

15.06.00 GATEWAY CORRIDOR STANDARDS

15.06.01 Legislative findings

A. Legislative findings (Whereas clauses), Ordinance 2001-03.

WHEREAS, the intent and purpose of the City of Lake Helen's Land Development Regulations is to protect the health, safety, and welfare of the citizens of Lake Helen; and

WHEREAS, the City of Lake Helen is primarily a residential community with a significant historical district and traditional residential nature; and

WHEREAS, the City Commission of Lake Helen, Florida, has been made aware of significant development pressures that would jeopardize the public interest of the citizens of Lake Helen and would not be conducive to sound growth management practices and principles; and

WHEREAS, the existing land development regulations of the City within the Gateway Corridors are insufficient to properly regulate and control potential development and to preserve the historic ambiance of the City and the prevailing lifestyle of its citizens; and

WHEREAS, sound development within the Gateway Corridors can be attained by applying sound growth management principles and enacting appropriate land development regulations and other regulatory provisions tailored to the needs and goals, policies and objectives of the City of Lake Helen and its citizens; and

WHEREAS, the City Commission of Lake Helen wishes to protect designated areas in the City by ensuring quality development in a manner that reflects highly upon the City and enhances property values within the City; and

WHEREAS, these designated boundary areas (Exhibit "A" to this Ordinance) are Gateway Corridors into the City and development along the Gateway Corridors should instill a positive impression on those traversing Lake Helen roadways; and

WHEREAS, the City Commission of Lake Helen wishes to preserve the historic ambiance of the City and prevailing lifestyle of its citizens; and

WHEREAS, the *Lake Helen Comprehensive Plan* and the City's land development regulations currently enforced are inadequate to ensure quality development essential for the preservation of the prevailing lifestyle; and

WHEREAS, it is necessary to thoughtfully and properly plan for the development of properties in the designated Lake Helen Gateway Corridors; and

WHEREAS, it is necessary to rewrite and revise the *Code of Ordinances of the City of Lake Helen* specific to the development of properties within the designated Lake Helen Gateway Corridors.
(Ord. No. 2001-03, §1, 5-17-2001)

B. Lake Helen's Gateway Corridors serve as primary entrances to the City and, as such, provide the first impressions of the City for visitors and maintain the cultural and historical

ambiance desired by the citizens of the City of Lake Helen. The purpose of the standards and guidelines set forth in this article is to contribute to the development of a well-planned urban environment by fostering the creation of visually compatible and harmonious development within the City's Gateway Corridors the benefits of which will be spread over the City as a whole and be shared by existing and future residents of the City. It is, therefore, the intent of this article to:

1. promote, protect and maintain the City's historic character and small-town atmosphere;
2. create and maintain a strong community image, identity and sense of place;
3. create and maintain a positive visual ambiance for the community;
4. provide for well-landscaped, scenic gateways to the City;
5. enhance and sustain property values;
6. promote a high degree of compatibility between surrounding structures and land uses;
7. establish and promote a standard for quality design and enduring quality development;
8. provide for traffic circulation patterns that enhance public safety, roadway capacity, vehicular and non-vehicular movement functions; and
9. foster civic pride and community spirit by maximizing the positive impact of quality development.

(Ord. No. 2001-03, §1, 5-17-2001)

15.06.02 Gateway Corridors Established

- A. The boundary area depicted on the attached geographical location map (Exhibit "A") hereby establishes the Gateway Corridors of the City of Lake Helen, Florida.
- B. Exhibit "A" to this Article is hereby made a part of this Article.
(Ord. 2001-03, §2, 5-17-2001)

15.06.03 Applicability

- A. The provisions of this article apply to all construction within the Gateway Corridors except for:
 1. Work determined by the City to be routine maintenance.
 2. Reconstruction or replacement of a single-family residence, that was existing on May 17, 2001, that has been damaged or destroyed by fire, wind, hurricane or such other act of God or as the result of an act not attributable to the owner, the owner's agents or employees, or an occupant of the residence who resides at the residence with the consent of the owner.

3. Additions and renovations to a single-family residence, that was existing on May 17, 2001, provided, however that if the owner of such residence, the owner's agents or employees, or an occupant of the residence who resides at the residence with the consent of the owner causes fifty percent (50%) or more of the square footage of the residence to be demolished, or otherwise removed, for the purpose of constructing additions or performing exterior renovations, then the provisions of this article shall be applied.
 4. Additions, exterior renovations, reconstruction or replacement of an existing non-residential structure or structures not otherwise exempted herein, where the cost of such construction does not exceed thirty-five percent (35%) of the greater of the following:
 - a. The most recent assessed value of the existing structure(s) issued by the Volusia County Property Appraiser; or
 - b. The appraised value of the existing structure(s) as concluded in writing in an appraisal report provided to the City prepared by a real property appraiser licensed to do business in the State of Florida which appraisal report must be issued in conformity to all professional standards pertaining to appraisals of real property.
 5. Additions, exterior renovations, reconstruction or replacement of an existing non-residential structure or structures not otherwise exempted herein, where the square footage of the structure encompassed by such construction does not exceed thirty-five percent (35%) of the total square footage of the structure(s).
- B. The exemptions set forth in Subsection 15.06.03 A. shall not apply and the provisions of this article shall be applicable if:
1. The use of the structure(s) has ceased for a period of one hundred eighty (180) consecutive days or more; or
 2. The cumulative additions, exterior renovations, replacement or redevelopment initiated during any period of five (5) years meets the thresholds set forth in either Subsections 15.06.03 A. 4. or 15.06.03 A. 5.
- C. This article shall apply to any development of property which is contiguous to property within a Gateway Corridor that is under common ownership, partial common ownership, or was under common or partial common ownership in the property's chain of title with the owner or owners of the contiguous property located within the Gateway Corridor.
(Ord. 2001-03, §3, 5-17-2001)

15.06.04 Gateway Corridor Standards/Definitions/Conflicts

- A. The following are the definitions applicable to this article:

Base Standards consist of existing, or hereafter amended, development-related standards contained in the *Code of Ordinances of the City Lake Helen*.

Enhanced Standards consist of the development standards hereafter set forth in this Ordinance.

Gateway Corridor Standards consist of the Base Standards and the Enhanced Standards.

- B. In case of a conflict in the applicability between Base Standards and Enhanced Standards, the Enhanced Standards shall apply; provided however, that if a conflict exists between Base Standards pertaining to historic preservation and the Enhanced Standards, the Base Standards shall apply.

(Ord. 2001-03, §4, 5-17-2001)

15.06.05 Submittal and Approval Requirements

- A. Submission and approval of development plans and building permit applications for construction within Gateway Corridors shall conform to the *Code of Ordinances of the City of Lake Helen*. Additionally, architectural drawings (complete front, sides and rear elevations and overhead view of roof) of all structures shall be submitted as an exhibit to any site plan submitted for review and approval. Such drawings shall be rendered in color and shall include exterior construction material specifications, color charts, structure dimensions, service area and mechanical equipment locations, outdoor storage area locations, screening devices, master signage plan, master lighting plan, and any other information as determined necessary by the City to ensure consistency with the provisions of this article.

- B. Final approval of all required project design submittals shall be granted by the City as part of the development approval process which shall include, but not be limited to, building elevations, roof type, exterior construction materials, signage, lighting, screening, colors, landscaping and building orientation.

(Ord. 2001-03, §5, 5-17-2001)

15.06.06 Enhanced Standards

- A. Compliance with the intent, standards and provisions of this article shall be ensured by applying the following criteria to all buildings constructed within the designated Gateway Corridors:

1. *Architectural style and application.*

- a. Building design and construction including, but not limited to, exterior building materials specifications, shall conform to the Bungalow, Classical Revival, Colonial Revival, Frame Vernacular, Gothic Revival, Italianate, Mediterranean Revival, Queen Anne and/or Shingle architectural styles. Other historical styles may be permitted upon application to the City Commission where the applicant demonstrates, and the City Commission or its designee determines, that the utilization of such style contributes positively to the historic character of the City and is consistent with the intent of this article.

The aforesaid notwithstanding, should the owner of a lot or parcel that is 2 ½ acres or greater in size, upon which an agricultural, silvicultural or equestrian related activity is conducted, determine that it is impractical or infeasible to design and construct, in conformance with the aforesaid design and construction standards, a non-residential building that is necessary to

conduct an agricultural, silvicultural or equestrian activity, said owner may submit a proposal for alternative construction to be reviewed by the City in accordance with the following:

- (1) Buildings that are six hundred (600) square feet or less in size shall be reviewed by the City Administrator, who shall render a decision as to whether the proposed alternative construction shall be approved, denied or approved with modifications.
- (2) Buildings that are greater than six hundred (600) square feet in size shall be reviewed by the Planning and Land Development Regulation Commission at a public hearing. The Planning and Land Development Regulation Commission shall submit its recommendation regarding the proposed alternative construction to the City Commission, which shall render a final decision as to whether the proposed alternative construction shall be approved, denied or approved with modifications.

(Ord. No. 2007-02; § 1, 4-5-2007)

- b. Selection of the appropriate historical architectural style for any building shall consider compatibility of such style with surrounding and nearby buildings. In locations where there is no established architectural pattern between adjacent structures, or where a change in established patterns will result in improved aesthetics, the City shall determine the appropriate style, exterior construction materials and colors for a proposed building.
- c. Residential subdivisions shall consist of a mix of many historical architectural styles, rather than consisting of only one (1) or two (2) styles. Each of the architectural styles shall be interspersed throughout a subdivision and shall not be placed together in a concentrated manner.
- d. Commercial subdivisions shall conform to the residential subdivision criteria in Subsection 15.06.06 A. 1. C. The City Commission may consider approval of commercial subdivisions that propose utilization of a more limited number of architectural styles where the applicant demonstrates and the City Commission, or its designee, finds that such development is consistent with and furthers the intent of this article.
- e. The Gateway Corridor Historical Style Guide dated March 9, 2017 is hereby adopted as a reference guide for developers in preparing architectural elevations and to the City in reviewing architectural elevations for approval. The Gateway Corridor Historical Style Guide is only a guide and does not require strict compliance nor dictate the only acceptable architectural design. Architectural designs approved by the City, and not ordered by a Court, for construction in the Gateway Corridor Area shall be added to the Gateway Corridor Historical Guide.

Prior to final approval of a building permit for a new structure or modification of an existing structure which changes the architectural design within the Gateway Corridor, the plans and renditions shall be presented to both the Historic Preservation Board and the City Commission for the opportunity of public review and comment. Final approval for the issuance

of a permit shall remain with the City Administrator.
(ORD 2017-03, March 9, 2017)

2. *Building orientation.* Buildings shall be oriented so as to enhance the appearance of the City's streetscape. This requirement shall be met by incorporating the techniques set forth herein into the project design.
 - a. The building's entrance shall face parallel to the public road from which driveway access is provided. In the event that access is provided by two (2) or more roads, the building's entrance shall face parallel to the road that is determined by the City to be the major road providing such access.
 - b. The side of the building along which the building's primary public entrance is located shall be considered to be the building's primary facade. Where, because of site constraints or other factors, the building's primary facade is unable, or is determined by the City as undesirable, to be oriented parallel to the major road providing driveway access, the side of the building that faces the major road providing access shall be designed with full architectural treatment in order to give the appearance that it is the primary facade. Such treatment shall be consistent with the design requirements of this article and shall incorporate door and window placements, exterior architectural details, roof design and building materials applications necessary to replicate the appearance of a primary facade.
(Ord. No. 2002-06; § 1, 9-5-2002)
 - c. The architectural treatment requirements of this article shall also be applied to any building exterior which, by nature of the site layout or location, is situated where it is clearly visible from a public right of way, or public access area of an adjoining property, unless the City approves the use of landscaping as an alternative to the required architectural treatments.
(Ord. No. 2002-06; § 1, 9-5-2002)
 - d. Building orientation, other than for single-family residences, shall ensure that service areas are placed out of view from public rights of way, parking areas and adjacent properties. Where, because of site constraints or other factors, service areas cannot be so located, such areas shall be screened from view by vegetative or structural means. Structural screening shall be architecturally compatible with the building in terms, style, colors, construction materials and finish. Landscape screening shall be compatible with and integrated into the project's landscape plan.
 - e. Residential garages constructed within a subdivision approved after May 17, 2001 shall be constructed as a side entrance garage, or shall be constructed as a detached garage and located to the rear of the principal building, in order to minimize the negative aesthetic appearance of garage door openings as they face parallel to the public street from which driveway access is provided.
 - f. Residential garages constructed in conjunction with the construction of new residences built after May 17, 2001, on lots or parcels lawfully in existence May 17, 2001, which are one-half acre in size or larger and have at least one

hundred and fifty feet (150') of lot frontage, shall be constructed as a side entrance garage or a detached garage located to the rear of the principal building.

3. *Exterior materials and colors.* Exterior building materials and colors contribute significantly to the visual impact of a building on a community, which, in turn, reflects upon the visual character and quality of a community. In order to project an image of high quality City aesthetics, exterior building materials and colors shall conform to the following requirements:
 - a. All buildings shall be faced with materials that exhibit a durable, high quality appearance.
 - b. Materials shall be of a low maintenance type, retaining a consistent, clean appearance.
 - c. Exterior building construction materials, to include, but not be limited to, materials used in the construction of walls, windows, roofs and doors, shall be consistent with the architectural style of the building and shall also be consistent on all exterior surfaces that are, or will be, exposed to the general public. The use of metal exterior wall surface materials, with the exception of horizontal lap siding not to exceed ten inches (10") in width, on any exterior wall surface shall be prohibited, except as provided for in Section 15.06.06 A. 11. a. of this article.
(Ord. No. 2002-06; § 2, 9-5-2002)
 - d. Exterior colors shall be consistent with colors that are historically consistent with the architectural style of building.
 - e. Building materials and colors shall be consistent around the entire building. Upon application, the City Commission may grant exceptions to this requirement where the applicant demonstrates and the City Commission, or its designee, finds that portions of a building are not, and will not be, exposed to view of the general public.
 - f. Once final development plan approval has been granted by the City Commission for a non-residential development, no subsequent change in the colors or materials approved for the principle and/or accessory structure(s) shall be made without application to, and the approval of, the City Commission.
4. *Roof design and materials.* Roofs are an integral part of building design and, as such, shall be designed and constructed to complement the character of the building. Roof design and construction shall conform to the following requirements:
 - a. Roofs shall be constructed of durable, high quality materials in order to enhance the appearance and attractiveness of the community. Roofing materials shall be similar in appearance with materials that are historically consistent with the architectural style of the building.
 - b. The design of roof structures shall be consistent with the architectural style

of the building and shall be extended to all sides of the structure.

- c. Roofs shall be designed to be of such height, bulk and mass so as to appear structural even when the design is non-structural.

5. *Fence and wall design.* Design and construction quality offences and walls are important visual reflections of community character and quality. Fence and wall design shall conform to the following requirements:

- a. Fences and walls shall be designed to be consistent with the principal structure(s). Such design shall include the use of similar materials, colors and finishes as the principal structure. This requirement may be modified upon application to the City Commission where the applicant demonstrates and the City Commission, or its designee, determines that a change in materials, colors or finishes will result in enhanced City aesthetics.
- b. Fences and walls shall be architecturally designed with offsets, raised elements and landscape pockets to avoid an expansive monolithic or monotonous appearance.
- c. Where chain link fencing is required or approved, such fencing, shall be of the black vinyl type. Posts and rails shall also be black. This requirement may be modified upon application to the City Commission where the applicant demonstrates and the City Commission, or its designee, determines that design or location warrants the use of other colors or finishes.
- d. Landscaped berms may be utilized in lieu of a fence or wall where the applicant demonstrates and the City Commission, or its designee, finds that berms will result in an equivalent aesthetic appearance.

6. *Landscaping.* Landscaping enhances site aesthetics, increases green space and increases oxygen output. Landscaping shall conform to the following requirements:

- a. A buffer, at least fifty feet (50') in width, shall be provided along the property's frontage on a Gateway Corridor with corner lots also being considered to have frontage along any arterial or collector road abutting the property. This requirement may be modified upon application by the City Commission where the applicant demonstrates and the City Commission, or its designee, finds that: (1) the owner or developer would be denied reasonable use of the property if the buffer requirement was imposed; or (2) the imposition of the buffer requirement would result in the creation of a building setback that was not consistent with the existing setback of the principal buildings that are located on the lots that adjoin the lot where the construction of a new principal building is proposed. In those cases where the buffer requirement is modified, the modification shall be the least amount required to provide for reasonable use of the property, provided, however, that in no case shall the buffer requirement be reduced to less than thirty feet (30').
 - (1) The buffer shall be planted with live oak trees of a minimum five-inch (5") diameter at breast height (DBH), and fifteen feet (15') in

height at planting, along a line twenty feet back from the right-of-way line. The trees shall be planted every 40 feet (40'). A minimum of four (4) under story trees, of a minimum two-inch (2") DBH and a minimum eight feet (8') in height, per one hundred linear feet (100') of frontage or fraction thereof shall be planted in and about access points and intersections.

- (2) If a parking area, other than a single-family residence parking area, abuts the buffer, a continuous shrub hedge shall be arranged or planted on twenty-four inch (24") centers, so that a height of three feet (3) will be attained within one (1) year of planting and so as to screen a minimum of 75 percent (75%) of the parking area, to that height, as viewed from the right-of-way. This requirement may be modified upon application to the City Commission where the applicant demonstrates and the City Commission determines that the unique features of the project site make such requirement impracticable.
- (3) When a parking area, other than a single-family residence parking area, abuts the buffer, a minimum of thirty-five percent (35%) of the required buffer area shall be covered with shrubs or groundcover in addition to the hedge requirement. The trees shall be placed in the groundcover beds where possible. The planting, and seasonal renewal and maintenance, of flowering annuals and/or perennials within the buffer area is required.
- (4) Landscaping areas shall be provided within the interior of the parking/vehicular use areas, other than single-family residence parking/vehicular use areas, to break up continuous parking spaces, reduce surface heat and provide an aesthetically pleasing interior environment. Such landscaping shall cover a minimum of ten percent (10%) of the total off-street parking and vehicular use area. All landscaped areas shall be protected from vehicular damage by a raised concrete curb of at least six inches (6") in height. Interior parking/vehicular use areas shall be designed utilizing the following landscaping combinations and criteria:
 - (a) *Landscape strips/divider medians.* Landscaped strips shall be used to separate rows of abutting parking. Where landscaped strips are utilized, such strips shall be a minimum width of six feet (6'). Such strips shall be planted with shrubs, in the form of a continuous hedge conforming to the requirements of Section 15.06.06 A. 6. a. (2) above, and shall contain a minimum of two canopy trees and two (2) under story trees for every one hundred feet (100') of length. The canopy trees shall be a minimum of four-inch (4") DBH and fourteen feet (14') in height at time of planting. The under story trees shall be a minimum of three-inch (3") DBH and ten feet (10') in height at time of planting. The ground area surrounding the shrubs shall be sodded, mulched or covered with groundcover plants and mulched.

- (b) *Interior islands.* Interior islands shall be used to break up uninterrupted parking spaces. A maximum of six (6) continuous parking spaces shall be permitted without a landscaped island. Interior islands not located contiguous to a landscaped strip shall be a minimum of two hundred (200) square feet (10' X 20') for single parking row spaces and four hundred (400) square feet (10' X 40') for double parking rows. Where interior islands are contiguous to landscaped strips, the aforementioned square footage requirement shall be in addition to the area required for the landscaped strip. Islands shall be planted with shrubs and contain a minimum of one (1) canopy tree, four inch (4") DBH and fourteen (14) feet in height for every two hundred (200) square feet of area or a minimum of two (2) under story trees of a minimum three inch (3") DBH and ten feet (10') in height for every two hundred (200) square feet of area. Shrubs must provide a minimum of seventy-five percent (75%) coverage of each interior island with shrub height not exceeding thirty inches (30"). The ground area surrounding the shrubs shall be mulched or covered with groundcover plants and mulched.
- (c) *Terminal islands.* Terminal islands shall be used to terminate parking bays and to separate parking from adjacent drive aisles. Terminal islands shall be located at the end of each drive aisle and parking bay. A maximum of six (6) continuous parking spaces shall be permitted between the interior islands and the terminal island. Terminal islands not located contiguous to a landscaped strip shall be a minimum of two hundred (200) square feet (10' X 20') for single parking row spaces, and four hundred (400) square feet (10' X 40') for double parking rows. Where terminal islands are contiguous to landscaped strips, the aforementioned square footage requirement shall be in addition to the area required for the landscaped strip. Islands shall be planted with shrubs and shall contain a minimum of one canopy tree, four-inch (4") DBH and fourteen (14) feet (14') in height at time of planting for every two hundred (200) square feet of area or a minimum of two (2) under story trees of a minimum of three inch (3") DBH and ten feet (10') in height at time of planting for every two hundred (200) square feet of area. The ground area surrounding the shrubs shall be sodded, mulched or covered with groundcover plants and mulched. Shrubs shall provide a minimum of seventy-five percent (75%) coverage of terminal islands not to exceed thirty inches (30") in height.
- (5) Perimeter landscape plantings shall be located adjacent to the primary facade(s) and along any blank facade wall areas that are, or will be, exposed to the general public. Such plantings shall also be included at entrance areas, plazas and courtyards. Perimeter landscaping shall consist of a combination of trees, shrubs and ground covers. Planting material type, size and spacing shall, at a minimum, be consistent with the standards set forth in Table 1 to

this article.

- (6) Existing vegetation shall be used where possible to meet the landscaping requirements of this article. Xeriscaping is encouraged in order to minimize water usage for irrigation.
- (7) With the exception of any property determined by the City to be a single-family residential infill lot lawfully in existence on May 17, 2001, automatic irrigation system shall be designed and installed to irrigate one hundred percent (100%) of the landscaped area. Such irrigation system shall be operated and maintained by the developer or property owner in such a manner as to ensure continued and appropriate irrigation to the landscaped area in order to maintain healthy and vibrant growth. The irrigation system shall be equipped with a rain sensor device in order to minimize the potential for irrigation during rain events. Irrigation systems shall utilize reclaimed water when such water is available to the property.
- (8) Landscaping shall be maintained in excellent condition at all times and shall be replaced in the event of disease or death of plant materials.
- (9) Landscape materials shall be pruned only to promote healthy, uniform, natural growth of the vegetation. Trees and shrubs shall not be pruned severely in order to permanently maintain growth at a reduced height or spread. Crepe Myrtles shall be pruned only to provide for an open growth pattern and to maintain trunk aesthetics, not to reduce the size or increase the number of branches. Severely pruned trees shall be replaced by the owner upon notice by the City. Replacement trees shall, unless otherwise approved by the City Commission based upon the unique features of a site, approximate the type and size of the tree to be replaced.
- (10) *Recommended plant list.* Table I of this article contains a list of plant materials approved by the City for use in meeting the landscaping requirements of this article. These plant materials may be supplemented with the plant materials listed in the *Waterwise Florida Landscapes* booklet, distributed by the St. Johns River Water Management District, or other similar publication that is distributed at a future date by the St. Johns River Water Management District, which document is incorporated herein by this reference thereto. Specified plant material sizes, heights and spreads shall be considered minimum planting requirements. Use of plant materials listed in the *Waterwise Florida Landscapes* booklet shall be in a manner that is consistent with the plant material sizes, heights and spreads listed in Table 1 to this article which is incorporated herein by this reference. Special consideration shall be given to combining solid-colored plant materials with variegated plant materials to add color and visual interest to the landscape. Preparation of landscape plans shall be coordinated with City staff and shall be subject to approval by the City.

- b. If for any reason an applicant for a project within a Gateway Corridor is unable to satisfy the landscaping and tree planting/replacement requirements of this article, or any other provisions of the *Code of Ordinances* relating to tree protection and landscaping, the applicant shall contribute monies to the City that are equal to the value of the required vegetation, including, but not limited to, the costs relating to the planting of the vegetation.
7. *Screening of mechanical equipment.* Lack of screening or inadequate screening of mechanical equipment can have negative visual impacts on the City's streetscape, ambient landscape or community image. Such impacts shall be minimized through compliance with the following requirements:
- a. Mechanical equipment, such as air conditioning units, heating units, satellite dishes, irrigation pumps, propane tank displays and refilling areas, utilities lift stations and similar equipment which is located on the ground shall be screened from public view. Screening shall, at a minimum, be at the same height as the equipment to be screened. Structural screening shall be architecturally integrated into the overall project design and shall be compatible, in terms of style, exterior construction materials, colors, and finish with the principle and accessory building(s). Landscaping may be substituted for structural screening if plantings are compatible with the landscape plan for the project and are of such size and maturity as to be able to provide a fully opaque screen at time of planting.
 - b. Equipment and appurtenances mounted on rooftops shall be kept to a minimum. All exposed rooftop mounted equipment and appurtenances shall be fully screened from view from any public right-of-way. All screening shall, at a minimum, be at the same height as the equipment and appurtenances to be screened. Screening shall be an integral part of the design of the building(s) and shall be architecturally consistent with the style, colors, exterior construction materials and finish of the building(s).
8. *Lighting.* Lighting fixture design and placement are important components of an attractive urban environment as well as important to public safety. In order to enhance site aesthetics and minimize visual distraction, yet maintain adequate public safety, project lighting shall comply with the following requirements:
- a. An exterior building and site lighting master plan detailing areas and structures requiring illumination, lighting fixture styles, light source and light levels shall be included as part of a project's site plan submittal.
 - b. Lighting fixtures shall be compatible with the architectural style of the principle and accessory building (s).
 - c. Lighting of parking areas, access drives and vehicular circulation areas shall be as follows:
 - (1) Lighting shall be consistent with historical styles (i.e., exhibit a "gas" lamp, coach light, or similar "look") rather than contemporary styles. Light poles and fixtures shall not exceed twenty feet (20') in height and shall be anodized bronze or black in color. Should a pole

other than a metal pole be used for the mounting of lights, such pole shall be constructed so that the exterior finish color is consistent throughout the pole.

- (2) Light poles shall be located in, or immediately adjacent to, landscaped strips, buffers or plant islands.
 - (3) The minimum setback of the light pole from public rights-of-way shall be a horizontal distance of twenty feet (20').
 - d. Ground level light fixtures shall be of the burial vault type or shall be fully screened by landscaping materials.
9. *Utilities.* The location and aesthetic treatment of utilities is an important factor in creating an attractive urban environment. In order to enhance and maintain the image of quality in the Gateway Corridors, utilities construction and placement shall comply with the following requirements:
 - a. All utility lines, whether new or relocated, shall be installed underground.
 - b. Utility conduit and utility panels/boxes shall be painted to match the color of the building on which they are placed.
 - c. Water and sewer lift stations, pump houses and similar features shall be located at the rear of the development site and shall be fully screened from view by structural or vegetative means. Where screening is accomplished by structural means, such screening shall be compatible in design and color with the principle building.
10. *Outdoor storage.* Outdoor storage areas shall be located behind the front facade of the main building and shall be fully screened from view by structural means, vegetative means, or a combination of earthen berms and vegetation. Where screening is accomplished by structural means, the structure shall be compatible in design and color with the principle and accessory building(s).
11. *Accessory uses and structures.* Structures and uses accessory to principal structures and uses shall be integrated into site design in a manner such that they will not detract from site aesthetics. Such structures and uses shall comply with the requirements listed below:
 - a. Accessory structures shall be designed and constructed so as to be compatible with the architectural design of the principal building. Exterior finishes, colors and materials on accessory structures shall be similar to those used on the principal building. However, these provisions shall not apply to any accessory structure that is:
 - (1) used for agricultural purposes on property that (1) is classified as agricultural by the Volusia County Property Appraiser in accordance with Section 193.461 of the Florida Statutes; (2) is greater than five (5) acres in area; (3) maintains a setback of at least one hundred feet (100') from any property line; and, (4) is not clearly visible from a public right of way; or

(2) approved by the City in accordance with the provisions of 15.06.06 A. 1. a. of this article.

(Ord. No. 2002-06, § 3, 9-5-2002; Ord. No. 2007-02; § 2, 4-5-2007)

- b. Miscellaneous structures such as coin-operated rides and other amusement devices shall only be permitted within the principle building.
- c. Outdoor garden supply areas shall be screened from view and shall be incorporated into the building architecture of the interior principle building.
- d. Outdoor display shall be structurally integrated into the architectural design of the principle building and located to the side or rear of the building. Displays and sales in these areas shall not be of a permanent nature and shall not impede the flow of pedestrian or vehicular traffic.
- e. Site furnishings such as benches, bicycle racks, newspaper racks, trash receptacles and similar devices shall be compatible with the architectural design of the principle building. Permanent shopping cart storage shall be contained within the principle building or within an enclosed area that is architecturally integrated into the design of the principle and accessory building(s).
- f. Tent sales, boat sales, car sales, recreational vehicle sales and similar activities shall not be permitted as an accessory use on either a temporary, seasonal or permanent basis, unless permitted by the City Commission as a special event found to provide a specific public benefit.

12. *Special building design considerations.* Gas stations, power supply facilities, commercial convenience stores, auto repair facilities and similar uses require additional special design considerations to integrate them into a quality community design fabric. Such facilities shall comply with the following requirements, in addition to the other requirements of this article:

- a. Gas stations and convenience stores shall be constructed with a gable or hip roof design. Gas station canopies shall be constructed with the same roof design and materials as the main building and shall be attached to the main building. Canopy facing and support poles shall be constructed of the same material, or of a material that is similar in appearance, as that of the main building facade. Canopy lighting shall be in fully enclosed, fully recessed fixtures and shall be designed to provide for subdued or diffused lighting under the canopy rather than overly bright lighting designed to draw attention to the site. Acceptability of site lighting shall be determined by the City. Lighting from canopies shall not spill over onto surrounding properties.
- b. Power supply facilities shall, to the fullest practical extent, be screened from public view through use of structural or vegetative means.
- c. Auto repair facilities shall be oriented on a site in such a fashion that open bays are not located parallel to the primary public road on which they are located. Facility site design shall utilize landscaping to maximize the

screening of open bays.

- d. Projects that contain attached buildings with multiple owners or tenants shall provide an arcaded facade treatment, a minimum of eight feet (8') in width, to facilitate pedestrian travel between businesses.

13. *Special Building Size Considerations.* In order to maintain the small-town atmosphere prevalent in the City, it is necessary to place a limitation of the square footage of buildings located within a gateway corridor. The maximum square footage of any commercial building, or series of commercial buildings under common ownership, constructed within a gateway corridor east of Interstate Highway 4 shall be fifty thousand (50,000) square feet.

14. *Signage.* Signage is an integral part of the urban landscape. Effective and coordinated management of signage can enhance the aesthetics of a community, improve pedestrian and vehicular traffic safety, promote quality development and minimize the adverse effects of signage on adjacent and nearby public and private property. In order to achieve these objectives, signage in the gateway corridors shall conform to the following criteria:

- a. Signage shall comply with the provisions of Article 8 of the *Code of Ordinances*; provided, however, that the requirements listed in this Subsection shall also be applicable to all signage in the gateway corridors.
- b. A master signage plan shall be submitted for each project/development for which signage is proposed.
- c. Ground signs or wall signs, only, shall be utilized for identification, directory or directional purposes. Ground signs shall be constructed to be either: (1) a freestanding, self-supporting sign resting on, or supported by, a base on the ground, rather than by poles (commonly referred to as a monument sign); or (2) a freestanding, self-supporting sign, supported by poles, that replicates the appearance of historical "period" signage. The approval of signage type by the City shall occur as part of the development review process on the basis of the nature and location of the project for which signage is requested.
- d. Monument signs shall be internally illuminated. "Period" signs may be externally illuminated so long as the light source is fully recessed into the light fixture and screened from view by structural or vegetative means.
- e. Ground signs shall incorporate landscaping around the base of the signs.
- f. Residential subdivision identification entrance signs are prohibited within the gateway corridors, with the exception of temporary subdivision signage permitted in accordance with Section 8.03.00 N. of the *Code of Ordinances of the City of Lake Helen*.
(Ord. No. 2009-04; § 2, 4-16-2009)
- g. For the purposes of this article, corporate logos, striping and similar identification graphics shall be considered to be signage.

h. Maximum signage square footage allowances, including copy area, and setback requirements are as follows:

(1) *Residential Signage.*

- (a) Single-family residential uses shall be permitted to have a maximum of one and a half (1 ½) square feet of signage.
- (b) Multi-family residential uses consisting of two to four residential units shall be permitted to have a maximum of one and a half (1 ½) square feet of signage per residential unit for the sole use of each individual residential unit. Signage shall be affixed to the wall adjacent to the entrance to each individual residential unit.
- (c) Multi-family residential uses consisting of greater than four residential units shall be permitted to have a maximum of one and a half (1 ½) square feet of wall signage per residential unit, consistent with the provisions of Section 15.06.06 A. 14. h. (1)(b) above. In addition, multi-family residential uses consisting of greater than four residential units shall be permitted to have a monument sign, or "period" sign, no larger than sixteen (16) square feet in area, or four (4) feet in height, at the entrance to the residential complex.

(2) *Individual Commercial, Office, And Industrial Signage* (signage for individual businesses that are not located within a shopping center, business park, industrial park or multi-building development).

- (a) One (1) ground sign, no greater in area than twenty (20) square feet and no greater than five feet (5') in height, shall be permitted for business identification purposes.
- (b) Direction signs no greater than four (4) square feet in area, nor greater than three feet in (3') height, shall be permitted as determined necessary by the City for traffic circulation purposes.
- (c) Wall signage not to exceed one and a half (1 ½) square feet per linear foot of building front footage, up to a maximum of eighty (80) square feet, shall be permitted. Maximum wall sign vertical dimension shall not exceed twenty-five percent (25%) of the height of the lowest wall of the building, or a maximum of four feet (4') whichever is less.
- (d) Signage shall be set back a minimum of five feet (5') from the nearest edge of the sign to the road right-of-way and twenty-five feet (25') to the adjacent property line.

(3) *Shopping Center Signage.*

- (a) One (1) ground sign, no greater in area than forty-eight (48) square feet on arterial roadways or thirty-two (32) square feet on all other roadways, and no greater than six feet (6') in height, shall be permitted for center and tenant identification purposes.
 - (b) Wall signage for individual tenants shall be permitted. Signage for individual tenants shall not exceed one and a half (1 ½) square feet per linear front footage of that portion of the center occupied by the tenant. Maximum vertical dimension of tenant wall signage shall not exceed fifteen percent (15%) of the height of the lowest wall of the building, or a maximum of two feet (2'), whichever is less.
 - (c) Signage shall be set back a minimum of five feet (5') from the nearest edge of the sign to the right-of-way and twenty-five feet (25') to the adjacent property line.
- (4) *Business And Industrial Park Signage.*
- (a) One (1) ground sign for park identification purposes shall be permitted for each public right-of-way entrance to the park. Maximum sign area shall not exceed forty-eight (48) square feet and maximum sign height shall not exceed six feet (6').
 - (b) Individual buildings within the parks shall be permitted to have one (1) ground sign to identify the name and location of the business. Such signage shall not exceed a maximum area of forty-eight (48) square feet or a maximum height of six feet (6').
 - (c) Wall signage for identification of individual principal buildings within the park shall be permitted. Signage for individual principal buildings shall not exceed one and a half (1 ½) square feet per linear foot of the front of the building, up to a maximum of one hundred fifty (150) square feet. Maximum vertical dimension of wall signage shall not exceed twenty-five percent (25%) of the height of the lowest wall of the building, up to a maximum vertical dimension of four feet (4').
 - (d) All signage within the park, with the exception of the sign sizes permitted in Item (iii) above, shall be uniform from building to building.
 - (e) Signage shall be set back a minimum of five feet (5') from the nearest edge of the sign to the right-of-way and twenty-five feet (25') to the adjacent property line.
- (5) *Commercial, Office And Industrial Multi-tenant Building Signage.*
- (a) One (1) ground sign, no greater in area than forty-eight (48)

square feet on arterial roadways or thirty-two (32) square feet on all other roadways, and no greater than six feet (6') in height, shall be permitted for building and tenant identification purposes.

- (b) Wall signage not to exceed one and a half (1 ½) square feet per linear foot of building front footage, up to a maximum of eighty (80) square feet, shall be permitted for building and tenant identification purposes. Tenant wall signage shall not exceed ten (10) square feet per tenant. Maximum vertical dimension of building identification wall signage shall not exceed twenty-five percent (25%) of the height of the lowest wall of the building, or four feet (4'), whichever is less. Maximum vertical dimension of tenant wall signage shall not exceed a maximum of one and a half (1 ½) feet.
- (c) All tenant wall signage shall be uniform across the exterior of the building.
- (d) One (1) ground or wall directory sign shall be permitted for each multi-tenant building. Such sign shall not exceed twenty (20) square feet in area, nor four feet (4') in height.
- (e) Signage shall be set back a minimum of five feet (5') from the nearest edge of the sign to the right-of-way and twenty-five feet (25') to the adjacent property line.

(6) *House of Worship Signage.*

- (a) One (1) ground sign, no greater in area than forty-eight (48) square feet on arterial roadways or thirty-two (32) square feet on all other roadways, and no greater than six feet (6') in height, shall be permitted for church identification purposes.
- (b) Direction signs no greater than four (4) square feet in area, nor greater than three feet (3') in height, shall be permitted as determined necessary by the City based upon traffic circulation requirements.
- (c) Wall signage for identification of individual buildings within the house of each worship property shall be permitted. Signage for the principal building, or sanctuary, shall not exceed one and a half (1 ½) square feet per linear front footage of such building, up to a maximum of eighty (80) square feet. Signage for all other individual buildings shall not exceed a maximum of twenty (20) square feet. Maximum vertical dimension of wall signage shall not exceed two feet (2').
- (d) One (1) ground or wall directory sign shall be permitted for house of worship property that contains multiple buildings.

Such sign shall not exceed twenty (20) square feet in area, nor four feet (4') in height.

- (e) Signage shall be set back a minimum of five feet (5') from the nearest edge of the sign to the right-of-way and twenty-five feet (25') to the adjacent property line.

(7) *Other Non-residential Signage.*

- (a) All non-residential uses, including home occupations, located on property assigned a residential zoning classification or land use designation may have one (1) wall sign for business identification purposes. Such sign shall be affixed to the wall of the residence, accessory building or principal building where the business is located and shall not exceed one and a half (1 ½) square feet in area.
- (b) Governmental signage and private park facility signage shall conform to the provisions of this article pertaining to houses of worship.

15. *Access Management.* Access management design is important to maintaining adequate roadway capacity, providing for public safety and enhancing vehicular and non-vehicular movement. Access management in the designated gateway corridors shall conform to the following criteria:

- a. Location and design of parking areas. Parking areas may be within the front, rear or side yards. Standard parking spaces shall be a minimum size often feet (10') x twenty feet (20'). Up to ten percent (10%) of the required number of parking spaces may be designated for compact vehicles and reduced in size to nine feet (9') x eighteen feet (18'). Parking areas shall be located, designed and visually screened/landscaped so as to minimize potential aesthetic impacts on adjacent property owners. Parking areas shall be located and designed so as to maximize traffic circulation patterns and minimize traffic hazards.
- b. In order to provide adequate pedestrian access, sidewalks shall be provided along the rights-of-way adjacent to any road, subdivision or principle building construction within the gateway corridors. In addition, for commercial developments, a clear, safe and convenient hard surfaced pedestrian path shall be provided from the sidewalk along the corridor right-of-way to the main entry door of each principal building. The pedestrian path shall be functionally delineated by using construction materials that are different than the materials used for the construction of the parking area (e.g., use of brick or concrete for the pedestrian access when the parking lot is an asphalt surface). Sidewalks shall be five feet (5') in width within gateway corridors.
- c. Curb cuts/driveway entrances along Prevatt Avenue shall be a minimum of three hundred feet (300') apart.

(Ord. 2001-03, §6, 5-17-2001)

15.06.07 Variance Procedure

A variance may be obtained from any requirement of this article upon application being made to, and determination by, the City Commission that a building, development, or construction activity is unable to comply with a requirements of the article. Prior to a public hearing before the City Commission, a request for variance shall be reviewed by the Planning and Land Development Regulation Commission and the Gateway Corridor Standards Variance Request Review Committee. The City shall employ, as the Gateway Corridor Standards Variance Request Review Committee, the necessary architectural, engineering, construction, landscape architecture, planning or other consultant(s) required to perform a technical review of the variance request. The Gateway Corridor Standards Variance Request Review Committee shall make a recommendation, regarding the variance request, to the Planning and Land Development Regulation Commission which shall, after conducting a public hearing to consider the variance, make a recommendation to the City Commission. The burden of proof shall be upon the applicant for the variance(s) to demonstrate why the applicable requirements of this article, from which relief is being sought, cannot be met. Financial, marketing or site usage maximization considerations shall not be grounds for application for, or approval of, a variance. Any variance granted shall be the minimum necessary to achieve the intent and purpose of the use of the property consistent with the intent of this article. The applicant is responsible for all costs associated with the review and hearing of the variance request and shall pay such fees and costs assessed by the City prior to hearings being held.

(Ord. 2001-03, §7, 5-17-2001)