

# CHAPTER 6

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## Supplemental Standards

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**6.00.00 GENERALLY**

- A. This chapter sets forth supplemental standards for special situations, including standards for telecommunications facilities as well as specific uses that are only permissible subject to supplemental standards.
- B. Where there is a conflict between a standard applicable to the zoning district or overlay district in which the use is located or an applicable overlay district and the supplemental standards set forth below, the more restrictive standard shall apply.

**6.01.00 TELECOMMUNICATIONS FACILITIES**

**6.01.01 Generally**

- A. It is the intent of the Town to allow telecommunications towers or antennas in compliance with State and federal regulations. It is further the intent of the Town to protect the public health, safety, and welfare through regulating the placement and design of permitted telecommunications towers and antennas. The purpose of regulations in this section is to:
  - 1. Accommodate the need for wireless communication services.
  - 2. Provide for the appropriate location of wireless communication facilities within the Town.
  - 3. Minimize visual impacts of telecommunications towers through site design requirements, location requirements, and innovative camouflage techniques, in accordance with acceptable engineering and planning principles; and
  - 4. Allow telecommunications towers that meet State, Federal, and local requirements for location, site design, and appearance.
- B. All telecommunications towers and antennas proposed to locate in the Town shall be subject to the regulations in this section.

**6.01.02 Collocation of Antennas Required**

Telecommunications towers proposed within the Town shall provide for collocation consistent with State and federal regulations.

**6.01.03 Permissible Locations for Telecommunications Towers and Antennas**

- A. Telecommunications towers are permitted on lots in the following zoning districts, subject to the standards set forth in Section 6.01.00: Industrial (IND) and Public (PUB).
- B. Antennas are permitted on lawfully established telecommunications towers, located as set forth in Section 6.01.03 (A) above.

**6.01.04 Supplemental Standards for Telecommunications Towers and Antennas**

- A. All telecommunications towers and antennas shall be maintained in good condition and in accordance with all standards in this section. No additions, changes, or

modifications shall be made except in conformity with the standards of Section 6.01.00 and approval by the Town Council.

- B. Towers shall be located and designed to ensure minimal aesthetic impact. Aesthetic impact shall take into consideration, but not be limited to, the amount of the tower structure that can be viewed from surrounding residential zoning districts, designated scenic roadways, and the Town Center. Consideration shall also include the distance to any residential zoning district. Any design factors that mitigate negative aesthetic impact such as landscaping or intervening visual buffers will also be considered.
- C. Towers shall be located and designed to ensure compatibility. Compatibility determinations shall take into consideration the degree to which the tower structure is designed and located to be compatible with the nature and character of other land uses and/or with the environment of the surrounding neighborhood.

**6.01.05 Design Requirements for Telecommunications Towers**

The following site design and appearance regulations apply to telecommunications towers that are installed on the ground. Where the provisions of the underlying zoning district differ from the following provisions, the following provisions shall apply:

- A. All telecommunications towers shall be located in a manner that minimizes the effect on environmentally sensitive lands that are regulated in Chapter 3 of this LDC.
- B. A new telecommunications tower shall be permissible only if the applicant demonstrates that collocation is not available for the antennas on an existing tower.
- C. A telecommunications tower may be located on a lot containing another principal use, provided that the minimum lot area is sufficient for both the principal use and the telecommunications tower. The minimum lot area for a telecommunications tower shall be sufficient to accommodate the tower, supporting equipment, required landscaping, and required setbacks.
- D. Setbacks required by this section shall be measured from the center of the base of the tower to the property line of the parcel on which it is located.
- E. Telecommunications towers shall be setback from property zoned AG, RE, SFR, MDR, PUD, TC-R, TC-F, TC-C, NC, REC-1, REC-2, CON, INS-1, and INS-2, as set forth below:
  - 1. One and one-half (1½) times the height of a monopole tower; or
  - 2. Two and one-half (2½) times the height for any other type of tower.
- F. Telecommunications towers shall not be artificially lighted except to assure safety as required by the Federal Aviation Administration.
- G. No advertising shall be allowed on a telecommunication tower.
- H. Structural design
  - 1. Telecommunications towers shall be designed to accommodate collocation of antennas. The number of antennas to be collocated shall be included in the design specifications.
  - 2. Telecommunications towers shall include one (1) emergency generator of sufficient size to accommodate the needs of all collocated antennas. The

- application for the tower shall include documentation to ensure that future collocated antennas shall be required to use the existing generator.
3. Telecommunications towers shall be constructed in accordance with the standards in the latest edition of the following publications:
    - a. Construction standards for telecommunications towers, published by the Electronic Industries Association.
    - b. “Minimum Design Load for Buildings and Structures,” published by the American Society of Civil Engineers.
    - c. “Guide to the Use of Wind Load Provisions,” published by the American Society of Civil Engineers.
    - d. Florida Building Code.
  4. A fence, not to exceed eight (8) feet in height, shall be installed to enclose the tower base. The fence shall be installed to accommodate landscaping located outside the fence. The fence may be wooden or vinyl. The finished side of the fence shall face outward.
- I. One (1) parking space shall be provided to serve the tower site.
  - J. Landscaping requirements for the entire parcel on which the tower site is located shall include:
    1. Existing vegetation shall be retained to the maximum extent possible.
    2. Telecommunications towers shall be required to provide landscaping outside the fence enclosing the tower.
    3. All plant materials shall be evergreen and shall comply with the landscape materials standards set forth in Chapter 7. Existing on-site vegetation may be counted toward meeting the minimum requirements for vegetation.
    4. The following landscaping is required:
      - a. One (1) tree per twenty-five (25) linear feet of fencing. Trees shall be evenly spaced and shall alternate canopy trees and understory trees.
      - b. A double-staggered row of shrubs shall be planted around the fence at the base of the tower to provide a continuous hedge with the exception of the entrance gate area.
  - K. The telecommunications tower shall be designed and painted to resemble natural objects, such as trees that are typical of the surrounding area.
  - L. A sign, measuring no more than thirty (30) inches wide by twenty-four (24) inches high, identifying the primary party responsible for the operation and maintenance of the facility, the address and telephone number of that party, and, if appropriate, the FCC/FAA registration number of the structure, shall be permanently attached to the fence or wall. The only additional signage that may be permanently attached to the fence or wall shall be security or safety signs.
  - M. Mobile or immobile equipment not used in direct support of the wireless facility shall not be stored or parked on the site, except when necessary during repair to antennas, related equipment, or the tower.
  - N. A temporary or mobile telecommunications tower may be used by a provider in any zoning district for the purpose of providing temporary wireless service to allow for modification, replacement, and/or repairs to a permanent facility, or as necessary to aid in post disaster relief efforts. A temporary permit is required. The permit

shall specify the time period and other conditions applicable to the temporary placement of the tower.

**6.01.06 Design Requirements for Antennas Installed on Existing Structures**

The following site design and appearance regulations apply to all antennas that are installed on existing buildings or structures. Where the provisions of the underlying zoning district differ from the following provisions, the following provisions shall apply:

- A. The maximum height shall meet the standards set forth in Section 6.01.06 (A) (1) through (3) below. The measurement of height shall include the existing building or structure, any structure to support the antennas, and the antennas. Height shall be measured from the finished grade of the building or structure on which the antennas are located to the uppermost point of the building or structures, support structure, or antenna.
  - 1. Antennas may be located on existing structures with a height of thirty (30) feet or greater, so long as the antennas do not extend more than fifteen (15) feet above the highest point of the existing structure.
  - 2. Antennas may be located on existing structures with a height of less than thirty (30) feet, so long as the antennas do not extend more than five (5) feet above the highest point of the existing structure; and
  - 3. Notwithstanding Sections 6.01.06 (A) (1) and (2) above, antennas shall not be located on dwellings in AG, RE, SFR, MDR, PUD, TC-R, and TC-F zoning districts.
- B. Antennas attached to, or supported by, an existing building or structure shall not impose any undue stress on the building or structure.
- C. Structures to support antennas on existing buildings shall be constructed in accordance with the standards in the latest edition of the following publications:
  - 1. Construction standards for telecommunications towers, published by the Electronic Industries Association.
  - 2. "Minimum Design Load for Buildings and Structures," published by the American Society of Civil Engineers.
  - 3. "Guide to the Use of Wind Load Provisions," published by the American Society of Civil Engineers; and
  - 4. Florida Building Code.
- D. The structure and antenna shall be screened with architectural elements or integrated into architectural elements on the building or structure. Examples of appropriate stealth techniques to accomplish the required screening or integration include elements such as chimneys, spires, steeples, or cupolas. Screening or other elements may be proposed, so long as the result is an integration of the antenna and any supporting structure into the existing building design features.
- E. No advertising shall be allowed on an antenna.

**6.01.07 Design Requirements for Accessory Equipment Buildings**

Accessory equipment buildings used in conjunction with the operation and maintenance of telecommunications towers or antennas shall be permitted, subject to the following requirements:

- A. The building shall not exceed 500 square feet of gross floor area.
- B. The ground constructed or mounted building:
  - 1. Shall not exceed twenty (20) feet in height.
  - 2. Shall comply with the setback standards for accessory structures for the zoning district in which the building is located; and
  - 3. Shall comply with landscaping standards as outlined in Chapter 7.
- C. The building shall be located as close as reasonably possible to the support structure for the antenna.
- D. The building shall be compatible with the surrounding neighborhood.

**6.02.00 SUPPLEMENTAL STANDARDS FOR SPECIFIC USES**

**6.02.01 Generally**

Specific uses permitted in each zoning district are identified in Chapter 2. This section identifies supplemental standards for certain uses.

**6.02.02 Adult Entertainment Establishments**

- A. Adult entertainment businesses are permitted in the IND zoning district, subject to the standards set forth in the district and the supplemental standards set forth in this section.
- B. The separation requirements set forth herein shall apply to the named uses whether located within or outside of Town boundaries. Measurement shall be from the closest property line of the adult entertainment business to the nearest point of the parcel on which the named use is located.
- C. No adult entertainment business shall be located within 1,000 feet of the following existing uses and establishments:
  - 1. Any other adult entertainment business.
  - 2. A residential use.
  - 3. A lot zoned for residential use.
  - 4. A lot with a land use designation of residential on the Future Land Use Map in the Comprehensive Plan.
  - 5. A religious use or facility.
  - 6. An educational institution; or
  - 7. A park or recreation facility.
- D. Advertisements, displays, or other promotional materials visible to the public from the exterior of adult entertainment business shall be considered signs subject to the regulations set forth in Chapter 5.
- E. All building openings, entries, windows, and doors for adult entertainment establishments shall be located, covered, or screened in such a manner as to prevent

a view into the interior from any public area; however, such openings shall not be painted out, blacked out, or otherwise obscured.

**6.02.03 Bed and Breakfast Inns**

- A. A bed and breakfast inn is permitted in zoning districts as outlined in Chapter 2, subject to the standards of the zoning district and the supplemental standards set forth below.
- B. The owner of the bed and breakfast inn shall reside in the inn.
- C. A bed and breakfast inn located within the Town Center shall comply with the standards for the Town Center Overlay.
- D. Parking shall meet the following standards:
  - 1. One (1) space per bedroom shall be provided off-street.
- E. One (1) sign identifying the bed and breakfast inn is permitted, subject to the following standards:
  - 1. The maximum sign area shall not exceed eight (8) square feet.
  - 2. The sign shall have color, design, and materials consistent with the color, design, and materials of the bed and breakfast inn; and
  - 3. The sign shall only be illuminated with landscape lighting.

**6.02.04 Cemeteries**

- A. New cemeteries are permitted in the INS-1 and PUB zoning districts, subject to the site design standards of the district.
- B. Site design requirements are set forth in Table 6.02.04 (C):

**Table 6.02.04 (C) Standards for Cemeteries.**

<b>Development Feature</b>	<b>Standard</b>
Minimum land area	
When located on the same site as a religious facility	1 acre
Freestanding	2 acres
Minimum setback for burial plots and columbaria	30 feet from any property line
Maximum height for columbaria	8 feet
Minimum setbacks for accessory structures	20 feet
Minimum buffer requirements	Non-residential buffer as outlined in Chapter 7

- C. Location requirements
  - 1. A cemetery shall not be located in a wetland, 100-year floodplain, floodway, or flood hazard area.
  - 2. All new cemeteries shall be located at least 500 feet from a potable water well or public potable water wellhead.
- D. Adequate off-street waiting space shall be provided for funeral processions such that no vehicle stands or waits in a public right-of-way.

**6.02.05 Day Care Centers**

- A. Day care centers are permitted in zoning districts as outlined in Chapter 2, subject to the standards of the zoning district and the supplemental standards set forth below.
- B. Playgrounds shall meet the following minimum standards:
  - 1. The playground shall be located in the rear yard. Where site characteristics prevent location of a playground in the rear yard, and adequate space is available in the side yard, a playground may be located in the side yard. Location of a playground in the front yard is prohibited.
  - 2. The playground shall be fully fenced.
  - 3. The playground shall be located not closer than twenty-five (25) feet to any adjacent property zoned for residential use.
- C. Outdoor areas for adult day care centers shall meet the same standards as those outlined in Section 6.02.05 (B).

**6.02.06 Group Homes**

- A. Group homes shall obtain a business tax receipt. All group homes shall comply with applicable local, State, and Federal, building and fire safety standards, and shall furnish proof of appropriate County, State, or Federal licensure, as applicable, before issuance of a Town business tax receipt.
- B. Group homes shall be used only for the purpose of providing assistance or specialized care and may not be used for administrative or related office-type activities other than in support of the facility.
- C. No counseling or other client service for non-residents is permitted.
- D. A group home shall adhere to the following requirements:
  - 1. Group homes of six (6) or fewer residents licensed as community residential homes by the Department of Children and Family Services (DCFS) shall be deemed a single-family unit, and shall be permitted in the zoning categories as outlined in Chapter 2, provided that such homes shall not be located within 1,000 feet of another existing duly licensed group home of six (6) or fewer residents, and subject to conformance with the regulations outlined in this section. Distance requirements cited in this subsection shall be measured from the nearest point of the existing group home to the nearest point of the proposed group home.
  - 2. Group homes duly licensed by the DCFS as community residential care facilities which have from seven (7) to fourteen (14) unrelated residents operating as the functional equivalent of a family, including supportive staff as referenced in section 419.001, F.S., shall be allowed in the INS-2, subject to conformance to existing zoning regulations and this section.

**6.02.07 Marinas**

- A. A marina shall provide parking for vehicle-trailer combinations if the marina has a boat ramp. No overnight storage of boats shall be permitted on trailers.
- B. Dry storage shall only be permitted within an enclosed building.



- C. Facilities for engine repair shall be within an enclosed building.
- D. Marinas shall be required to provide sewage pump-out facilities approved by the FDEP and shall be required to connect to any approved central wastewater treatment facility available within 1,500 feet of the marina property.
- E. Marinas shall be required to use FDEP approved fuel spill containment facilities where petroleum products are sold, stored, or used.
- F. All drainage, wastewater, and wash-down facilities shall be designed and maintained in strict conformance with this LDC and any additional requirements of the FDEP, the SJRWMD, the USACOE, or other State or Federal agency with jurisdictional powers over marinas.
- G. No dock, pier, or other structure shall be allowed to obstruct or alter natural water flow or restrict navigation.
- H. Seawalls and other shoreline modifications shall be set at or landward of the mean high water line, except as otherwise provided by law.
- I. Activities involving dredging and filling shall be required to obtain any applicable permits from Federal and State agencies with jurisdiction, including the FDEP, the USACOE, and the SJRWMD, as well as any permits required by the Town or County.

**6.02.08 Mini-Storage or Self-Storage Facilities**

- A. Mini-storage or self-storage facilities are permitted as outlined in Chapter 2, subject to the standards of the zoning district and the supplemental standards set forth in this section.
- B. The following activities or uses are prohibited on the grounds or within the buildings of mini-storage or self-storage facilities:
  - 1. Wholesale sales.
  - 2. Retail sales, including garage sales, or other commercial activities.
  - 3. Manufacturing, fabrication, processing, or other industrial activity.
  - 4. Service or repair of vehicles, engines, electronic equipment, or similar activities.
  - 5. Rehearsal or practice of musical instruments; and
  - 6. Residential use, with the exception of one manager or caretaker residence.
- C. Notwithstanding the limitations described in Section 6.02.08 (B) above, the following activities may be conducted:
  - 1. Rental of storage bays.
  - 2. Limited outdoor storage if properly buffered.
  - 3. Sales of boxes or goods related directly to the operation of a self-service storage facility; and
  - 4. Sales by the owner or manager of the facility of abandoned items for reclamation of rental costs.
- D. Storage of flammable liquids, highly combustible or explosive materials, or hazardous chemicals is prohibited.
- E. The mini-storage or self-storage facility buildings shall comply with the standards set forth in Table 6.02.08 (E).

**Table 6.02.08 (E) Standards for Self-storage or Mini-storage Facilities.**

<b>Development Feature</b>	<b>Standard</b>
Building separation (2 or more buildings on the site)	14 feet
Overhead access doors	Shall not be visible from residentially zoned property, commercially zoned property, or the public right-of-way
Storage bays <ul style="list-style-type: none"> <li>• Minimum size</li> <li>• Maximum size</li> </ul>	4 feet by 4 feet (16 s.f.) 20 feet by 20 feet (400 s.f.)

F. Outdoor storage may be permitted on the same lot as the mini-storage or self-storage facility buildings. Outdoor storage shall comply with the standards in Table 6.02.08 (F).

**Table 6.02.08 (F) Standards for Outdoor Storage with Mini-storage Facilities.**

<b>Development Feature</b>	<b>Standard</b>
Types of goods to be stored	Limited to boats on trailers and recreational vehicles that have current registration and tags.
Maximum area devoted to outdoor storage	20 percent of buildable area of the site
Screening	Fully screened from view from adjacent properties and from public right-of-way. Screening may be a masonry wall or berm. Screening shall include landscaping.

**6.02.09 Outdoor Sales**

- A. An outdoor sales facility is permitted in zoning districts as outlined in Chapter 2, subject to the site design standards of the district, and the supplemental standards of this section.
- B. Outdoor sales facilities may include temporary or permanent shelters, such as canopies, tents, pavilions, or other similar structures.
  - 1. All such canopies, tents, or other structures shall be permitted through the Town.
  - 2. Temporary structures shall be located at least five (5) feet from any curb, sidewalk, crosswalk, or fire hydrant.
  - 3. Temporary structures shall be positioned so as to keep entrances, exits, and emergency exits clear at all times.
  - 4. Permanent such structures (i.e., pavilions) shall meet the setback requirements for the district.
- C. Temporary tables, chairs, displays, display stands, products for sale, and other similar equipment shall be located at least five (5) feet from any curb, sidewalk, crosswalk, fire hydrant, entrance, or emergency exit.
- D. Outside sales that are associated with either seasonal sales or special events shall also follow the regulations outlined in Chapter 5.

**6.02.10 Gasoline Station**

- A. Gasoline service stations are permitted in zoning districts as outlined in Chapter 2, subject to the standards of the zoning district and the supplemental standards set forth in this section.
- B. Gasoline stations shall have a minimum lot size of 40,000 square feet.
- C. Gasoline stations shall front on an arterial road or a major collector road.
- D. Where gasoline stations abut residential property, a minimum buffer of 20 feet shall be provided.

**6.02.11 Bars and Cocktail Lounges**

- A. Bars and cocktail lounges are permitted in zoning districts as outlined in Chapter 2, subject to the standards of the zoning district and the supplemental standards set forth in this section.
- B. Bars and cocktail lounges shall be located on an arterial road.
- C. Bars and cocktail lounges as a stand-alone use shall provide a minimum buffer of 20 feet when abutting residential property.

**6.02.12 Automobile Sales**

- A. Automobile sales lots are permitted as allowed in Chapter 2 subject to the standards of the zoning district and the supplemental standards set forth in this section.
- B. Automobile sales shall have a minimum lot size of 40,000 square feet.
- C. Automobile sales shall front on an arterial road.
- D. Where automobile sales abut a residential property, a minimum buffer of 20 feet shall be provided.

**6.02.13 Animal Hospital or Veterinary clinic**

- A. Veterinary businesses are permitted as allowed in Chapter 2 subject to the standards of the zoning district and the supplemental standards set forth in this section.
- B. Veterinary businesses located in Neighborhood commercial, Town Center Commercial, or Planned Unit Development zoning shall not include outside kennels.

**6.02.14 Religious Uses and Facilities**

- A. Religious uses and facilities are permitted in zoning districts as outlined in Chapter 2, subject to the standards of the zoning district and the supplemental standards set forth in this section.
- B. The primary use for a religious facility is worship. Worship is a form of religious practice with its creed and ritual.
- C. Uses and activities other than worship shall be considered accessory uses and shall be clearly ancillary to the primary use. Such uses and activities shall be limited to

religious instruction; offices to support the religious facility; child or adult day care, subject to the standards of Section 6.02.05; private academic schooling, subject to the standards of 6.02.14 (F); activity hall, with or without a kitchen, subject to the standards of 6.02.14 (G); and cemeteries regulated as set forth in Section 6.02.04. Churches may also accommodate meetings of civic organizations and groups such as service organizations, boy scouts, girl scouts, weight watchers and similar activities.

- D. All accessory uses are subject to the following requirements:
  - 1. The accessory use shall be owned and operated only by the owner of the primary use.
  - 2. The owner of the primary use shall obtain any licenses required to conduct the accessory use. Any approval of the accessory use shall be contingent upon receipt of all licenses.
  - 3. All outdoor activities shall occur no earlier than 8:00 a.m. and no later than 8:00 p.m.
  - 4. All exterior lighting shall be directed or shielded to avoid illumination of adjacent properties.
  - 5. Outdoor play or activity areas shall be no closer than twenty-five (25) feet from property zoned for residential use, as measured to the nearest residential property line.
- E. The following activities shall be prohibited in association with religious uses: retreat centers and overnight lodging facilities or other temporary sleeping quarters. Notwithstanding the prohibition of overnight lodging, one (1) residential dwelling unit may be provided as a parsonage, subject to the standards of Section 6.02.14 (H).
- F. Private academic schools are permitted accessory uses subject to the following standards:
  - 1. The total floor area allocated to the school shall not exceed twenty (20) percent of the total gross floor area on the site. The calculation of total floor area allocated to the school shall include all components of the school: classrooms, school library, school offices, teacher work areas, and the like, including related mechanical and support facilities.
  - 2. An off-street drop-off area for persons served by the facility shall be provided.
- G. An activity hall is a permitted accessory use, provided that the total floor area allocated to the activity hall, including related mechanical and support facilities, shall not exceed twenty (20) percent of the total floor area on the site.
- H. One (1) residential dwelling unit is permitted to serve as a parsonage, subject to the following standards:
  - 1. The parsonage shall be used exclusively for the dwelling unit and shall not include any primary or other accessory use permitted on the site.
- I. A specific parking plan shall be provided. This plan shall identify the primary use and each accessory use proposed on the site. The parking plan shall indicate the hours of operation and peak times of use (parking demand) for the primary use and each accessory use on the site. The parking standards for the primary use and each accessory use shall be identified based upon Table 8.03.07 of Chapter 8. The

parking plan may include reduced or shared parking. If reduced or shared parking is proposed, the parking plan and supporting data shall clearly indicate that differing peak use and associated parking requirements shall not result in a parking deficiency on the site. The parking plan shall indicate areas designated for overflow parking during times of extraordinary use (such as festival or holiday periods).