	
Pavement Width		42 ft.		42 ft.	
Transportation Way					
Vehicular Lane(s)		Four Lanes: Two way, two lanes each way @ 11,10 ft.		Four Lanes: Two way, two lanes each way @ 11,10 ft.	
Parking Lanes		None		None	
Movement Type		Rural		Rural	
Median Width		n/a		n/a	
Median Planting		n/a		n/a	
Median Surface		n/a		n/a	
Target Speed		35 mph		35 mph	
Bicycle Provision					
Transit Provision		Bus route		Bus route	
Public Frontage		D, F		C	
Assembly Width		11 ft.	11 ft		17.5 ft.
Public Frontage Type		D	F		D
Zone		T4	T5		PK3
					
Curbing	Type	Vertical	Vertical		Vertical
	Curb Cut	Radius	Radius		Radius
	Radius	20 ft.	20 ft.		20 ft.
Walkway	Width	12 ft beach side	12 ft beach side		12 ft beach side; 5' sound side.
	Surface	Concrete	Concrete		Concrete
Planter	Type l Size	Continuous l 10 ft.	Continuous l 10 ft.		Continuous l width varies
	Arrangement	Regular l	Regular l		Regular
	Species	Alternating	Alternating		Alternating
	Spacing	30 ft. o.c.	30 ft. o.c.		30 ft. o.c.
	Surface	Ground cover or grass	Ground cover or grass		Ground cover or grass
	Street Tree	Large Shade	Large Shade		Large Shade
Verge	Width	4 ft.	4 ft.		4 ft.
	Lighting Type	Post	Post		Post
	Light Spacing	At intersections	At intersections		At intersections

TABLE 17. PRE-APPROVED ASSEMBLIES - OPEN SECTIONS

KEY ST-57-20-SH

Thoroughfare Type

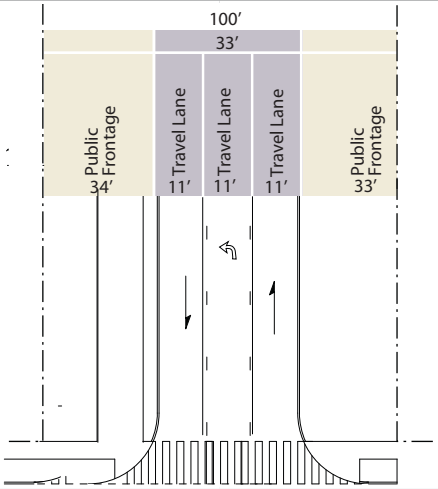
Right of Way Width

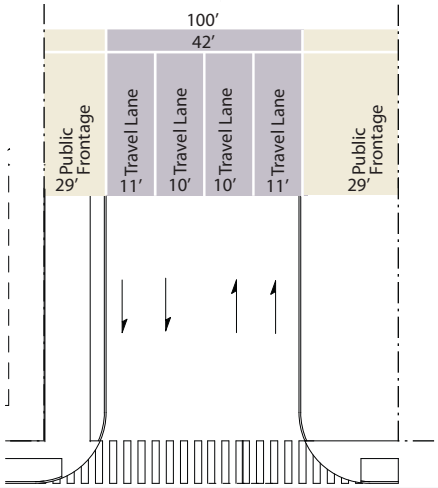
Pavement Width (face of curb to face of curb)

Transportation

THOROUGHFARE TYPES

Avenue:	AV
Boulevard:	BV
Parkway:	PW
Commercial Street:	CS
Drive:	DR
Street:	ST
Rear Alley:	RA
Rear Lane:	RL





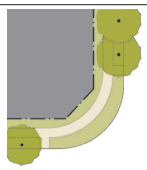
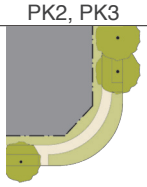
Assembly Designation		**RD-100-33P**	**RD100-33**
Thoroughfare Type		Road	Road
Zone		PK1	PK3
Right-of-Way Width		100 ft.	100 ft.
Pavement Width		33 ft.	33 ft.
Transportation Way			
Vehicular Lane(s)		Three Lanes: Two way, one lane each way @ 11 ft.	Three Lanes: Two way, one lane each way @ 11 ft.
Parking Lanes		n/a	n/a
Movement Type		Speed	Speed
Median Width		n/a	n/a
Median Planting		n/a	n/a
Median Surface		n/a	n/a
Target Speed		30 mph	30 mph
Bicycle Provision		sharrow	sharrow
Transit Provision		bus	bus
Public Frontage		B	B
Assembly Width		33-34 ft.	33-34 ft.
Public Frontage Type		B	B
Zone		PK1	PK2, PK3
			
Curbing	Type	Curb	Curb
	Curb Cut	Radius	Radius
	Radius	25 ft.	25 ft.
Walkway	Width	12' path beach side	12' path beach side
	Surface	n/a	n/a
Planter	Type l Size	Continuous l 16 ft.	Continuous l 16 ft.
	Arrangement	Clustered	Clustered
	Species	Varied	Varied
	Spacing	Irregular	Irregular
	Surface	n/a	n/a
	Street Tree	n/a	n/a
Verge	Width	3 ft.	3 ft.
	Lighting Type	Cobra Head, Post	Cobra Head, Post
	Light Spacing	At intersections	At intersections

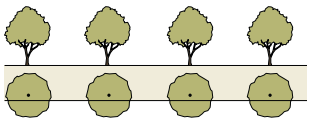
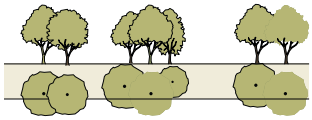
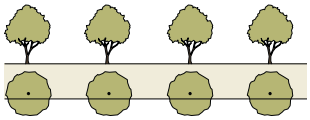
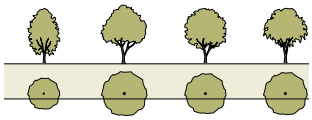
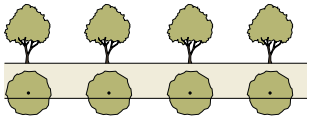
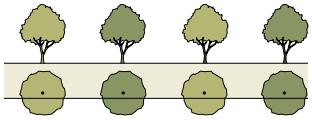
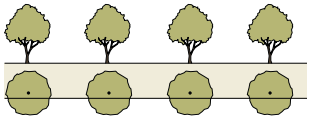
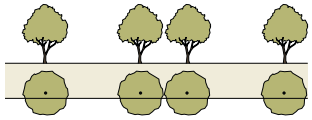
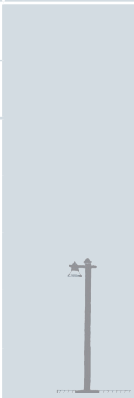
TABLE 18. TREE PLANTING PATTERN		
A. ARRANGEMENT	REGULAR	NATURALISTIC / CLUSTERED
Opportunistic arrangement is not illustrated.		
B. TYPE MIX	SINGLE	VARIED
		
C. SPECIES	SINGLE	ALTERNATING
		
D.SPACING	REGULAR	IRREGULAR
		

TABLE 19. PUBLIC LIGHTING

TYPE	HEIGHT	SPACING
COBRAHEAD		
 PK2		
DOUBLE COLUMN		
 PK5	12 ft. - 16 ft.	50 ft. on center min.
PK6	12 ft. - 16 ft.	50 ft. on center min.
COLUMN		
 PK5	12 ft. - 16 ft	50 ft. on center min.
PK6	12 ft. - 16 ft.	50 ft. on center min.

TYPE	HEIGHT	SPACING
POST		
 PK4	12 ft. - 16 ft.	60 ft. on center min.
PIPE		
 PK3	12 ft. - 16 ft.	90 ft. on center min.

Note on Lighting:
All lighting should be Dark Sky compatible and all lighting plans must consider wildlife habitat (including sea turtles) concerns.

ARTICLE 6: DEFINITIONS

Allee: a regularly spaced and aligned row of trees usually planted along a Thoroughfare or Path.

Arcade: a Private Frontage conventional for Retail use wherein the Facade is a colonnade supporting habitable space that overlaps the Sidewalk, while the Facade at Sidewalk level remains at the Frontage Line.

Backbuilding: a single-Story structure connecting a Principal Building to an Outbuilding.

Bicycle Lane (BL): a dedicated lane for cycling within a moderate-speed vehicular Thoroughfare, demarcated by striping.

Bicycle Route (BR): a Thoroughfare suitable for the shared use of bicycles and automobiles moving at low speeds.

Bicycle Trail (BT): a bicycle way running independently of a vehicular Thoroughfare.

Blade Sign: A sign type mounted perpendicular to the building's façade. These signs are pedestrian-scaled, and easily read from both sides.

Block: the aggregate of private Lots, Passages, Rear Alleys and Rear Lanes, circumscribed by Thoroughfares.

Block Face: the aggregate of all the building Facades on one side of a Block.

Boulevard (BV): a Thoroughfare designed for high vehicular capacity and moderate speed, traversing an Urbanized area. Boulevards are usually equipped with Slip Roads buffering Sidewalks and buildings.

By Right: characterizing a component of a proposal for a Building Plan that complies with the Code and is permitted and processed administratively, without public hearing.

Civic: the term defining not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking.

Civic Building: a building operated by not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking, or for use approved by the legislative body.

Civic Parking Reserve: Parking Structure or parking lot within a quarter-mile of the site that it serves.

Civic Space: an outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping and their Enfronting buildings.

Civic Zone: designation for public sites dedicated for Civic Buildings and Civic Space.

Common Destination: An area of focused community activity, usually defining the approximate center of a Pedestrian Shed. It may include without limitation one or more of the following: a Civic Space, a Civic Building, a Commercial center, or a transit station, and may act as the social center of a neighborhood.

Common Yard: a planted Private Frontage wherein the Facade is set back from the Frontage line. It is visually continuous with adjacent yards. *7.*

Conditional Use: any use not otherwise permitted but, because of special requirements or characteristics, may be allowed in a particular zoning district only after a site-specific review by the board of adjustment according to the provisions of article 2.

Configuration: the form of a building, based on its massing, Private Frontage, and height.

Courtyard Building: a building that occupies the boundaries of its Lot while internally defining one or more private patios.

Curb: the edge of the vehicular pavement that may be raised or flush to a Swale. It usually incorporates the drainage system.

Design Speed: is the velocity at which a Thoroughfare tends to be driven without the constraints of signage or enforcement. There are four ranges of speed: Very Low: (below 20 MPH); Low: (20-25 MPH); Moderate: (25-35 MPH); High: (above 35 MPH). Lane width is determined by desired Design Speed.

Disposition: the placement of a building on its Lot.

Dooryard: a Private Frontage type with a shallow Setback and front garden or patio, usually with a low wall at the Frontage Line. *7.* (Variant: **Lightwell,** light court.)

Drive: a Thoroughfare along the boundary between an Urbanized and a natural condition, usually along a waterfront, Park, or promontory. One side has the urban character of a Thoroughfare, with Sidewalk and building, while the other has the qualities of a Road or parkway, with naturalistic planting and rural details.

Driveway: a vehicular lane within a Lot, often leading to a garage.

Edgeyard Building: a building that occupies the center of its Lot with Setbacks on all sides. *9.*

Effective Parking: the amount of parking required for Mixed Use after adjustment by the Shared Parking Factor.

Effective Turning Radius: the measurement of the inside Turning Radius taking parked cars into account.

Elevation of Building: an exterior wall of a building not along a Frontage Line. See: **Facade.**

Encroach: to break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, into the Public Frontage, or above a height limit.

Encroachment: any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public Frontage, or above a height limit.

Enfront: to place an element along a Frontage, as in “porches Enfront the street.”

Expression Line: a line prescribed at a certain level of a building for the major part of the

width of a Facade, expressed by a variation in material or by a limited projection such as a molding or balcony. *8.* (Syn: transition line.)

Extension Line: a line prescribed at a certain level of a building for the major part of the width of a Facade, regulating the maximum height for an Encroachment by an Arcade Frontage.

Facade: the exterior wall of a building that is set along a Frontage Line. *See* **Elevation.**

Forecourt: a Private Frontage wherein a portion of the Facade is close to the Frontage Line and the central portion is set back.

Frontage: the area between a building Facade and the vehicular lanes, inclusive of its built and planted components. Frontage is divided into **Private Frontage** and **Public Frontage.**

Frontage Line: a Lot line bordering a Public Frontage. Facades facing Frontage Lines define the public realm and are therefore more regulated than the Elevations facing other Lot Lines.

Function: the use or uses accommodated by a building and its Lot, categorized as *Restricted, Limited,* or *Open*, according to the intensity of the use.

Gallery: a Private Frontage conventional for Retail use wherein the Facade is aligned close to the Frontage Line with an attached cantilevered shed or lightweight colonnade overlapping the Sidewalk.

Green: a Civic Space type for unstructured recreation, spatially defined by landscaping rather than building Frontages.

Greenfield: an area that consists of open or wooded land or farmland that has not been previously developed.

Greenway: an Open Space Corridor in largely natural conditions which may include trails for bicycles and pedestrians.

Highway: a rural and suburban Thoroughfare of high vehicular speed and capacity. This type is allocated to the more rural Zones.

Layer: a range of depth of a Lot within which certain elements are permitted.

Lightwell: A Private Frontage type that is a below-grade entrance or recess designed to allow light into basements. (Syn: light court.)

Liner Building: a building specifically designed to mask a parking lot or a Parking Structure from a Frontage.

Live-Work: a Mixed Use unit consisting of a Commercial and Residential Function. The Commercial Function may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the Commercial activity or industry. *See* **Work-Live.** (Syn.: flexhouse.)

Lodging: premises available for daily and weekly renting of bedrooms.

Long Pedestrian Shed: a Pedestrian Shed that is an average 1/2 mile radius or 2640

feet, used when a transit stop (bus or rail) is present or proposed as the Common Destination. A Long Pedestrian Shed represents approximately a ten-minute walk at a leisurely pace. *See* **Pedestrian Shed.**

Lot Line: the boundary that legally and geometrically demarcates a Lot.

Lot Width: the length of the Principal Frontage Line of a Lot.

Main Civic Space: the primary outdoor gathering place for a community. The Main Civic Space is often, but not always, associated with an important Civic Building.

Meeting Hall: a building available for gatherings, including conferences, that accommodates at least one room equivalent to a minimum of 10 square feet per projected dwelling unit within the Pedestrian Shed in which it is located.

Net Site Area: all developable land within a site including Thoroughfares but excluding land allocated as Civic Zones.

Outbuilding: an Accessory Building, usually located toward the rear of the same Lot as a Principal Building, and sometimes connected to the Principal Building by a Backbuilding.

Parking Structure: a building containing one or more Stories of parking above grade.

Passage (PS): a pedestrian connector, open or roofed, that passes between buildings to provide shortcuts through long Blocks and connect rear parking areas to Frontages.

Path (PT): a pedestrian way traversing a Park or rural area, with landscape matching the contiguous Open Space, ideally connecting directly with the urban Sidewalk network.

Pedestrian Shed: An area that is centered on a Common Destination. Its size is related to average walking distances for the applicable Community Unit type. Pedestrian Sheds are applied to structure Communities.

Planter: the element of the Public Frontage which accommodates street trees, whether continuous or individual.

Plaza: a Civic Space type designed for Civic purposes and Commercial activities in the more urban Zones, generally paved and spatially defined by building Frontages.

Principal Building: the main building on a Lot, usually located toward the Frontage.

Principal Entrance: the main point of access for pedestrians into a building.

Principal Frontage: On corner Lots, the Private Frontage designated to bear the address and Principal Entrance to the building, and the measure of minimum Lot width. Prescriptions for the parking Layers pertain only to the Principal Frontage. Prescriptions for the first Layer pertain to both Frontages of a corner Lot. *See Frontage.*

Private Frontage: the privately held Layer between the Frontage Line and the Principal Building Facade.

Public Frontage: the area between the Curb of the vehicular lanes and the Frontage Line.

Rear Alley (RA): a vehicular way located to the rear of Lots providing access to service

areas, parking, and Outbuildings and containing utility easements. Rear Alleys should be paved from building face to building face, with drainage by inverted crown at the center or with roll Curbs at the edges.

Rear Lane (RL): a vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings and containing utility easements. Rear Lanes may be paved lightly to Driveway standards. The streetscape consists of gravel or landscaped edges, has no raised Curb, and is drained by percolation.

Rearyard Building: a building that occupies the full Frontage Line, leaving the rear of the Lot as the sole yard. (Var: Rowhouse, Townhouse, Apartment House)

Recess Line: a line prescribed for the full width of a Facade, above which there is a Stepback of a minimum distance, such that the height to this line (not the overall building height) effectively defines the enclosure of the Enfronting public space. Var: Extension Line.

Regulating Plan: a Zoning Map or set of maps that shows the Zones, Civic Zones, Special Districts if any, and Special Requirements if any, of areas subject to, or potentially subject to, regulation by the Code.

Retail Frontage: Frontage designated on a Regulating Plan that requires or recommends the provision of a Shopfront, encouraging the ground level to be available for Retail use. *See* **Special Requirements.**

Road (RD): a local, rural and suburban Thoroughfare of low-to-moderate vehicular speed and capacity. This type is allocated to the more rural Zones.

Secondary Frontage: on corner Lots, the Private Frontage that is not the Principal Frontage. As it affects the public realm, its First Layer is regulated.

Shared Parking Factor: an accounting for parking spaces that are available to more than one Function.

Shopfront: a Private Frontage conventional for Retail use, with substantial glazing and an awning, wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade.

Sidewalk: the paved section of the Public Frontage dedicated exclusively to pedestrian activity.

Sideyard Building: a building that occupies one side of the Lot with a Setback on the other side. This type can be a Single or Twin depending on whether it abuts the neighboring house.

Slip Road: an outer vehicular lane or lanes of a Thoroughfare, designed for slow speeds while inner lanes carry higher speed traffic, and separated from them by a planted median. (Syn: access lane, service lane)

Specialized Building: a building that is not subject to Residential, Commercial, or Lodging classification.

Square: a Civic Space type designed for unstructured recreation and Civic purposes,

spatially defined by building Frontages and consisting of Paths, lawns and trees, formally disposed.

Standard Pedestrian Shed: a Pedestrian Shed that is an average 1/4 mile radius or 1320 feet, about the distance of a five-minute walk at a leisurely pace. See Pedestrian Shed.

Stepback: a building Setback of a specified distance that occurs at a prescribed number of Stories above the ground.

Stoop: a Private Frontage wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk for privacy, with an exterior stair and landing at the entrance.

Street (ST): A public or private avenue, boulevard, drive, highway, road or other thoroughfare, which must be paved and approved by the county, and which affords a principal means of access to the abutting property.

Streetscreen: a freestanding wall built along the Frontage Line, or coplanar with the Facade. It may mask a parking lot from the Thoroughfare, provide privacy to a side yard, and/or strengthen the spatial definition of the public realm. (Syn: streetwall.)

Substantial Modification: alteration to a building that is valued at more than 50% of the replacement cost of the entire building, if new.

Swale: a low or slightly depressed natural area for drainage.

Terminated Vista: a location at the axial conclusion of a Thoroughfare. A building located at a Terminated Vista designated on a Regulating Plan is required or recommended to be designed in response to the axis.

Thoroughfare: a way for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces, consisting of Vehicular Lanes and the Public Frontage.

Work-Live: a Mixed Use unit consisting of a Commercial and Residential Function. It typically has a substantial Commercial component that may accommodate employees and walk-in trade. The unit is intended to function predominantly as work space with incidental Residential accommodations that meet basic habitability requirements. See Live-Work. (Syn: Live-With.)

Yield: characterizing a Thoroughfare that has two-way traffic but only one effective travel lane because of parked cars, necessitating slow movement and driver negotiation. Also, characterizing parking on such a Thoroughfare.

Zoning Map: the official map or maps that are part of the zoning ordinance and delineate the boundaries of individual zones and districts. See **Regulating Plan.**