



**DPZ**  
CODESIGN

# OLF-8 Design Code

SEPTEMBER 16, 2021

# OLF-8 Design Code

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# Article 1: General Provisions

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## OLF-8 Design Code

### Sec. DC-1.1 Intent

- (a) The purpose of the OLF-8 Design Code is to provide a predictable framework for development and context-based zoning regulations to guide the placement, form and use of private and public buildings within the OLF-8 Master Plan Area.
- (b) The intent of the OLF-8 zoning regulations is to:
  - (1) Support the goals, objectives and policies of Escambia County's Comprehensive Plan and the specific established goals for the OLF-8 Master Plan Area.
  - (2) Support the future and sustainable growth of Beulah in a way that creates a robust economic base, and increases the County's economic vitality by attracting new investment.
  - (3) Capitalize on opportunities to create a regional destination by attracting and growing a variety of commerce, office, retail and civic establishments that serve county-wide and local needs.
  - (4) Promote small, compact and incremental development, alongside larger development.
  - (5) Encourage mixed-use development within the town center in support of viable and diverse businesses and civic institutions.
  - (6) Enable a mix of moderate density residential buildings that provides a broad range of housing options that meets the needs of present and future Beulah residents.
  - (7) Enable a safe, walkable and pleasant streetscape and predictable small-town urban character.
  - (8) Coordinate the scale, placement, orientation and design of buildings to encourage a coherent, and pedestrian-friendly public realm.
  - (9) Encourage a healthy neighborhood by providing public amenities in the form of a green infrastructure network of interconnected recreational areas and trails.
  - (10) Encourage development of a connected transportation network that considers all modes of transportation, and streets that are context-sensitive.

### Sec. DC-1.2 Zoning Districts

- (a) The boundaries for the OLF-8 Zoning Districts is shown on the Regulating Plan.
- (b) Development is regulated according to the intensity of use permitted on each parcel, according to the following zoning districts:
  - (1) **Z1: High Intensity Mixed-Use:** A high intensity mixed-use district, consisting of residential, commercial and institutional uses. Blocks should be laid out on a network of streets with wide sidewalks, steady street tree planting and buildings set close to the sidewalk.
  - (2) **Z2: Medium Intensity Mixed-Use:** A medium intensity mixed-use district, consisting of residential, commercial and institutional uses. Blocks should be laid out on a network of streets with wide sidewalks, steady street tree planting and buildings set close to the sidewalk.
  - (3) **Z3: Commerce District:** A medium intensity commerce district, consisting of commercial uses only, and in particular retail uses. Buildings should be set close to the sidewalk and parking should be screened from public frontages.
  - (4) **Z4: Light Industrial District:** A medium intensity district, consisting of light industrial and commercial/office uses. Residential uses are prohibited in this district. Buildings should be set close to the sidewalk and parking and servicing should be screened from public frontages.
  - (5) **Z5: General Intensity Mixed-Use:** A medium intensity, predominantly residential district, consisting of single-family attached housing, multi-family housing and live-work units. Blocks should be laid out on a regular network of streets with sidewalks, and steady street tree planting. Setbacks and landscaping are variable.
  - (6) **Z6: Low Intensity Residential:** A low intensity residential district, consisting of single-family attached and detached housing. Blocks should be laid out on a regular network of streets with sidewalks, and steady street tree planting. Setbacks and landscaping are variable.
  - (7) **CZ: Civic Zone District:** A civic zoning district, consisting of civic government owned buildings serving the public, which may include: post office, schools, library, fire station, police station, etc.. There are fewer standards applied to this zone.

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### Sec. DC-1.3 Applicability

- (a) These standards shall apply to all new construction within the OLF-8 Master Plan Area.
- (b) This Design Code Section shall replace all prior regulatory documents for the OLF-8 Master Plan. Where a conflict exists between this Design Code and other land development regulations, this Design Code shall prevail in matters of building design and uses.
- (c) Generally applicable provisions that are not specifically modified in this Design Code Section, shall continue to apply to all land, buildings, structures and uses within the OLF-8 Master Plan Area.
- (d) Standards, activated by “shall”, are regulatory. Deviations from these standards shall only be permitted by an administrative variance through the development review process.
- (e) Guidelines, activated by “should”, are encouraged and recommended, but not mandatory. Developments subject to this District are encouraged to incorporate them as appropriate in order to enhance and complement the built and natural environment. The intent of the guidelines is to encourage a high level of design quality while providing the needed flexibility for creative site design.
- (f) Proposed development, and the framework of blocks, streets, and open spaces should follow the guidance provided in the approved OLF-8 Master Plan. Deviations from the approved Master Plan shall only be permitted by Variance, and shall meet the intent of this Design Code, “Table 1.1: Variance Criteria”.
- (g) The following items which are not permitted a variance:
  - (1) Road cross-section standards for A-Streets are not permitted a variance;
  - (2) Height; and
  - (3) Density.
- (h) The use of this Design Code may be expanded to other portions of Escambia County, so long as their boundaries are supported by the Board of County Commissioners [BoCC] and mapped.

**TABLE 1.1: VARIANCE CRITERIA**

Relief Type	Required Criteria	Allowed relief
<b>Site Development</b>		
Block perimeter	Topographic constraints or adjacent ownership limit the ability to create an interconnected network of streets and blocks.	20% max.
<b>Lot dimensions</b>		
Lot width greater than the maximum permitted width	An existing parcel can be developed following the intent of the district and meet all other applicable standards of the district.	20% max.
A decrease in the minimum required parcel width.	An existing parcel can be developed following the intent of the zoning district and meet all other applicable standards of the zoning district.	10% max.
<b>Parking location</b>		
Parking location setback from building facades	The lot is wider than 35 feet; The lot is sloped more than 10% uphill away from the sidewalk; The ground floor of the main building is no more than 6 feet above sidewalk grade; Parking is proposed to be entirely enclosed under the main building; The proposed garage door is 9 feet wide or less. Prohibited along A-Streets.	Reduction in the parking location setback from building facades to equal the main building front setback.

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**TABLE 1.1: VARIANCE CRITERIA**

Relief Type	Required Criteria	Allowed relief
<b>Setbacks</b>		
A decrease of the minimum setback or increase to the maximum setback.	Existing development on adjacent parcels on the same block face is more similar to the proposed setback than the required setback; The modulation will allow the proposed building to blend in with the adjacent buildings.	5' or 40% max., whichever is greater.
Allow buildings to be placed closer or further from a parcel line due to existing site features, such as trees, watercourses or topographical changes.	Existing site features would be negatively impacted if buildings follow the required setback, or The constraint of existing site features would not allow for construction of habitable spaces within buildings.	20% max.
<b>Building Placement</b>		
A relaxation in the amount of the lot width building facades must occupy.	The proposal does not expose additional parking towards sidewalks; The lot is greater than 100 feet wide.	5% max.
A relaxation in the orientation a building facades must meet according to "Sec. DC-3.5 Building Orientation"	Civic uses; Buildings on corner lots; Buildings fronting directly on to open space.	30 degrees from parrallel
<b>Building Entries</b>		
A relaxation in the spacing of entries along the primary frontage.	The building layout and design makes it unable to provide entry doors every 100 feet;	20 ft. max.
<b>Zoning Boundaries</b>		
Allow uses to encroach beyond the depth of their zoning district.	The use within a lot, along A-streets, may extend beyond the depth of the zoning district. Only for zoning districts Z2 and Z3	25% max.
<b>Streets</b>		
Allow deviations from standards in "Table 2.6: Road Cross-Sections"	Permitted only along B-streets and discretionary streets for the following elements: sidewalks, furnishing zone, and median widths.	Up to 2' or 20% whichever is greater, so long as the minimum sidewalk and furnishing zone is not less than 6 feet for each.

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### Sec. DC-1.4 Regulating Plan

- (a) The Regulating Plan shall include the following plan elements:
  - (1) Required road assignment;
  - (2) Road hierarchy;
    - a. A-Streets; and
    - b. B-Streets.
  - (3) Required Open Space;
  - (4) Terminated Vistas; and
  - (5) Zoning Districts Allocations.
    - a. Areas shall be zoned according to the regulating plan and the following:
      - 1. Regulating Plan 1 will remain in effect starting the date of adoption by the BCC and will remain in effect for 5 years, when Regulating Plan 2 comes into effect.
      - 2. Regulating Plan 2 will remain in effect from starting at the expiration of Regulating Plan 1 and will remain in effect for 5 years, when Regulating Plan 3 comes into effect.
      - 3. Regulating Plan 3 will remain in effect from starting at the expiration of Regulating Plan 2 and will remain in effect for 5 years, when Regulating Plan 4 comes into effect.
      - 4. Regulating Plan 4 will remain in effect at the expiration of Regulating Plan 3, onward.
    - b. The time frame associated with each Regulating Plan may be modified as determined by the BoCC.
    - c. Ongoing applications
      - 1. Applications under permit review shall be permitted under the prior regulating plan.
      - 2. Applications which have a signed letter of intent prior to the expiration of a regulating plan shall have an additional 12 months to gain development order, before the said property expires with the regulating plan.
  - (6) Order of development shall be as follows:
    - a. Development Areas 1 through 4, according to the Development Area Map, shall be developed in sequence and shall require development permits on a minimum 80% of the development area before the next development area is open for development. Exceptions may be granted upon documentation of following:
      - 1. Projects with an initial project application and associated fees, that exceeds the remaining size; and
      - 2. Projects shall demonstrate the inability to fit a portion of the development within the current and remaining development area.

### Sec. DC-1.5 Maps

- (a) The following maps which are part of the overall regulating plan shall be available and remains solely the property of Escambia County.
  - (1) Adopted Master Plan
  - (2) Regulating Plan
    - a. Map 1: Zoning Phase 1
    - b. Map 2: Zoning Phase 2
    - c. Map 3: Zoning Phase 3
    - d. Map 4: Zoning Phase 4
  - (3) Development Areas
  - (4) Road Classification
  - (5) Road Hierarchy

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### Sec. DC-1.6 Submission Requirements

- (a) The following submission requirements shall be in addition to the Escambia County Development Review Process Application requirements.
- (b) General to all Plan Submittals
  - (1) All plan submittals shall be dated and shall include the following information.
  - (2) The Development Review Application, completed, dated and signed.
  - (3) Existing zoning of all abutting properties.
  - (4) Statement as to how the Plan is consistent with the OLF-8 master plan and goals.
- (c) Pre-Application Site Plan
  - (1) In addition to the requirements in “(a) The following submission requirements shall be in addition to the Escambia County Development Review Process Application requirements.”, a Site Plan shall include:
    - a. General location and acreage of each zoning district.
    - b. General location of non-residential, residential, or civic buildings.
    - c. General location of civic spaces and public facilities, if any.
    - d. Location of existing and planned roads, trails and other transportation modes.
    - e. Location of potential and required connections to other parcels on OLF-8.
    - f. Overall proposed development program.
    - g. General compliance with the Regulating Plan.
- (d) Master Plan / Preliminary Plat
  - (1) In addition to the requirements in “(a) The following submission requirements shall be in addition to the Escambia County Development Review Process Application requirements.”, a Master Plan shall include:
    - a. Final location and boundaries of each zoning district.
    - b. Zoning district location and net developable land area for the project site and for each zoning district.
    - c. Location of existing and planned roads, trails and other transportation modes.
    - d. Location of potential and required connections to other parcels on OLF-8.
    - e. Location of all proposed blocks, and their size,
    - f. Location of all existing and proposed streets.
    - g. Location of cross block passages or pedestrian/bike connections proposed to meet block standards.
    - h. Street type designation and a cross section for each street type, that includes pedestrian / bicycle facility standards.
    - i. Location of natural features, including preserved/conserved lands, soils, topography and natural water bodies, including wetlands.
    - j. Location of community facilities, if any.
    - k. Location, size and types of civic and open spaces.
    - l. Location of stormwater ponds and other green infrastructure systems.
    - m. Landscape and streetscape requirements and their proposed maintenance responsibility.
    - n. Traffic study per the direction of the Transportation Manager.
- (e) Initial DRC Application Submittal
  - (1) In addition to the requirements in “(a) General to all Plan Submittals”, a Final Plan shall include:
    - a. All property lines;
    - b. An Existing Conditions Plan, including the location of existing buildings and structures, existing

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- easements, existing utilities, existing topography at a maximum of 2-ft contours, and other existing pertinent features, either man-made or natural that may influence the design of the site.
- (2) Proposed development, to include:
- a. Location, widths and names of all existing improved and unimproved streets and alleys.
  - b. Tabulation of acreages and development program to include:
    1. Total site acreage.
    2. Accurate acreage and location of each zoning district.
    3. Accurate acreage and location of civic spaces and areas reserved for common use.
    4. Total residential units by type, including the number of each lot in each zoning district.
    5. Total square footage of all non-residential uses in each zoning district.
    6. Compliance with building form standards for each applicable zoning district, including lot occupation, building height, setbacks, etc...
    7. Outbuilding information, including size, height, and use.
    8. Building configuration, including frontage yard type, described frontage elements, and encroachments, if any.
    9. Building facades, indicating glazing percentage, and with information sufficient to demonstrate compliance with the Design Code.
    10. A Landscape and Fencing Plan, with information sufficient to demonstrate compliance with the Design Code.
    11. A Signage Plan, with information sufficient to demonstrate compliance with the Design Code.
    12. A Parking and Service Plan, including the location of proposed parking areas, access driveways and loading/service areas, if any.
    13. For multi-family and non-residential development, the location of dumpster areas for waste disposal with necessary screening enclosures.
    14. Demonstrated compliance with architectural standards and guidelines.
  - c. Site improvements, to include:
    1. Grading plans indicating proposed topography showing proposed buildings, driveways, parking lots and utilities.
    2. Location, width and cross-sections of proposed streets and alleys.
    3. A Street Tree and Landscape Plan.
    4. A Stormwater Plan.
    5. A Lighting Plan.
    6. A Trip Generation Table, if needed.

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### (f) Final Plat

- (1) In addition to the requirements in “(a) The following submission requirements shall be in addition to the Escambia County Development Review Process Application requirements.”, a Final Plat shall include the following, submitted prior to the Final Plat Meeting:
  - a. Covenants & Restrictions (Executed).
  - b. By Laws (Executed).
  - c. LLC Articles of Organization on file with The State of Florida.
  - d. Core Samples.
  - e. Density Info.
  - f. Developer has received the Punch List from the County Inspector.
  - g. Boundary monuments with 3 referenced as GPS control points, lot corners, and PCP’s SET. This allows for an adequate amount of time for any corrections or updates.
  - h. Title Opinion, with Legal EXACTLY Matching the Legal Description on the Plat (Title no older than 6 months).
  - i. Signed and Sealed Boundary Survey.
  - j. Completed and Signed Infrastructure Maintenance Disclosure Form.
  - k. As-Built Surveyed Drawings and As-Built Certification from the Engineer of Record.
  - l. Two-Year Warranty (Executed).
  - m. Street Name Approval Letter Approved by Public Safety.
  - n. Utility Addendums.
  - o. Mortgage Joinder (If a separate document).
  - p. Hold Harmless Agreement (Executed) (If Applicable).
  - q. Conservation Easement (Executed) (If Applicable).
  - r. Avigation Easement (Executed) (If Applicable).

### (g) Final DRC

- (1) The following shall be provided prior to the Final DRC meeting:
  - a. ECUA Final Acceptance Letter
  - b. ERP Pond Compliance Letter
  - c. 2 Year Warranty Agreement (Either with, or without Surety) approved by Legal.
  - d. Punch list from the County Inspector Completed.
  - e. “EXECUTED” Covenants & Restrictions, By Laws, and LLC Articles of Organization.
  - f. Disposition Sign Off from All Reviewers.

### (h) Site improvements, to include:

- (1) Grading plans indicating proposed topography showing proposed buildings, driveways, parking lots and utilities.
- (2) Location, width and cross-sections of proposed streets and alleys.
- (3) A Street Tree and Landscape Plan.
- (4) A Stormwater Plan
- (5) A Lighting Plan
- (6) A Trip Generation Table, if needed.

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# Article 2: Subdivision Standards

# Article 2: Subdivision Standards

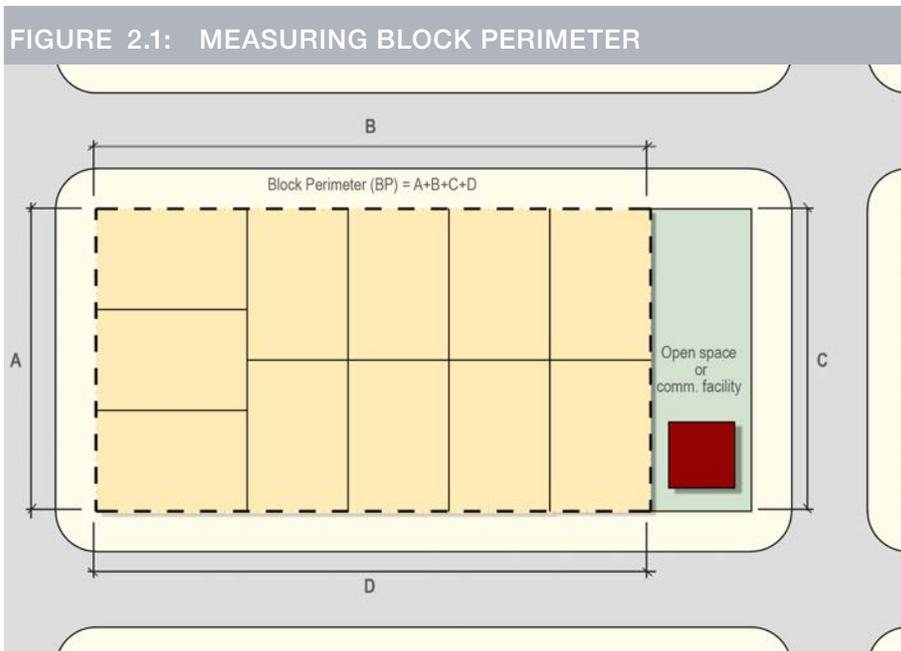
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### Sec. DC-2.1 Intent

- (a) The intent of this Article is to provide site development standards that direct the overall form of development to ensure walkable urbanism that controls block size, zoning districts, streets, and open space.

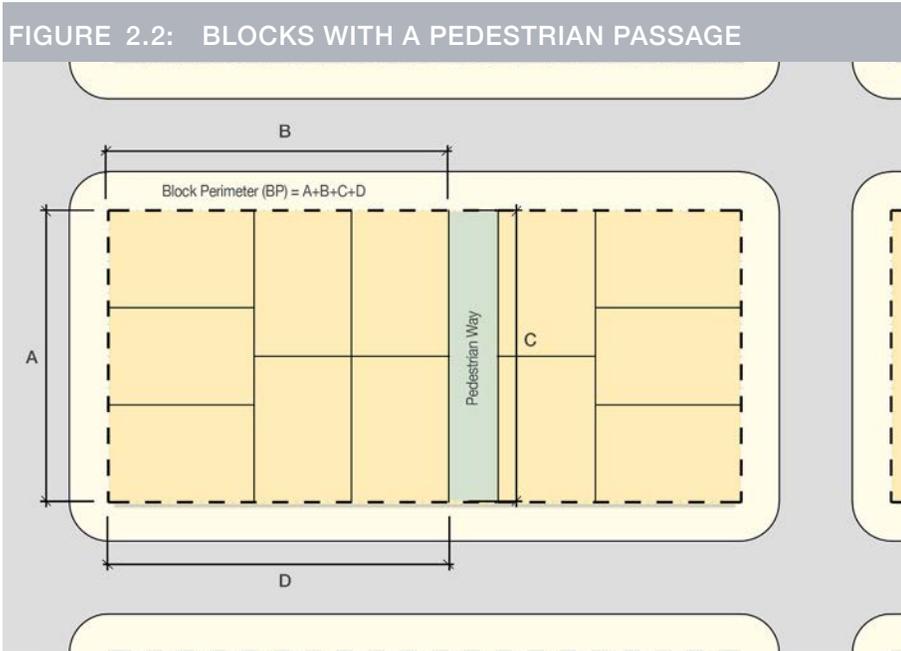
### Sec. DC-2.2 Block Standards

- (a) All developable land shall be divided into blocks, according to this section and lots according to “Sec. DC-2.4 Platting Standards”, except CZ District (CZ).
- (b) Block perimeters are defined by rights-of-way, or pedestrian ways, which shall follow the standards of “Table 2.4: Civic Space Types”.
- (c) Block perimeter is determined by adding each of side of the block together, according to “Figure 2.1: Measuring Block Perimeter”.



- (d) Block perimeter is limited by zoning district as follows:
  - (1) Z1, Z2, and Z3: maximum 2,000 feet in length.
  - (2) Z4: maximum 4,000 feet in length.
  - (3) Z5 and Z6: maximum 1,500 feet in length.
  - (4) Exceptions include:
    - a. Blocks abutting natural water ways, open space, and slopes greater than 10%
    - b. Blocks containing more than 50% Civic Open Space are exempt.

- (e) Blocks with a perimeter exceeding 2,000 feet shall include a pedestrian passage traversing the block from the frontage of greatest length, according to “Figure 2.2: Blocks with a Pedestrian passage”.



### Sec. DC-2.3 Zoning Standards

- (a) Zoning Districts are mapped to the property lines of major rights-of-way.
- (b) Transitions between zoning districts should occur at the rear line of the lot, and not across rights-of-ways, however where zoning district transitions occur across rights-of-ways, they shall transition according to “Table 2.1: Permitted Transitions”.

**TABLE 2.1: PERMITTED TRANSITIONS**

	Z1	Z2	Z3	Z4	Z5	Z6
Z1	■	■	■			
Z2	■	■	■		■	■
Z3	■	■	■	■	■	
Z4			■	■		
Z5		■	■		■	■
Z6		■			■	■

■ Permitted

# Article 2: Subdivision Standards

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### Sec. DC-2.4 Platting Standards

- (a) All blocks shall be further subdivided into lots.
- (b) All lots shall have at least one property line along a right-of-way or pedestrian way.
- (c) Lots with property lines along more than one right-of-way shall specify a primary and secondary frontage.
- (d) Lot widths shall be according to “Article 3: Site & Building Standards” and “Table 3.8: Building Form Standards”.
- (e) Lots containing only Public and Civil Uses as permitted in CZ, according to “Table 4.1: Permitted Uses” shall be limited by the maximum lot size of the adjacent zoning district. If two or more zoning districts occur, the least restrictive will be used to determine the maximum lot size.

### Sec. DC-2.5 Road Standards

- (a) Roads shall be configured according to the following Maps:
  - (1) Regulating Plan which specifies primary streets which shall be mandatory; and
  - (2) Adopted Master Plan assigns discretionary streets, which are recommended and may be realigned up to 100 feet in any direction.
- (b) Design Speed
  - (1) Roadways shall be designed in accordance with the design speeds specified in “Table 2.6: Road Cross-Sections”.
  - (2) Posted speed should match design speed.
- (c) All roads shall be selected from “Table 2.6: Road Cross-Sections”.
- (d) Additional roads or deviations to road cross-sections shall demonstrate compliance with “Table 2.6: Road Cross-Sections”, Escambia County road construction specifications, and the following:
  - (1) Lane widths shall not exceed 11 feet for dedicated bus lanes in outer lanes, and 10 feet for inner lanes;
  - (2) Lane width shall not exceed 10 feet for all other travels lanes;
  - (3) Bicycle lanes shall be a minimum 5 feet per direction of travel.
  - (4) Parking lanes shall not exceed 8 feet in width.
- (e) Automobile Travel Lanes ([link table back to here for exceptions](#))
  - (1) The number of automobile travel lanes is limited according to “Table 2.6: Road Cross-Sections”.
  - (2) The width of automobile travel lanes is limited according to “Table 2.6: Road Cross-Sections” except as follows:
    - a. Along bus routes, outside curb or parking adjacent lanes shall be a minimum of 11 feet;
    - b. Travel lanes adjacent to 45-degree on-street parking shall be a minimum of 12 feet in width; and
    - c. Travel lanes adjacent to 60-degree on-street parking shall be a minimum of 14 feet in width.
  - (3) Continuous left turn lanes are prohibited.
  - (4) Automobile travel lanes, according to “Table 2.6: Road Cross-Sections”, are measured to the edge of pavement.
- (f) On-street Parking Lanes
  - (1) On-street parking shall be according to the assemblies in “Table 2.6: Road Cross-Sections”.
  - (2) On-street parking lanes shall be parallel. Exceptions may be permitted for commercial streets in Z3, and Z4 zoning districts.
  - (3) Angled parking lanes shall be 18 feet or less in width.

# Article 2: Subdivision Standards

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- (4) On-street parking lanes are measured to the face of the curb or to the edge of the pavement where no curb exists.
- (g) Medians
  - (1) Medians are required to be bioswales.
  - (2) Streets with medians shall utilize an inverted crown to provide drainage into the bio-swale.
  - (3) Medians shall be a minimum width, according to “Table 2.6: Road Cross-Sections”.
- (h) Rights-of-ways
  - (1) Rights-of-ways shall be available for public use at all times.
  - (2) Rights-of-ways that intersect state owned roadways require coordination with Florida Department of Transportation.
- (i) Cross-Sections:
  - (1) Road cross-sections shall be configured according to “Table 2.6: Road Cross-Sections”.
  - (2) Road cross-sections shall comply with the underlying zoning district.
  - (3) Where the zoning district differs to either side:
    - a. The design of the public frontage shall match the standards of the zoning district it is adjacent to.
    - b. The design of the roadway shall match the most intense zoning district it is adjacent to.
- (j) Curbs
  - (1) Curb type shall be according to “Table 2.6: Road Cross-Sections”.
  - (2) Where automobile travel lanes are not directly adjacent to curbs, the minimum curb return radius is determined as follows:
    - a. The minimum curb return radius specified in “Table 2.2: Curb Return Radius”(a) is reduced by accounting for the actual path of vehicle tracking;
    - b. The minimum curb return radius shall not be reduced below the radii specified in “Table 2.2: Curb Return Radius”(b) and (c);
    - c. Where on-street parking or bike lanes are on only one leg of an intersection quadrant, the minimum curb return radius is reduced according to the formula in “Table 2.2: Curb Return Radius”(d);
    - d. Where on-street parking or bike lanes are on both legs of an intersection quadrant in a symmetric configuration, the minimum curb return radius is reduced according to the formula in “Table 2.2: Curb Return Radius”(e); and
    - e. Where on-street parking or bike lanes are on both legs of an intersection quadrant in an asymmetric configuration, the minimum curb return radius is reduced according to the formula in “Table 2.2: Curb Return Radius”(f).
- (k) Lane Measurements
  - (1) Travel lanes
    - a. Travel lanes are measured to the centerline of striping where striping is shared between two travel lanes, a travel lane and a parking lane or bicycle lane, and where striping indicates a shoulder in swale conditions;
    - b. Travel lanes are measured to the face of curb or edge of pavement where no gutter exists;
    - c. Travel lanes are measured to the edge of the pavement when adjacent to a gutter.
  - (2) Parking Lanes
    - a. Parking lanes are measured to the centerline of striping shared between a travel lane and a parking lane or bicycle lane.
    - b. Parking lanes are measured to the face of curb, including gutters.

# Article 2: Subdivision Standards

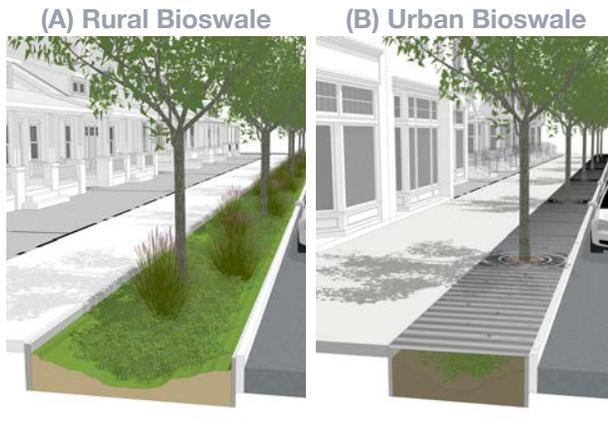
## OLF-8 Design Code

**TABLE 2.2: CURB RETURN RADIUS**

	(a) Min. Effective Radius	Min. Radius Limit		Radius Reduction Formulae		
		(b) Curbed	(c) No Curb	(d) 1 Leg	(e) 2 Legs, Symmetric	(f) 2 Legs, Asymmetric
<b>Rural Road / Truck Route</b>	50 ft.	15 ft.	20 ft.	<b>reduced radius</b> = minimum effective radius - (parking lane width + bike lane width)	<b>reduced radius</b> = minimum effective radius - 3 x (parking lane width + bike lane width)	<b>reduced radius</b> = minimum effective radius - 3 x (average width of combined parking and bike lanes on both legs)
<b>Neighborhood Street</b>	25 ft.	5 ft.	15 ft.			
<b>Commercial Street</b>	35 ft.	5 ft.	15 ft.			
<b>Drive</b>	35 ft.	5 ft.	15 ft.			
<b>Avenue</b>	25 ft.	5 ft.	15 ft.			
<b>Boulevard</b>	50 ft.	10 ft.	20 ft.			

- (l) Bicycle Facilities
  - (1) Continuity shall be provided for bicycle facilities.
  - (2) Bicycle facilities shall be configured by facility type according to “Table 2.6: Road Cross-Sections”.
- (m) Public Frontage Requirements
  - (1) Public frontage consist of sidewalks, planting, and furnishing areas, and the roadway edge.
  - (2) Sidewalks
    - a. Sidewalks shall be according to the assemblies in “Table 2.6: Road Cross-Sections”
    - b. At intersections, sidewalks shall connect to 2 separate ramps per intersection quadrant.
  - (3) Planting and Furnishing Area
    - a. Planting and furnishing areas shall be according to the assemblies in “Table 2.6: Road Cross-Sections”.
    - b. Bioswales shall be designed according their zoning district and “Figure 2.3: Bioswale Types”, and the following:
      - 1. Zoning Districts Z1, Z2, and Z3 shall be type B.
      - 2. Zoning Districts Z4, Z5, and Z6 may be Type A or B, and shall be according to “Table 2.6: Road Cross-Sections”.

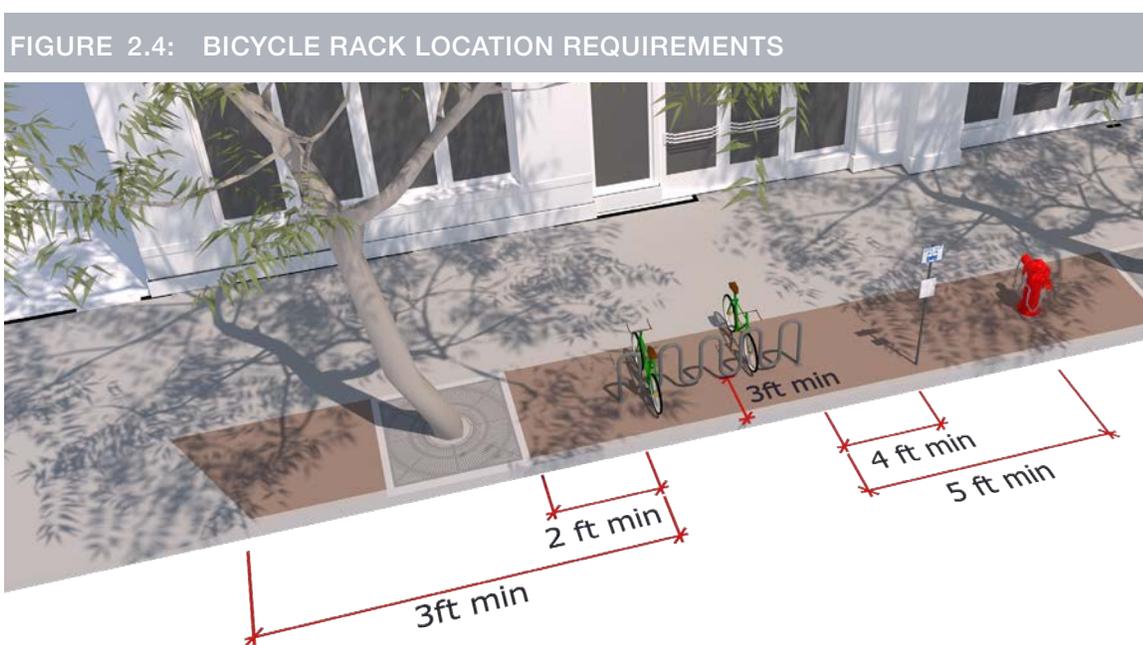
**FIGURE 2.3: BIOSWALE TYPES**



# Article 2: Subdivision Standards

## OLF-8 Design Code

- (4) Bicycle racks within public rights-of-way shall meet the following requirements:
  - a. Bicycle racks shall be configured to provide two points of contact for locking bicycles.
  - b. Bicycle racks may not be located within the following areas:
    1. Within 5 feet of fire hydrants;
    2. Within 4 feet of loading zones and bus stop markers;
    3. Within 3 feet of driveways and manholes; and
    4. Within 2 feet of utility meters and tree boxes.
  - c. Bicycle rack placement shall not reduce the pedestrian sidewalk path to less than 5 feet accounting for a 56cm / 22 inch bicycle properly locked to the rack.
  - d. Bicycle racks installed parallel to the curb shall be a minimum 3 feet from the curb.
  - e. Bicycle racks installed perpendicular to the curb shall be a minimum 2 feet from the curb and a 56cm bicycle properly locked to the rack.
  - f. Bicycle parking and location requirements see “Sec. DC-5.9 Bicycle Parking”.



- (n) Alleys
  - (1) Alleys are rights-of-way that provide access to properties from within a block.
  - (2) Alleys are required to provide access to all properties within OLF-8, except where a single property occupies a full block.
  - (3) In Z1, Z2, Z3, and Z4, alleys shall be configured according to “Table 2.6: Road Cross-Sections” and the following:
    - a. Alleys shall be paved up to 12 feet for residential alleys and up to 20 feet for commercial uses; and
    - b. Drainage should be provided through inverted crown or sheet flow.
  - (4) In Z5 and Z6, alleys shall be configured according to “Table 2.6: Road Cross-Sections” and the following:
    - a. Alleys shall be paved up to 12 feet wide; and
    - b. Drainage should be provided through swales, inverted crown, or sheet flow.
  - (5) Alleys are prohibited from intersecting with A-streets.

# Article 2: Subdivision Standards

## OLF-8 Design Code

### Sec. DC-2.6 Lighting Standards for Roads and Parking

- (a) Roads and parking lots shall be illuminated in accordance with the Florida Department of Transportation (FDOT) Greenbook and Florida Design Manual (FDM).
- (b) Lighting shall be LED with Correlated Color Temperature (CCT) between 2,500 Kelvin and 3,500 Kelvin.
- (c) Illumination levels specified in the FDOT Greenbook and FDM correlate to the zoning districts of this Design Code as follows:
  - (1) Commercial standards apply to Z1, Z2, Z3, and Z4;
  - (2) Intermediate standards apply to Z5;
  - (3) Residential standards apply to Z6;
- (d) Light poles should be located within the planting and furnishing zone, or parking islands.
- (e) Pedestrian lighting accommodations should be provided in accordance with “Table 2.3: Permitted Lighting”.

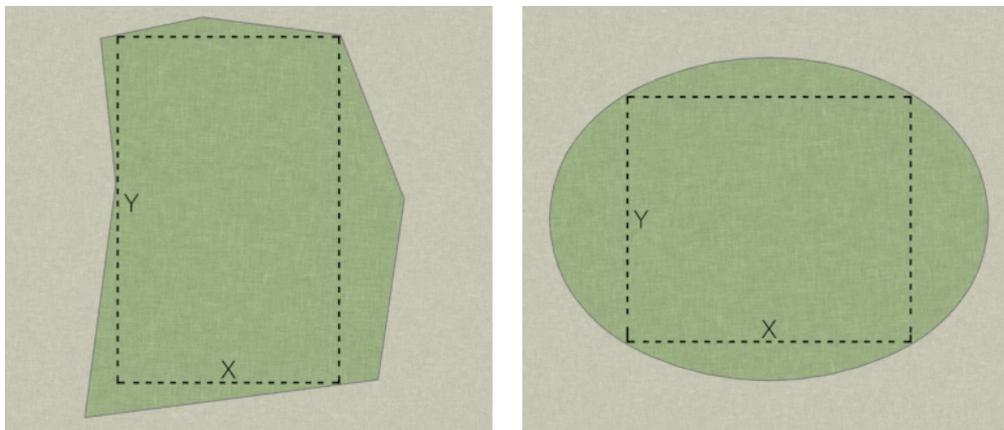
**TABLE 2.3: PERMITTED LIGHTING**

Light Design	Zoning District							Horizontal Layout		Pole Height
	Z1	Z2	Z3	Z4	Z5	Z6	CZ	Spacing Pattern	Spacing Distance	
<b>cobra head</b> 	Not Permitted within OLF-8							N/A	N/A	N/A
<b>pipe</b> 			P	P	P	P	P	regular or alternating	60 - 150 ft. min. 1 per intersection	Z3, Z4 & CZ: 14 - 18 feet  Z5, Z6: 10 - 14 feet
<b>post</b> 					P	P	P	regular or alternating	60 - 150 ft. min. 1 per intersection	10 - 14 feet
<b>column</b> 	P	P	P	P	P		P	regular	40 - 80 ft. min. 1 per intersection + each pedestrian crossing	Z1-Z4 & CZ: 14 - 18 feet  Z5, Z6: 10 - 14 feet
<b>double column</b> 	P	P	P				P	regular	40 - 80 ft. min. 1 per intersection + each pedestrian crossing	14 - 18 feet

### Sec. DC-2.7 Civic Open Space Standards

- (a) Civic Open Space shall be provided according to the following:
  - (1) Open space, shall be provided within 100 feet of the location identified on the regulating plan, and selected from “Table 2.4: Civic Space Types”.
  - (2) Development Areas 1 through 4 shall provide a minimum 5% dedicated open space, selected from “Table 2.4: Civic Space Types”. The location of each open space shall be defined as part of the subdivision plan and should follow the Adopted Master Plan.
- (b) Open space shall selected for all parks and recreation within Z1 to Z6 and CZ, according to “Table 2.4: Civic Space Types” and the following:
  - (1) Open spaces indicated with a ‘P’ are permitted within the indicated zoning district.
  - (2) A blank cell indicates the the open space type is prohibited from that particular zoning district.
- (c) Permitted planting within Open Space shall be according to Civic Zoning District standards in “Table 7.3: Permitted Trees”.
- (d) Civic Open Space types shall be configured according to “Table 2.4: Civic Space Types”, and as follows:
  - (1) Dimensions and proportion standards shall be maintained throughout the civic space.
  - (2) For triangular spaces, proportion is the ratio of the shortest edge length to the longest edge length.
  - (3) For irregular spaces, proportion is measured using an inscribed rectangle, according to figure “Figure 2.5: Measuring Irregular Open Space”.

**FIGURE 2.5: MEASURING IRREGULAR OPEN SPACE**



- (4) Building coverage includes covered and enclosed structures.
- (5) Minimum landscape excludes stormwater management areas.
- (6) Stormwater management and Low Intensity Development (LID) infrastructure may be integrated into civic space design where indicated in “Table 2.4: Civic Space Types”.
- (7) Stormwater management areas shall be shared use where possible, according to “Table 2.4: Civic Space Types”.
- (8) Where civic open space abuts existing or planned pedestrian or bicycle trails, pedestrian and bicycle trails shall be continued through the civic open space.

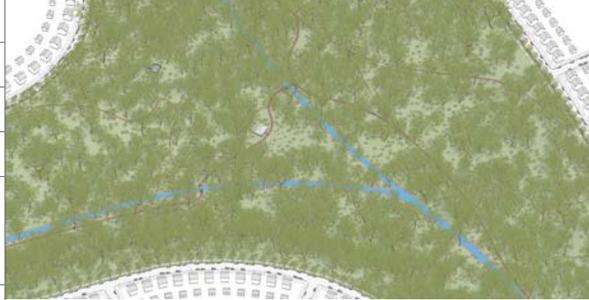
# Article 2: Subdivision Standards

## OLF-8 Design Code

TABLE 2.4: CIVIC SPACE TYPES

### CONSERVATION PARK (CP)

<b>Zoning district</b>	CZ
<b>Size in acres</b>	8 min.
<b>Proportion</b>	N/A
<b>Edge condition</b>	Right-of-way required on 1 side.
<b>Surface</b>	Planted, pervious paths and maintenance roads. 10% impervious surface max.
<b>Buildings</b>	Pavilions, picnic areas



### PARK (PK)

<b>Zoning district</b>	Z5, Z6, CZ
<b>Size in acres</b>	5 min.
<b>Proportion</b>	N/A
<b>Edge condition</b>	Rights-of-way required on all sides in Z5, and Z6.
<b>Surface</b>	Planted, pervious and non-pervious paths, paved gathering spaces, sports facilities
<b>Buildings</b>	Pavilions, picnic areas, storage, rest rooms, food service. 1% max.



### GREEN (GN)

<b>Zoning district</b>	Z4, Z5, Z6, CZ
<b>Size in acres</b>	1/2 min., 4 max.
<b>Proportion</b>	N/A
<b>Edge condition</b>	Right-of-way required on at least one side
<b>Surface</b>	Planted, paved 15% max., pervious paving recommended
<b>Buildings</b>	Pavilions, picnic areas, storage, rest rooms, food service. 2% max.



**TABLE 2.4: CIVIC SPACE TYPES**

### SQUARE (SQ)

	Z1, Z2, Z3, Z4, Z5, CZ
<b>Size in acres</b>	1/4 min., 3 max.
<b>Proportion</b>	1:5 max.
<b>Edge condition</b>	Rights-of-way required on two sides, min.
<b>Zoning district</b>	
<b>Surface</b>	Paved 60% max., pervious paving recommended
<b>Landscape</b>	30% mature canopy required
<b>Buildings</b>	Pavilions, storage, rest rooms, food service, vending. 5% max.



### PLAZA (PZ)

<b>Zoning district</b>	Z1, Z2, Z3, Z4, Z5, CZ
<b>Size in acres</b>	1/8 min., 3 max.
<b>Proportion</b>	1:4 max.
<b>Edge condition</b>	Rights-of-way required on one side, min.
<b>Surface</b>	Paved 70% min., pervious paving recommended
<b>Landscape</b>	20% mature canopy required
<b>Buildings</b>	Pavilions, storage, rest rooms, food service, vending. 5% max.



### NEIGHBORHOOD MULTIPURPOSE FIELD (MF)

<b>Zoning district</b>	Z4, Z5, Z6, CZ
<b>Size in acres</b>	3 min., 10 max.
<b>Proportion</b>	1:5 max.
<b>Edge condition</b>	Rights-of-way required on two sides, min.
<b>Surface</b>	Planted, sports fields and courts, paved 20% max.
<b>Landscape</b>	20 foot landscape zone at perimeter, canopy trees required. Fields may serve secondary purpose as stormwater management.
<b>Buildings</b>	Pavilions, storage, rest rooms, food service, vending. 5% max.



# Article 2: Subdivision Standards

## OLF-8 Design Code

TABLE 2.4: CIVIC SPACE TYPES

### GREENWAY (GW)

<b>Zoning district</b>	Z2, Z3, Z4, Z5, CZ
<b>Size in feet</b>	50 min. in width, 1,000 min. in length
<b>Proportion</b>	N/A
<b>Edge condition</b>	Rights-of-way or pedestrian way required on one side, min.
<b>Surface</b>	Lawn, paved 20% max.
<b>Landscape</b>	20% mature canopy required
<b>Buildings</b>	N/A



### POCKET PARK (PP)

<b>Zoning district</b>	Z1, Z2, Z3, Z4, Z5, Z6, CZ
<b>Size in square feet</b>	2,000 min., 8,000 max.
<b>Proportion</b>	1:5 max.
<b>Edge condition</b>	Rights-of-way or pedestrian way required on one side, min.
<b>Surface</b>	Planted, play equipment, paved 30% max.
<b>Landscape</b>	40% mature canopy required
<b>Buildings</b>	N/A



### COMMUNITY GARDEN (CG)

<b>Zoning district</b>	Z1, Z2, Z3, Z4, Z5, Z6, CZ
<b>Size in acres</b>	N/A
<b>Proportion</b>	Min. width 24 ft.
<b>Edge condition</b>	Rights-of-way or pedestrian way required on one side, min.
<b>Special requirement</b>	Water supply required
<b>Landscape</b>	Min. 4 hour solar exposure
<b>Buildings</b>	Storage. 5% max.



**TABLE 2.4: CIVIC SPACE TYPES**

**PEDESTRIAN PASSAGE (PA)**

<b>Zoning district</b>	Z1, Z2, Z3, Z4, Z5, Z6, CZ
<b>Size in acres</b>	N/A
<b>Width</b>	8 ft. min.
<b>Surface</b>	Continuous paved walkway required, seating and gathering places encouraged, planted opportunistically
<b>Buildings</b>	N/A



- (e) Civic Open Space [OS] types shall be programmed according to the following:
  - (1) Programming shall be guided by “Table 2.5: Open Space Uses”.
  - (2) Permitted elements are denoted with a ‘P’.
  - (3) Blank cells are elements not permitted within that particular Open Space type.
  - (4) Each civic space shall include a minimum number of program elements, in addition to requirement elements, specified with ‘R’, “Table 2.5: Open Space Uses”.
  - (5) Other uses are permitted, so long as they are in keeping with the use, level of intensity, general character, and do not conflict with the elements listed in “Table 2.5: Open Space Uses”.

# Article 2: Subdivision Standards

## OLF-8 Design Code

**TABLE 2.5: OPEN SPACE USES**

Program Elements	CP	PK	GN	SQ	PZ	MF	GW	PP	CG	PA
<i>Min. number of program elements per OS type in addition to 'R'</i>	4	4	2	2	2	2	2	2	1	1
<b>Formal Garden</b>	P	P		P			P	P	P	
<b>Community Garden</b>	P	P	P				P	P	R	
<b>Playground</b>	P	P	P	P		P	P	P	P	P
<b>Dog Park</b>	P	P					P	P		
<b>Skate Park</b>	P	P	P							
<b>Exercise Equipment</b>	P	P	P	P		P	P	P	P	
<b>Athletic Fields (structured)</b>		P				R				
<b>Athletic Fields (unstructured)</b>	P	P	P	P		P		P		
<b>Paths (walking)</b>	R	R	R	R	R	R	R	R	R	R
<b>Paths (cycling)</b>	R	R	P				P		P	P
<b>Paths (riding)</b>	R	R								
<b>Performance Space</b>	P	P	P	P	P	P				
<b>Outdoor Dining</b>		P		P	P	P	P			P
<b>Open Air Market</b>	P	P	P	P	P	P	P		P	P
<b>Conservation Area</b>	R	P								
<b>Restroom Facilities</b>	R	R		P	P	R				

### Sec. DC-2.8 Regulating Plan Requirements

- (a) Applications shall adhere to the Regulating Plan and the following:
  - (1) Road assignment
    - a. The location and road assignment shall be according to the Regulating Plan and “Table 2.6: Road Cross-Sections”.
    - b. New discretionary streets, according to the Adopted Master Plan, shall be selected from “Table 2.6: Road Cross-Sections”.
  - (2) Road hierarchy
    - a. Shall be available through Escambia County GIS.
    - b. A-Streets and any frontage facing onto a Civic Open Space shall be designated a Primary Frontage, according to the following:
      - 1. They shall form a continuous network, uninterrupted by B-streets.
      - 2. They shall prohibit entries to surface parking, and structured parking.
      - 3. They shall prohibit curb cuts for alleys.
      - 4. They shall prohibit utility boxes of any kind, when their location elsewhere is possible.
    - c. B-Streets shall be designated a Secondary Frontage. The following standards apply:
      - 1. They may be interrupted by A-streets
      - 2. They shall not be interrupted or connected by service lanes, or alleys.
      - 3. They may provide access to parking and alleys, according to “Article 5: Parking Standards”.
  - (3) Open Space shall be provided as specified in section Sec. DC-2.7.
  - (4) Where streets aim prominently at a building facade, a terminated vista shall be established and shall be held to higher urban design and architectural standards. Additionally, the following are prohibited at terminated vistas:
    - a. Curb cuts for alley access, driveways, parking access, and loading;
    - b. Trash enclosures; and
    - c. Parking, either surface or structure.

# Article 2: Subdivision Standards

## OLF-8 Design Code

TABLE 2.6: ROAD CROSS-SECTIONS



### BOULEVARD: 112-72

<b>Right-of-Way</b>	115 ft.
<b>Zoning districts</b>	Z2, Z3, Z4, Z5*
<b>Sidewalk</b>	9 ft. min.
<b>Planting &amp; Furnishing</b>	6 ft. min., Tree Grate / *Planter Strip
<b>Curb</b>	Vertical

see "Sec. DC-2.5 Road Standards" for exceptions

<b>Design Speed</b>	25 - 30 mph
<b>Movement</b>	2-way Slow
<b>Travel Lanes</b>	4, 10 ft. inner / 11 ft. outer
<b>Parking Lanes</b>	2, 7 ft. max. Parallel
<b>Median</b>	Min. 10 ft. (14 ft. at intersections)
<b>Bike Facility</b>	2, 5 ft. + 3 ft. buffer, Dedicated



### BOULEVARD: 100-50

<b>Right-of-Way</b>	100 ft.
<b>Zoning districts</b>	Z1, Z2, Z3, Z5*, Z6*
<b>Sidewalk</b>	10 ft. min.
<b>Planting &amp; Furnishing</b>	7 ft. min., Tree Grate / *Planter Strip
<b>Curb</b>	Vertical

see "Sec. DC-2.5 Road Standards" for exceptions

<b>Design Speed</b>	20 - 25 mph
<b>Movement</b>	2-way Slow
<b>Travel Lanes</b>	2, 10 ft. each
<b>Parking Lanes</b>	2, 7 ft. parallel
<b>Median</b>	16 ft. min.
<b>Bike Facility</b>	2, 5 ft. + 3 ft. buffer, Dedicated

\* Planter strip shall be used in place of tree grate in zoning districts Z5 and Z6

**TABLE 2.6: ROAD CROSS-SECTIONS**



### COMMERCIAL STREET: 70-34

<b>Right-of-Way</b>	70 ft.
<b>Zoning districts</b>	Z1, Z2, Z3, Z4
<b>Sidewalk</b>	12 ft. min.
<b>Planting &amp; Furnishing</b>	6 ft. min., Tree Grate
<b>Curb</b>	Vertical

see "Sec. DC-2.5 Road Standards" for exceptions

<b>Design Speed</b>	15 - 20 mph
<b>Movement</b>	2-way Slow
<b>Travel Lanes</b>	2, 10 ft. each
<b>Parking Lanes</b>	2, 7 ft. parallel
<b>Median</b>	None
<b>Bike Facility</b>	Shared lane



### COMMERCIAL STREET + BIKE LANE: 85-48

<b>Right-of-Way</b>	85 ft.
<b>Zoning districts</b>	Z1, Z2, Z3, Z4
<b>Sidewalk</b>	12 ft. min.
<b>Planting &amp; Furnishing</b>	6 ft. min., Tree Grate
<b>Curb</b>	Vertical

see "Sec. DC-2.5 Road Standards" for exceptions

<b>Design Speed</b>	15 - 20 mph
<b>Movement</b>	2-way Slow
<b>Travel Lanes</b>	2, 10 ft. each
<b>Parking Lanes</b>	2, 7 ft. parallel
<b>Median</b>	None
<b>Bike Facility</b>	2, 5 ft. + 2.5 ft. buffer, Dedicated

# Article 2: Subdivision Standards

## OLF-8 Design Code

TABLE 2.6: ROAD CROSS-SECTIONS

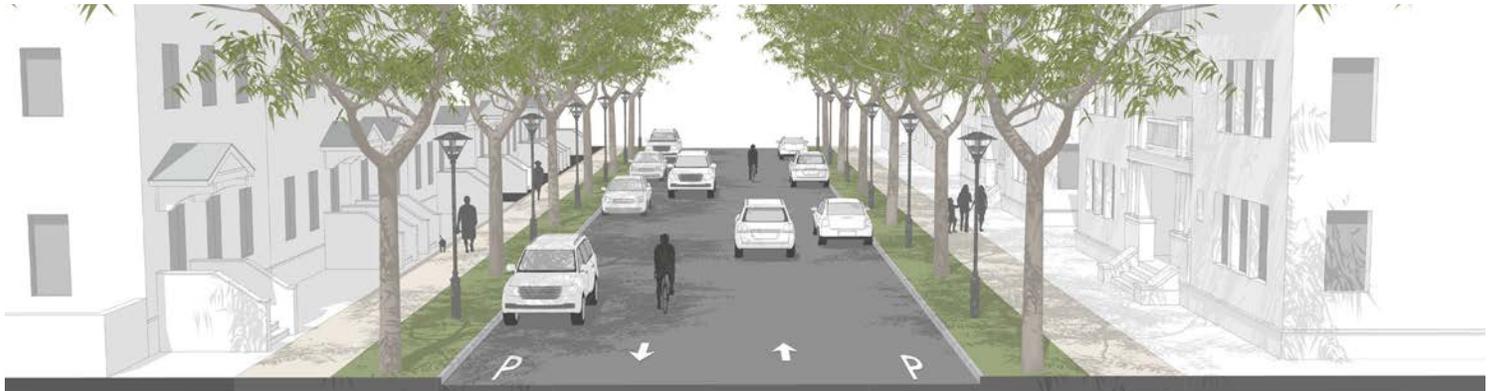


### NEIGHBORHOOD STREET: 70-34

<b>Right-of-Way</b>	70 ft.
<b>Zoning districts</b>	Z2, Z5, Z6
<b>Sidewalk</b>	8 ft. min.
<b>Planting &amp; Furnishing</b>	10 ft. min., Planter Strip
<b>Curb</b>	Vertical

see "Sec. DC-2.5 Road Standards" for exceptions

<b>Design Speed</b>	15 - 20 mph
<b>Movement</b>	2-way Slow
<b>Travel Lanes</b>	2, 10 ft. each
<b>Parking Lanes</b>	2, 7 ft. parallel
<b>Median</b>	None
<b>Bike Facility</b>	Shared lane



### NEIGHBORHOOD STREET: 60-34

<b>Right-of-Way</b>	60 ft.
<b>Zoning districts</b>	Z5, Z6
<b>Sidewalk</b>	6 ft. min.
<b>Planting &amp; Furnishing</b>	7 ft. min., Planter Strip
<b>Curb</b>	Vertical

see "Sec. DC-2.5 Road Standards" for exceptions

<b>Design Speed</b>	15 - 20 mph
<b>Movement</b>	2-way Slow
<b>Travel Lanes</b>	2, 10 ft. max. each
<b>Parking Lanes</b>	2, 7 ft. parallel each
<b>Median</b>	None
<b>Bike Facility</b>	Shared lane

# Article 2: Subdivision Standards

## OLF-8 Design Code

**TABLE 2.6: ROAD CROSS-SECTIONS**



### NEIGHBORHOOD STREET: 60-30

<b>Right-of-Way</b>	60 ft.
<b>Zoning districts</b>	Z5, Z6
<b>Sidewalk</b>	6 ft. min.
<b>Planting &amp; Furnishing</b>	9 ft. min., Planter Strip
<b>Curb</b>	Vertical

see "Sec. DC-2.5 Road Standards" for exceptions

<b>Design Speed</b>	10 - 15 mph
<b>Movement</b>	2-way Yield
<b>Travel Lanes</b>	2, 10 ft. each
<b>Parking Lanes</b>	2, 8 ft. parallel
<b>Median</b>	None
<b>Bike Facility</b>	Shared lane



### NEIGHBORHOOD STREET: 60-28

<b>Right-of-Way</b>	60 ft.
<b>Zoning districts</b>	Z1, Z2, Z3, Z5*, Z6*
<b>Sidewalk</b>	10 ft. min.
<b>Planting &amp; Furnishing</b>	6 ft. min., Tree Grate / *Planter Strip
<b>Curb</b>	Vertical

see "Sec. DC-2.5 Road Standards" for exceptions

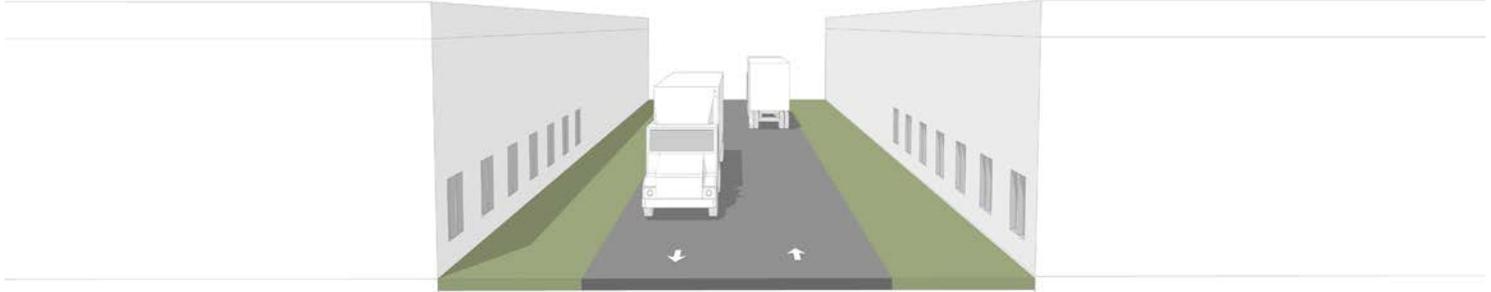
<b>Design Speed</b>	15 - 20 mph
<b>Movement</b>	2-way Slow
<b>Travel Lanes</b>	2, 10 ft. max. each
<b>Parking Lanes</b>	1, 8 ft. max. parallel
<b>Median</b>	None
<b>Bike Facility</b>	Shared lane

\* Planter strip shall be used in place of tree grate in zoning districts Z5 and Z6

# Article 2: Subdivision Standards

## OLF-8 Design Code

TABLE 2.6: ROAD CROSS-SECTIONS

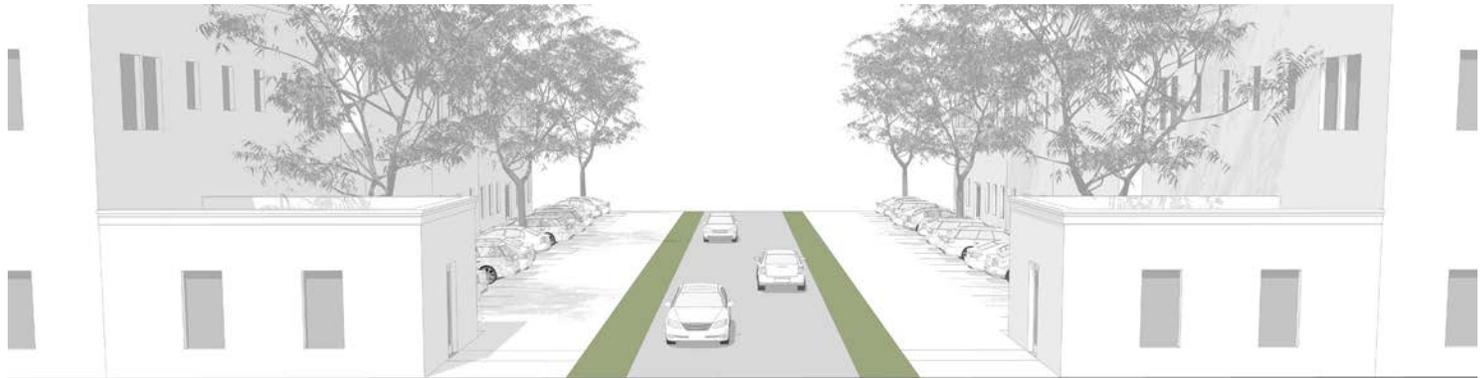


### TRUCK ROUTE: 50-26

<b>Right-of-Way</b>	50 ft.
<b>Zoning districts</b>	Z4 or per Regulating Plan
<b>Sidewalk</b>	none
<b>Planting &amp; Furnishing</b>	12 ft. min., Planter Strip or Swale
<b>Curb</b>	Vertical

see "Sec. DC-2.5 Road Standards" for exceptions

<b>Design Speed</b>	25 - 30 mph
<b>Movement</b>	2-way Free
<b>Travel Lanes</b>	2, 13 ft. each
<b>Parking Lanes</b>	None
<b>Median</b>	None
<b>Bike Facility</b>	None



### COMMERCIAL ALLEY: 30-20

<b>Right-of-Way</b>	30 ft. max.
<b>Zoning districts</b>	Z1, Z2, Z3, Z4
<b>Sidewalk</b>	None
<b>Planting &amp; Furnishing</b>	5 ft. min., Swale
<b>Curb</b>	None

see "Sec. DC-2.5 Road Standards" for exceptions

<b>Design Speed</b>	5 - 10 mph
<b>Movement</b>	2-way Low
<b>Travel Lanes</b>	2, 10 ft. max. each
<b>Parking Lanes</b>	None
<b>Median</b>	None
<b>Bike Facility</b>	None

**TABLE 2.6: ROAD CROSS-SECTIONS**



**RESIDENTIAL ALLEY: 24-12**

<b>Right-of-Way</b>	24 ft.
<b>Zoning districts</b>	Z1, Z2, Z3, Z5, Z6
<b>Sidewalk</b>	None
<b>Planting &amp; Furnishing</b>	6 ft. min., Swale
<b>Curb</b>	None

see "Sec. DC-2.5 Road Standards" for exceptions

<b>Design Speed</b>	5 - 10 mph
<b>Movement</b>	2-way Low/Yield
<b>Travel Lanes</b>	1, 12 ft. max.
<b>Parking Lanes</b>	None
<b>Median</b>	None
<b>Bike Facility</b>	None



# Article 3: Site & Building Standards

# Article 3: Site & Building Standards

## OLF-8 Design Code

### Sec. DC-3.1 Intent

- (a) The intent of this Article is to provide design controls for the placement of buildings on lots, ensure they meet the street in a harmonious manner, and are scaled appropriately to their context and zoning.

### Sec. DC-3.2 Lot Size & Occupation

- (a) Lots shall meet the minimum requirements according to “Table 3.8: Building Form Standards”.
- (b) Buildings and covered structures are limited in the total area they may occupy as a percentage of the total lot area, according to “Table 3.8: Building Form Standards”.

### Sec. DC-3.3 Building Setbacks

- (a) Required Setbacks
  - (1) All structures shall be set back from the lot boundaries according to “Table 3.8: Building Form Standards”.
  - (2) Front
    - a. (Primary) specifies the setback from the front lot line.
    - b. (Secondary) specifies the setback from the secondary frontage, when more than 1 frontage exists.
    - c. When more than 1 frontage exists, the shortest side of the lot will constitute the Front (Primary).
  - (3) Side specifies the setback from side lot lines
  - (4) Rear specifies the setback from the rear lot line
- (b) Back Buildings
  - (1) Back buildings are permitted to connect principal buildings to accessory buildings, with the following standards:
    - a. They cannot be habitable spaces.
    - b. They cannot exceed 10 feet in width.
- (c) Garages
  - (1) Where the garage is part of the principal building, the rear setback shall apply to the garage portion of the structure
  - (2) Where the garage is detached from the principal building the rear, accessory building setback shall apply.
  - (3) Accessory units above the garage are subject to the accessory setback requirements.
- (d) Utilities
  - (1) Utility easements along the front and side lot lines may require the buildings to exceed the maximum setback, up to 150% of the total setback maximum.
  - (2) See Design Standards Manual, Chapter 1, Section 2-1.6(d) for requirements regarding utilities in road rights-of-way.
  - (3) All utilities shall be provided below grade.
- (e) Parking Location
  - (1) Parking shall not be located within the front or side setbacks.
  - (2) Parking shall not be located between building facades and the front property lines.

# Article 3: Site & Building Standards

## OLF-8 Design Code

### Sec. DC-3.4 Height

- (a) Height is limited by stories, measured from highest adjacent sidewalk grade, according to “Table 3.8: Building Form Standards”.
- (b) Below grade stories do not count towards height provided they do not extend more than 4 feet above the sidewalk grade.
- (c) Chimneys, cupolas, antennae, vents, elevator bulkheads, stair housing, and other uninhabited elements do not count towards building height.
- (d) Mezzanines exceeding 40% of the floor area of a tenant space or residential unit shall count as an additional story.
- (e) Attics shall not exceed 50% of the footprint of a building, within the roof form.
- (f) No portion of a building shall exceed 150 feet in height.
- (g) Above ground floors are measure by story and are limited in height according to “Table 3.1: Measuring Height”and the following:
  - (1) For multi-story building height shall be measured from finished floor to finished floor.
  - (2) For single story buildings height shall be measured from finished floor to finished ceiling.
  - (3) Story height is measured at all points within the structure.
  - (4) If a floor height exceeds the maximum story height it is counted as 1 or more stories by dividing the story height by the maximum story height and rounding up.
  - (5) Ceiling height in bathrooms, closets and other ancillary rooms may be lower than the minimum story height.

**TABLE 3.1: MEASURING HEIGHT**

USE	MAX. HEIGHT	MIN. HEIGHT
<b>Residential</b>		
Ground Floor	14 feet	-
Upper Floors	14 feet	-
<b>Commercial</b>		
Ground Floor	24 feet	14 feet
Upper Floors	16 feet	-
<b>Parking Structure</b>		
Ground Floor	per adjacent floor	15 feet for loading & unloading
Upper Floors	per adjacent floor	-

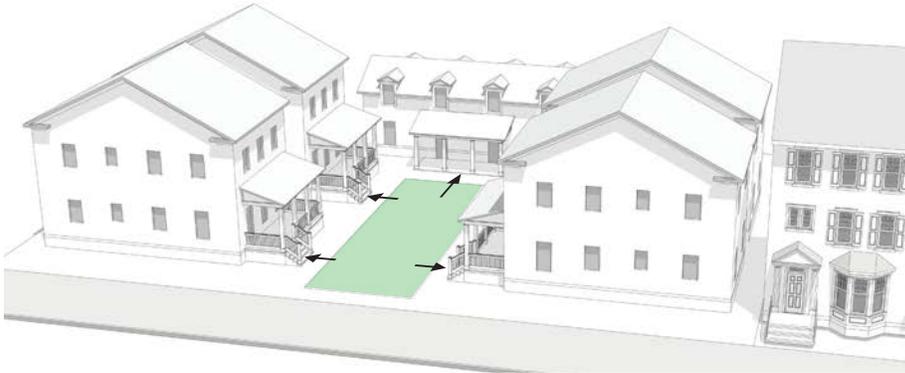
# Article 3: Site & Building Standards

## OLF-8 Design Code

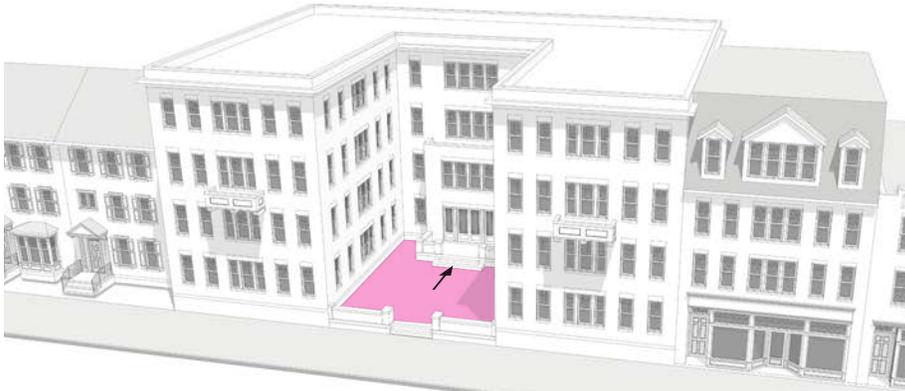
### Sec. DC-3.5 Building Orientation

- (a) The Principal Building shall be oriented parallel to the front property line or tangent to a curved front property line, for the minimum frontage requirement. See “Table 1.1: Variance Criteria” for exceptions.
- (b) The Primary building entrance shall open directly to a sidewalk or path facing a street or open space, with the exception of visible entrances off a courtyard, according to “Figure 3.1: Primary building entrance”.

**FIGURE 3.1: PRIMARY BUILDING ENTRANCE**



Entries along Open Space



Courtyard and Forecourt Entry



Street Entry

### Sec. DC-3.6 Frontage Requirements

- (a) Frontage requirements regulate the following:
  - (1) The frontage yard type between front lot lines and building facades;
  - (2) The frontage yard type between side lot lines and building facades;
  - (3) The frontage elements nearest the front property lines; and
  - (4) Encroachments into the setbacks. See “Table 3.2: Frontage Yards” and “Table 3.3: Frontage Elements”.
- (b) Frontage Assignment
  - (1) Frontages shall be assigned as follows:
    - a. Primary frontages correspond to the narrow side of the lot
    - b. Secondary frontages correspond to the Front (Secondary) lot lines, according to “Table 3.8: Building Form Standards”.
- (c) Frontage Buildout
  - (1) Requires a minimum length of frontage be lined with building facades situated between the minimum and maximum setbacks, according to “Table 3.8: Building Form Standards”.
  - (2) Frontage buildout excludes Front (Secondary) setback on corner lots in the measurement of total frontage length.
  - (3) Forecourts, courtyards and other similarly defined open spaces shall count towards minimum frontage requirements.
  - (4) Frontage build-out along secondary frontages shall be 50% of the primary frontage occupation requirement.
  - (5) Frontage build-out requirements along B-streets may be reduced by up to 10%.
- (d) Frontage Yards
  - (1) A frontage yard shall be selected and configured according to “Table 3.2: Frontage Yards” for primary and secondary frontages.
  - (2) Frontage Yards shall follow the standards according to “Table 3.2: Frontage Yards”

# Article 3: Site & Building Standards

## OLF-8 Design Code

**TABLE 3.2: FRONTAGE YARDS**

### NO YARD

see “Article 9: Definitions” and “Table 7.2: Frontage Yard Landscape Requirements”

<b>Zoning district</b>	Z1, Z2, Z3, Z4
<b>Permitted Elements</b>	Arcade, gallery, urban terrace, forecourt, shopfront
<b>A Max. Setback</b>	per zoning district
<b>B Encroachment</b>	Elements up to 100% of setback; may extend into ROW by permit
<b>Surface</b>	Paved, unit paver or to match sidewalk
<b>Fencing</b>	None



### URBAN YARD

see “Article 9: Definitions” and “Table 7.2: Frontage Yard Landscape Requirements”

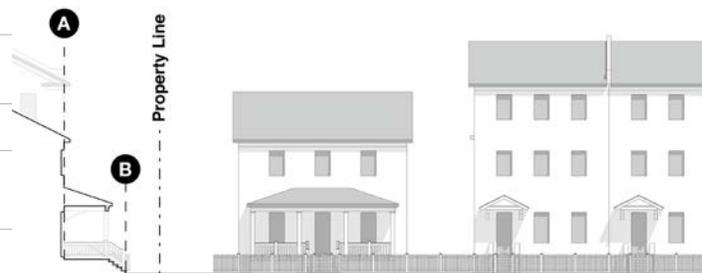
<b>Zoning district</b>	Z1, Z2, Z5
<b>Permitted Elements</b>	Stoop, porch, urban terrace, light well
<b>A Max. Setback</b>	per zoning district
<b>B Encroachment</b>	Elements up to 100% of setback
<b>Surface</b>	Paved, raised planter, or landscaped
<b>Fencing</b>	Permitted where landscaped in Z5



### SHALLOW YARD

see “Article 9: Definitions” and “Table 7.2: Frontage Yard Landscape Requirements”

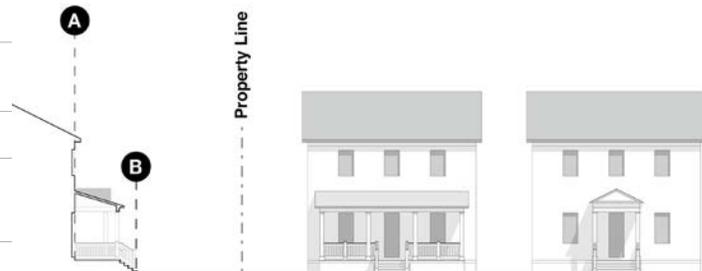
<b>Zoning district</b>	Z1, Z2, Z5
<b>Permitted Elements</b>	Stoop, porch, terrace, light well
<b>A Max. Setback</b>	per zoning district
<b>B Encroachment</b>	Elements up to the greater of 8 ft. or 60% of the setback
<b>Surface</b>	Landscaped
<b>Fencing</b>	Optional



### COMMON YARD

see “Article 9: Definitions” and “Table 7.2: Frontage Yard Landscape Requirements”

<b>Zoning district</b>	Z5, Z6
<b>Permitted Elements</b>	Stoop, porch, terrace
<b>A Min. Setback</b>	18 ft.
<b>B Encroachment</b>	Elements up to the greater of 8 ft. or 40% of the setback
<b>Surface</b>	Landscaped
<b>Fencing</b>	None



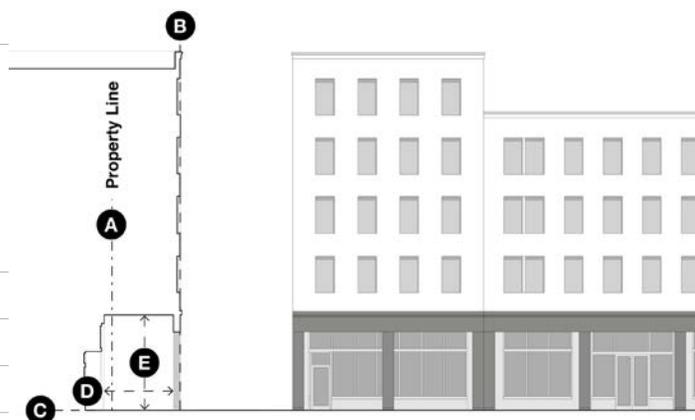
- (e) Frontage Elements
- (1) Frontage elements shall be selected and configured according to “Table 3.3: Frontage Elements”, for primary and secondary frontages.
  - (2) A Storefront is required for all ground floor retail uses.
  - (3) A storefront when not combined with other frontage elements may include awnings or canopies according to section “(l) Projections”.

**TABLE 3.3: FRONTAGE ELEMENTS**

### ARCADE

see “Article 9: Definitions”

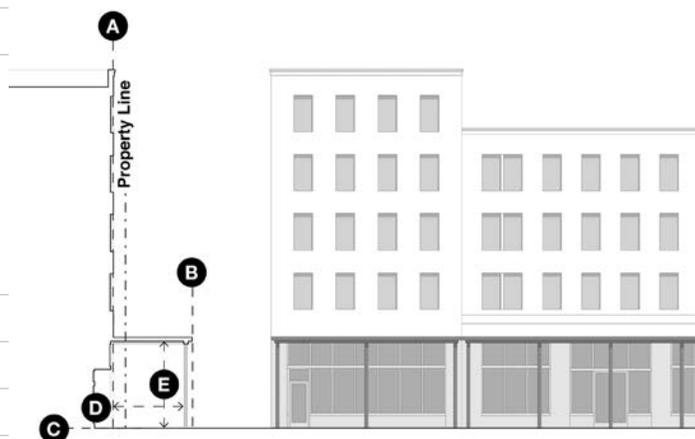
<b>Combinations</b>	Shopfront, common entry
<b>A Max. setback</b>	2 ft.
<b>B Encroachment/Projection</b>	Building and arcade to within 2 feet of the curb; outdoor display, bay and display windows 100% of the setback; seating by permit
<b>C Entry condition</b>	At grade entry
<b>D Horizontal clear</b>	8 ft. min.
<b>E Vertical clear</b>	12 ft. min.
<b>Special Conditions</b>	Utility coordination required



### GALLERY

see “Article 9: Definitions”

<b>Combinations</b>	Shopfront, common entry
<b>A Max. Setback</b>	6 ft.
<b>B Encroachment/Projection</b>	Gallery to within 2 feet of the curb; outdoor display, bay and display windows 100% of the setback; seating by permit
<b>C Entry Condition</b>	At grade entry
<b>D Horizontal Clear.</b>	8 ft. min.
<b>E Vertical Clear.</b>	12 ft. min.
<b>Special Conditions</b>	Utility coordination required



# Article 3: Site & Building Standards

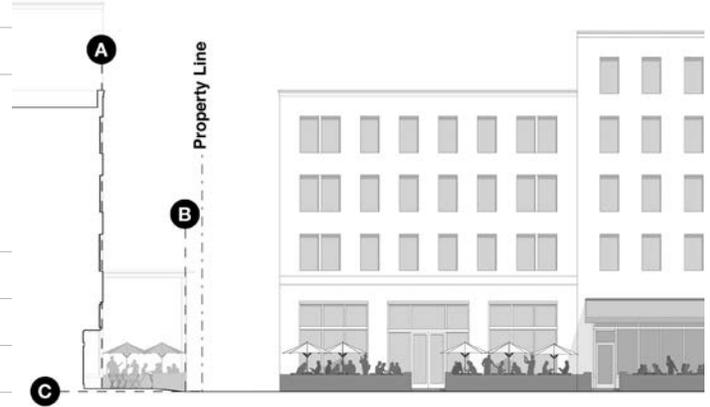
## OLF-8 Design Code

TABLE 3.3: FRONTAGE ELEMENTS

### URBAN TERRACE

see "Article 9: Definitions"

<b>Combinations</b>	Shopfront, awning, canopy
<b>A Min. Setback</b>	10 ft.
<b>B Encroachment</b>	Terrace and seating 100% of setback; outdoor display, bay and display windows up to 4 ft.
<b>C Entry Condition</b>	At grade entry
<b>Horizontal Clear.</b>	N/A
<b>Vertical Clear.</b>	N/A
<b>Special Conditions</b>	Wall permitted along frontage to 36 in. high



### FORECOURT

see "Article 9: Definitions"

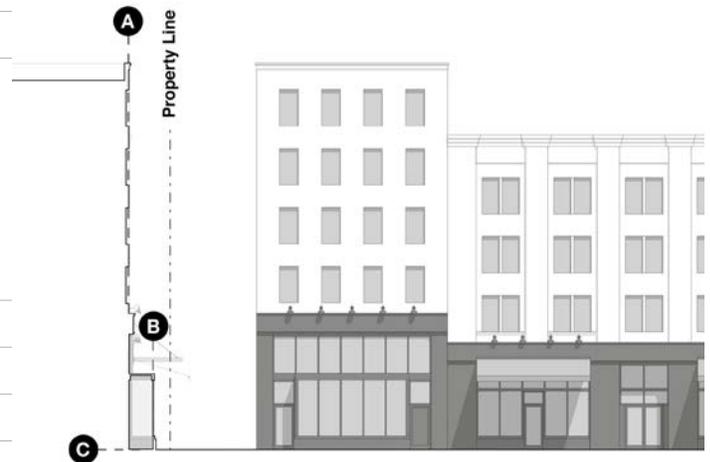
<b>Combinations</b>	Arcade, gallery, urban terrace, shopfront, common entry
<b>A Max. Setback</b>	60 ft.
<b>B Encroachment</b>	By combination
<b>C Entry Condition</b>	At grade entry or raised 18 in. max.
<b>Special Conditions</b>	Courtyard minimum 300 sq.ft., and maximum 40% of frontage buildout width



### SHOPFRONT

see "Article 9: Definitions"

<b>Combinations</b>	Arcade, gallery, urban terrace, forecourt
<b>A Max. Setback</b>	By zoning district
<b>B Encroachment/Projection</b>	Seating by permit; bay and display windows to lot line; awning and canopy by element
<b>C Entry Condition</b>	At grade entry
<b>Horizontal Clear.</b>	N/A
<b>Vertical Clear.</b>	N/A
<b>Special Conditions</b>	None

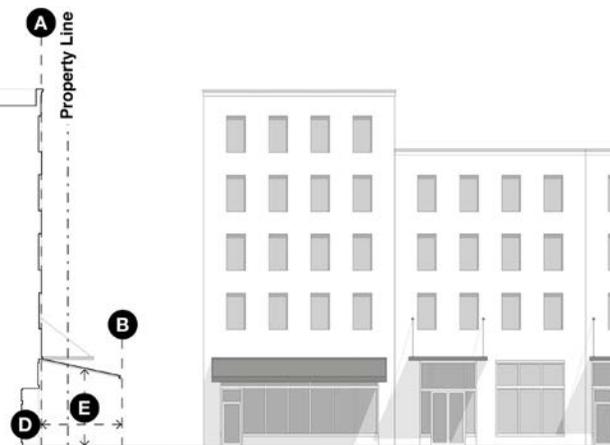


**TABLE 3.3: FRONTAGE ELEMENTS**

### AWNING OR CANOPY

see "Article 9: Definitions"

<b>Combinations</b>	Shopfront, urban terrace, forecourt, common entry
<b>A Max. Setback</b>	N/A
<b>B Encroachment/Projection</b>	Awning or canopy to within 2 ft. of curbs
<b>Entry Condition</b>	N/A
<b>D Horizontal Clear.</b>	8 ft. min.
<b>E Vertical Clear.</b>	8 ft. min.
<b>Special Conditions</b>	None



### RESIDENTIAL TERRACE

see "Article 9: Definitions"

<b>Combinations</b>	None
<b>A Min. Setback</b>	10 ft.
<b>B Encroachment</b>	Terrace minimum 6 feet and up to 60% of setback
<b>C Entry Condition</b>	Raised entry
<b>Horizontal Clear.</b>	N/A
<b>Vertical Clear.</b>	N/A
<b>Special Conditions</b>	Wall or fence permitted along the terrace edge;



# Article 3: Site & Building Standards

## OLF-8 Design Code

**TABLE 3.3: FRONTAGE ELEMENTS**

### STOOP

see "Article 9: Definitions"

<b>Combinations</b>	Light well, terrace
<b>A Min. Setback</b>	3 ft.
<b>B Encroachment</b>	Landing, cover, and stairs up to 100% of setback in Z1, Z2, and Z5, and up to 10ft. in Z6
<b>C Entry Condition</b>	Raised entry
<b>Horizontal Clear.</b>	N/A
<b>Vertical Clear.</b>	N/A
<b>Special Conditions</b>	Stoop may be engaged into the building volume.



### PORCH

see "Article 9: Definitions"

<b>Combinations</b>	None
<b>A Min. Setback</b>	10 ft.
<b>B Encroachment</b>	Porch up to 60% of the setback
<b>C Entry Condition</b>	Raised entry
<b>D Horizontal Clear.</b>	Porch 8 ft. min.
<b>Vertical Clear.</b>	N/A
<b>Special Conditions</b>	See "(g) Glazing"



# Article 3: Site & Building Standards

## OLF-8 Design Code

- (f) Entry Frequency
- (1) Entries to buildings shall be provided at a minimum frequency according to “Table 3.4: Building Entry Frequency”.
  - (2) Buildings on corner lots shall be exempt from entry requirements along the longer side of the facade if the facade is less than 75 feet in length.
  - (3) Entries may be recessed up to 8 feet in depth.

**TABLE 3.4: BUILDING ENTRY FREQUENCY**

<b>Z1</b>	<b>Z2</b>	<b>Z3</b>	<b>Z4</b>	<b>Z5</b>	<b>Z6</b>	<b>CZ</b>
1 entry for every 60 ft. of facade or 1 per parcel along primary and secondary frontage, whichever is the least restrictive, except for entirely residential buildings	1 entry for every 60 ft. of facade or 1 per parcel along primary and secondary frontage, whichever is the least restrictive, except for entirely residential buildings	1 entry for every 75 ft. of facade along primary and secondary frontage	1 entry for every 100ft. of facade along primary frontage	1 primary building entry per parcel along primary frontage	1 primary building entry per parcel along primary frontage	N/A

# Article 3: Site & Building Standards

## OLF-8 Design Code

(g) Glazing

- (1) Facades along primary and secondary frontages shall meet minimum glazing requirements according to “Table 3.5: Minimum Glazing Requirement” and the following:
  - a. Percentage is calculated individually by floor and by facade.
  - b. The entire frame and structure of doors, windows, and storefront systems are considered glazing for this calculation.
  - c. Storefronts shall have a minimum 60% clear glazing
  - d. Tinted, mirrored and reflective glass, and glass covered by screening sheets, white, or UV protection film are prohibited.
  - e. Low-e is permitted according to Florida Building Code.
  - f. Glazing requirements may be reduced by 5% on south and west-facing walls.

**TABLE 3.5: MINIMUM GLAZING REQUIREMENT**

	<b>RETAIL</b>	<b>OFFICE</b>	<b>LIGHT INDUSTRIAL</b>	<b>RESIDENTIAL</b>
<b>Ground (min.)</b>	60%	40%	25% along A streets 10% along B streets	25%
<b>Upper (min.)</b>	30%	30%	10%	25%

(h)

Blank walls along primary and secondary frontages shall be according to the following:

- (1) Blank walls in Z1 Z2, Z3, Z5, and Z6 shall not exceed 50 linear feet.
- (2) Blank walls in Z4 along A streets shall not exceed 80 feet
- (3) Blank walls in Z4 along B streets shall not exceed 100 feet

(i)

Where buildings do not occupy the entire lot frontage in Z1, Z2, Z3, and Z4, a streetscreen is required to occupy the remaining frontage as follows:

- (1) Streetscreens or landscape shall be between 3 and 4 feet in height;
- (2) Openings for vehicular access may be no wider than 24 feet for two travel lanes and 12 feet for a single travel lane; and
- (3) Streetscreens shall have 50% openings or include plantings on the interior of the lot to overhang the streetscreen.
- (4) Landscape shall be planted to create a solid wall of plantings, consistent with a non-landscaped streetscreen.

(j)

Screening

- (1) All outdoor electrical, plumbing, and mechanical equipment shall be located behind the front facade or concealed from street view with a screen or wall. These facilities may not encroach into any setback.
- (2) Outdoor storage and building utility equipment shall be fully screened from view and shall not be permitted within the first 20 feet along primary and secondary frontages.

# Article 3: Site & Building Standards

## OLF-8 Design Code

- (k) Encroachments
  - (1) Minor facade elements may encroach into setbacks according to “Table 3.8: Building Form Standards” and the following:
    - a. Roof overhangs, cornices, window and door surrounds, and other facade decorations may encroach into setbacks up to 2 feet beyond the structure they are attached to.
  - (2) Major facade elements may encroach into setbacks according to “Table 3.8: Building Form Standards” and the following:
    - a. Major facade elements include bay windows, display windows, balconies, stoops, porches, awnings, galleries, and arcades may encroach into the setback up to 4 feet.
  - (3) Minor and Major facade elements shall not encroach into rights-of-way.
  - (4) Ground floor retail uses may utilize the public sidewalk for seating, serving, display of merchandise, and other business related activities, provided and 5 foot clear pedestrian way is maintained.
- (l) Projections
  - (1) Projections into the public rights-of-way shall meet minimum clearance requirements and shall be limited as follows:
    - a. Projections are limited to Awnings, Canopies, Arcades, and Galleries.
    - b. Awnings:
      - 1. Shall be fabric
      - 2. Shall not have side panels
      - 3. May be movable
      - 4. Shall extend a minimum 6 feet from the building facade up to 2 feet from the curb.
      - 5. Shall be a minimum 12 feet wide.
      - 6. Shall maintain a minimum vertical clearance of 10 feet from the sidewalk.
      - 7. Shall be a maximum 14 feet in height and shall be located below the floor of the second story.
    - c. Canopies:
      - 1. Shall be metal, or wood.
      - 2. Shall be fixed in place
      - 3. Shall extend a minimum 6 feet from the building facade up to 2 feet from the curb.
      - 4. Shall be a minimum 12 feet wide.
      - 5. Shall maintain a minimum vertical clearance of 10 feet from the sidewalk.
      - 6. Shall be a maximum 14 feet in height and shall be located below the floor of the second story.
    - d. Galleries shall be according to “Table 3.3: Frontage Elements” and shall extend fully over the sidewalk up to 2 feet from the curb.
- (m) Drive-throughs
  - (1) Drive-through facilities are limited to Z3 and Z4, and the following:
    - a. Drive-through shall be located behind the building relative to sidewalks.
    - b. Queuing lanes shall not interfere with pedestrian circulation.
    - c. Queuing lanes shall be accommodated internal to the lot and shall not be located along primary and secondary frontages.
    - d. Drive-through canopies and other structures, where present, shall be constructed from the same material as the building, and shall follow the requirements for Canopies according to section “(l) Projections”.

# Article 3: Site & Building Standards

## OLF-8 Design Code

### Sec. DC-3.7 Fences and Walls

#### (a) Location

- (1) Fencing is regulated according to the location of the fence, according to “Table 3.6: Fence Location and Height” and the following:
  - a. At corner lots, the primary frontage fence designation extends up to the primary setback of the principal building, as illustrated in “Table 3.6: Fence Location and Height”.
  - b. Primary frontage fences may be collectively referred to as frontage fences.
  - c. At corner lots, fences shall follow the Escambia County site distance requirements.
  - d. Fences shall provide complete enclosure as illustrated in “Table 3.6: Fence Location and Height”.

#### (b) Height

- (1) Maximum fence and wall height is limited according to “Table 3.6: Fence Location and Height”.
- (2) Frontage fence height is measured from sidewalk grade where sidewalks are present or abutting street grade.
- (3) Private lot line fence and rear lot fence height is measured from the yard grade.

#### (c) Configuration

- (1) Frontage fences may be located at the right-of-way, or up to 18” behind the right-of-way to permit landscaping. When erected at a right-of-way line, all of the fence and any of its supporting structures shall be contained within the lot.
- (2) All fences or walls erected along the primary frontage shall provide an operable gate or opening with a minimum width of 36 inches. There shall be a minimum of one operable gate or opening for each street frontage and at least one operable gate or opening for every 500 feet of fencing along a street.
- (3) Supporting members and posts shall be on the inside of the fence, and the smooth or flat faces on the outside. If two faces are used, each face shall be of the same type and finish.
- (4) Wood frontage fences shall be painted or stained.
- (5) Wood frontage fences shall have slats between 3.5 inches and 5.5 inches in width, with a minimum spacing of 2.5 inches and a maximum of 5.5 inches.
- (6) Metal and iron fencing shall be black.
- (7) Fence material is restricted to one fence type per lot per fence location.

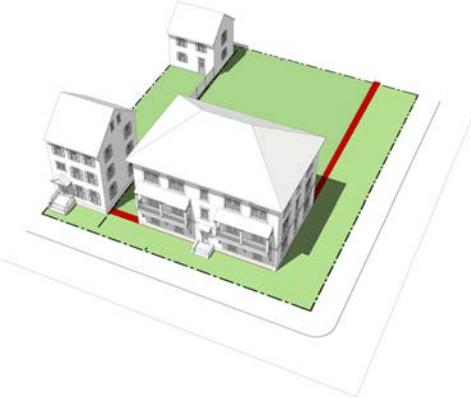
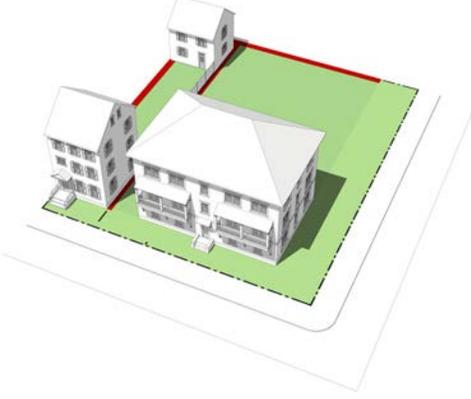
#### (d) Material

- (1) Fence and garden wall material is limited according to “Table 3.7: Fence Type by Zoning District” and the following:
  - a. The following fence and wall materials are permitted but not limited to:
    1. Hedges;
    2. Wood;
    3. Metal and iron;
    4. Stone, brick, and masonry; and
    5. Composite
  - b. The following fence and garden wall materials are specifically prohibited:
    1. Electric, barbed wire, razor wire, hog wire, rolled wire, fence spikes, electrically charged fences or other types of hazardous fencing;
    2. Any wire smaller in size than 12 gauge and wire mesh fencing;
    3. Galvanized or painted metal wire fencing;
    4. Vinyl and plastic fencing; and
    5. Wood stockade.
  - c. Chain link is prohibited as follows:
    1. At Frontage and Frontage Facade locations in Z4; and
    2. In all locations through Z1, Z2, Z3, Z5, Z6, and CZ zoning districts.

# Article 3: Site & Building Standards

## OLF-8 Design Code

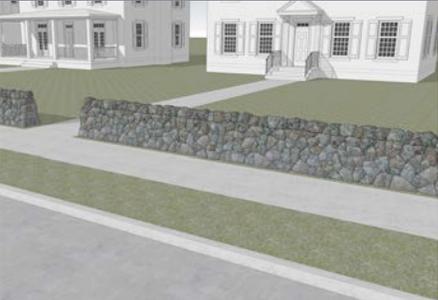
**TABLE 3.6: FENCE LOCATION AND HEIGHT**

	Z1	Z2	Z3	Z4	Z5	Z6
<b>Frontage Fence</b> 	36"	36"	36"	36"	36"	36"
<b>Facade Fence</b> 	72"	72"	72"	96"	72"	72"
<b>Side &amp; Rear Fence</b> 	96"	96"	96"	96"	96"	96"

# Article 3: Site & Building Standards

## OLF-8 Design Code

**TABLE 3.7: FENCE TYPE BY ZONING DISTRICT**

	Z1	Z2	Z3	Z4	Z5	Z6
<b>Hedge</b> 	-	-	-	-	P	P
<b>Masonry Wall</b> 	P	P	P	P	P	P
<b>Picket Fence</b> 	-	-	-	-	P	P
<b>Wrought Iron Fence</b> 	P	P	P	P	P	P

# Article 3: Site & Building Standards

## OLF-8 Design Code

**TABLE 3.7: FENCE TYPE BY ZONING DISTRICT**

	Z1	Z2	Z3	Z4	Z5	Z6
<b>Iron Fence with Masonry Base</b> 	P	P	P	P	P	P
<b>Wood Privacy Fence</b> 	-	-	P	P	P	P
<b>Chain Link Fence</b> 	-	-	-	P	-	-

*P: Permitted within the zoning district indicated*

### Sec. DC-3.8 Building Standards

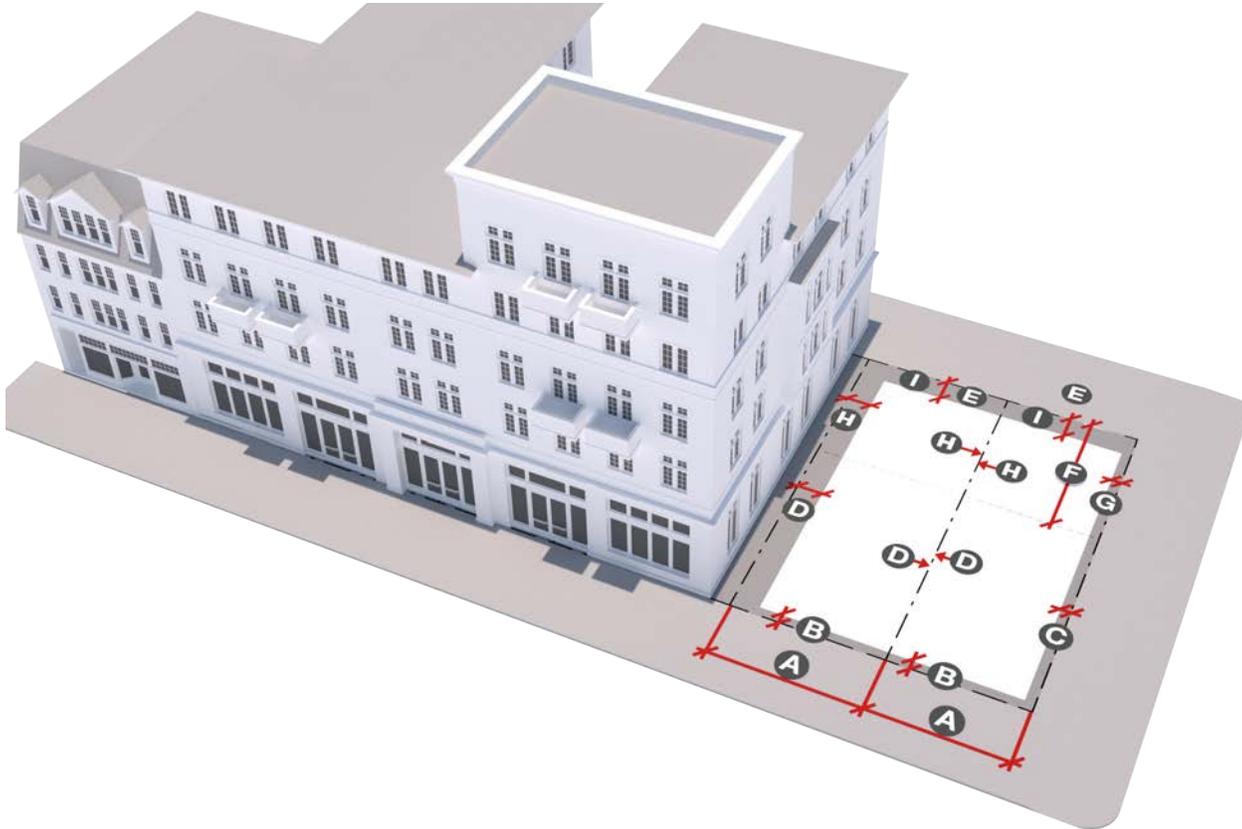
- (a) Standards are by zoning district and shall be according to “Table 3.8: Building Form Standards”.
- (b) Should there be a conflict between the standards summarized in “Table 3.8: Building Form Standards” and the standards specified in the OLF-8 Design Code, the standards in “Table 3.8: Building Form Standards” shall prevail.

# Article 3: Site & Building Standards

## OLF-8 Design Code

TABLE 3.8: BUILDING FORM STANDARDS

### Z1: Neighborhood Core



#### LOT OCCUPATION

<b>A</b> Lot Width	none
Lot Coverage	90% max.
Primary Frontage Occupation see Sec. DC-3.6 (c)	80% min.

#### SETBACKS: PRINCIPAL BUILDINGS

<b>B</b> Front (Primary)	0 min. / 2 ft. max. 10 ft. max. for residential
<b>C</b> Front (Secondary)	0 min. / 2 ft. max. 10 ft. max. for residential
<b>D</b> Side	0 or 5 ft. min.
<b>E</b> Rear	2 ft. min.

#### SETBACKS: ACCESSORY BUILDINGS

<b>F</b> Front (to rear of PB)	20 ft. min.
<b>G</b> Front (Secondary)	none
<b>H</b> Side	0 or 5 ft. min.
<b>I</b> Rear	2 ft. min.

#### BUILDING HEIGHT

Principal Building	4* stories
Accessory Building	2 stories

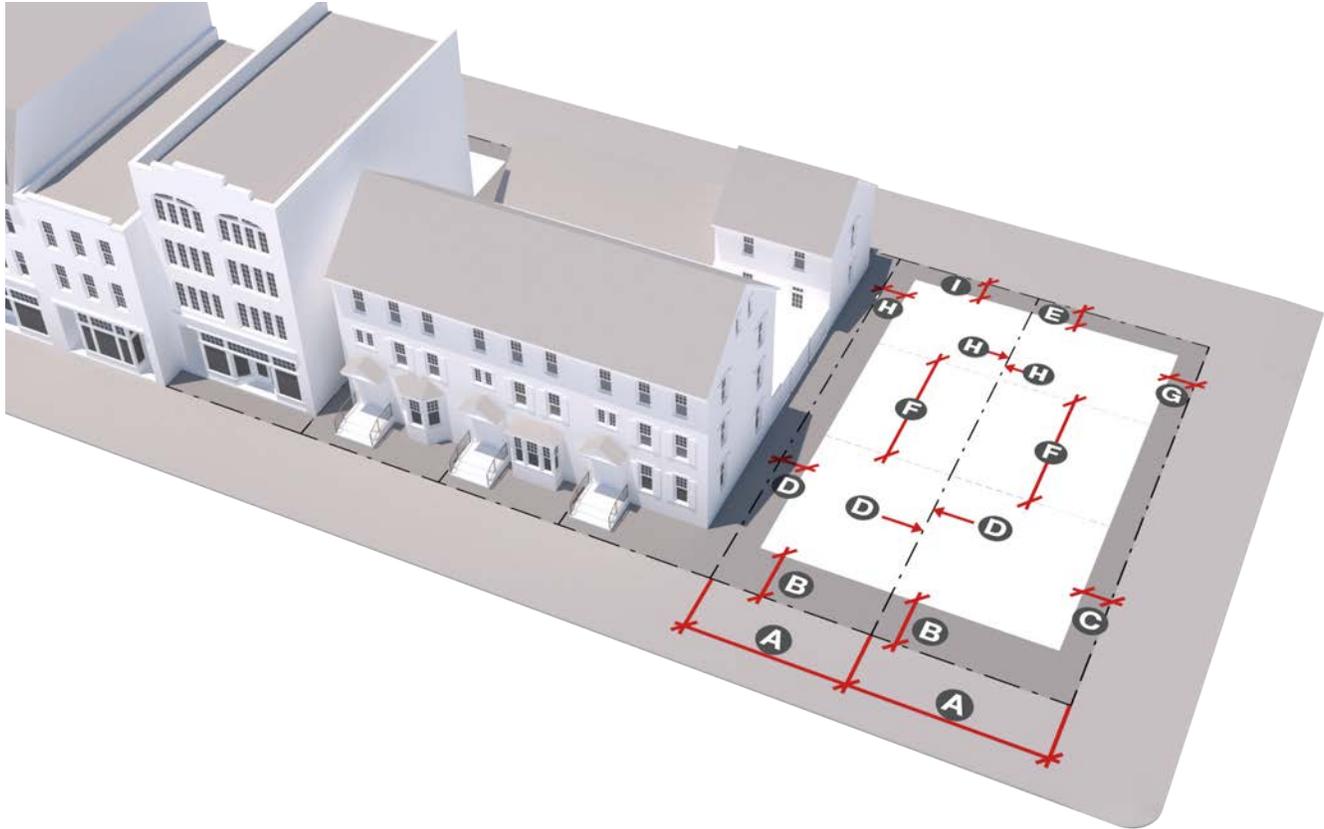
#### INTENSITY

Density	60 du / acre
FAR	4

\* up to 5 stories max. permitted for buildings meeting the criteria of Sec. DC-7.3

**TABLE 3.8: BUILDING FORM STANDARDS**

**Z2: Neighborhood Center (limited)**



**LOT OCCUPATION**

<b>A</b>	<b>Lot Width</b>	none
	<b>Lot Coverage</b>	90% max.
	<b>Primary Frontage Occupation</b> see Sec. DC-3.6 (c)	80% min.

**SETBACKS: PRINCIPAL BUILDINGS**

<b>B</b>	<b>Front (Primary)</b>	0 min. / 2 ft. max. 10 ft. max. for residential
<b>C</b>	<b>Front (Secondary)</b>	0 min. / 2 ft. max. 10 ft. max. for residential
<b>D</b>	<b>Side</b>	0 or 5 ft. min.
<b>E</b>	<b>Rear</b>	2 ft. min.

**SETBACKS: ACCESSORY BUILDINGS**

<b>F</b>	<b>Front (to rear of PB)</b>	20 ft. min.
<b>G</b>	<b>Front (Secondary)</b>	none
<b>H</b>	<b>Side</b>	0 or 5 ft. min.
<b>I</b>	<b>Rear</b>	2 ft. min.

**BUILDING HEIGHT**

<b>Principal Building</b>	3* stories
<b>Accessory Building</b>	2 stories

**INTENSITY**

<b>Density</b>	40 du / acre
<b>FAR</b>	3

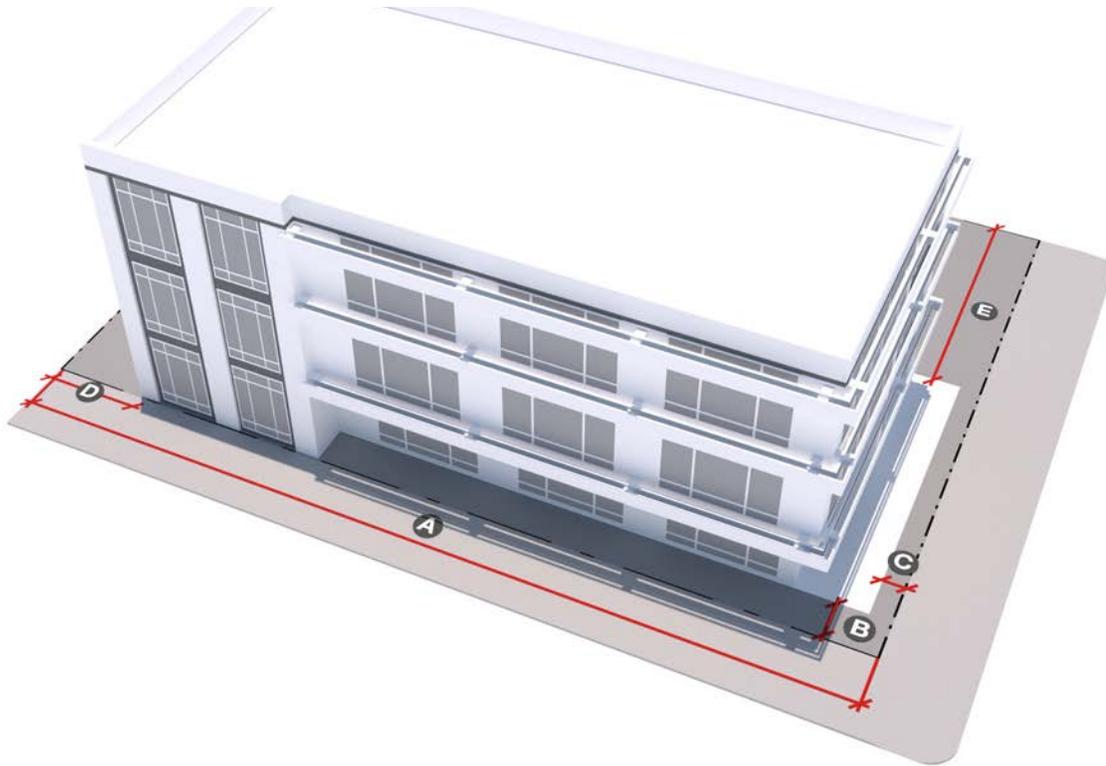
\* up to 4 stories max. permitted for buildings meeting the criteria of Sec. DC-7.3

# Article 3: Site & Building Standards

## OLF-8 Design Code

TABLE 3.8: BUILDING FORM STANDARDS

### Z3: Commerce District



#### LOT OCCUPATION

<b>A</b>	<b>Lot Width</b>	400 ft. max.
	<b>Lot Coverage</b>	80% max.
	<b>Primary Frontage Occupation</b>	70% min. see Sec. DC-3.6 (c)

#### SETBACKS: PRINCIPAL BUILDINGS

<b>B</b>	<b>Front (Primary)</b>	8 ft. max.
<b>C</b>	<b>Front (Secondary)</b>	12 ft. max.
<b>D</b>	<b>Side</b>	0 or 5 ft. min.
<b>E</b>	<b>Rear</b>	2 ft. min.

#### SETBACKS: ACCESSORY BUILDINGS

<b>F</b>	<b>Front (to rear of PB)</b>	20 ft. min.
<b>G</b>	<b>Front (Secondary)</b>	0 min.
<b>H</b>	<b>Side</b>	0 or 5 ft. min.
<b>I</b>	<b>Rear</b>	2 ft. min.

#### BUILDING HEIGHT

<b>Principal Building</b>	2* stories
<b>Accessory Building</b>	2 stories

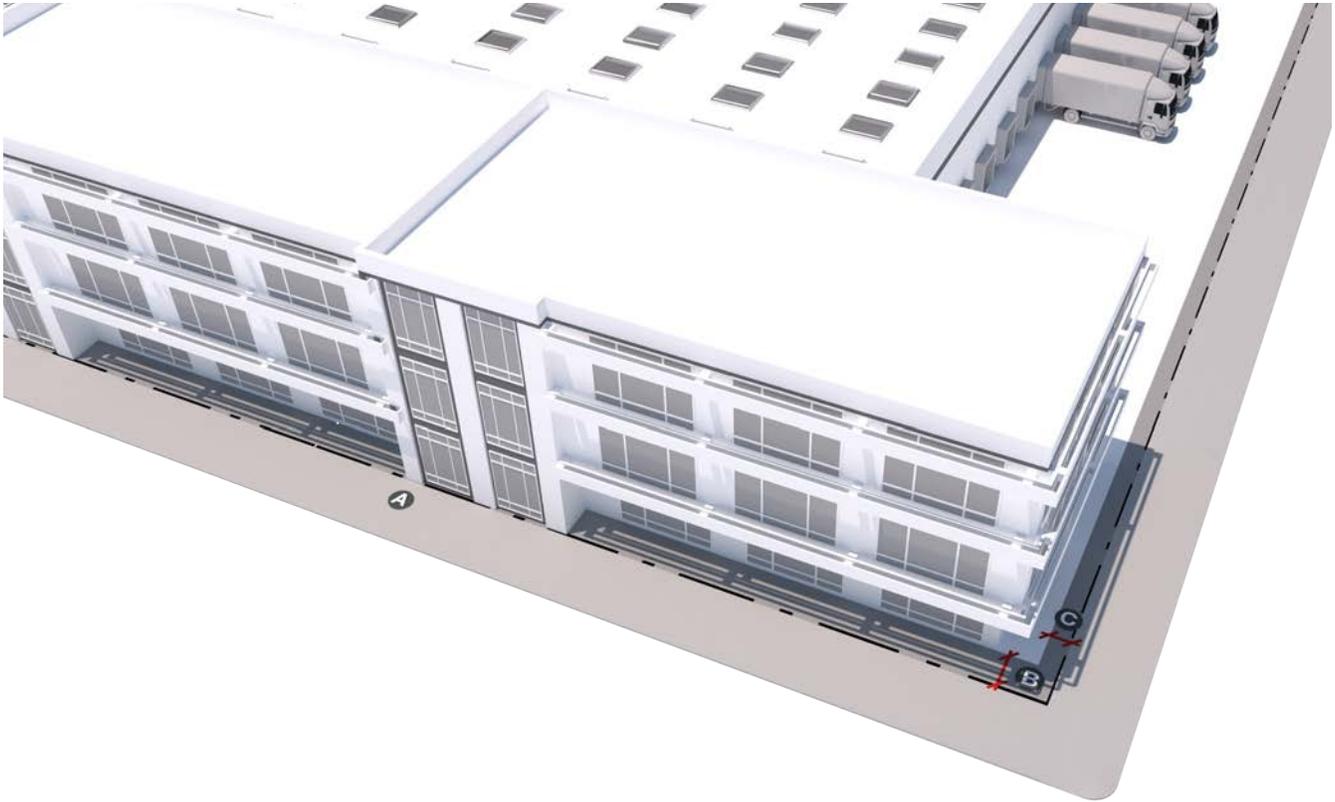
#### INTENSITY

<b>Density</b>	34 du / acre
<b>FAR</b>	2.5

\* up to 3 stories max. permitted for buildings utilizing green roofs, or development areas with a closed loop geothermal system see Sec. DC-7.3

**TABLE 3.8: BUILDING FORM STANDARDS**

**Z4: Light Industrial**



**LOT OCCUPATION**

<b>A</b>	<b>Lot Width</b>	none
	<b>Lot Coverage</b>	80% max.
	<b>Primary Frontage Occupation</b> see Sec. DC-3.6 (c)	60% min.

**SETBACKS: PRINCIPAL BUILDINGS**

<b>B</b>	<b>Front (Primary)</b>	12 ft. max.
<b>C</b>	<b>Front (Secondary)</b>	18 ft. max.
<b>D</b>	<b>Side</b>	10 ft. min.
<b>E</b>	<b>Rear</b>	2 ft. min.

**SETBACKS: ACCESSORY BUILDINGS**

<b>F</b>	<b>Front (to rear of PB)</b>	20 ft. min.
<b>G</b>	<b>Front (Secondary)</b>	10 ft. min.
<b>H</b>	<b>Side</b>	10 ft. min.
<b>I</b>	<b>Rear</b>	2 ft. min.

**BUILDING HEIGHT**

<b>Principal Building</b>	2* stories
<b>Accessory Building</b>	1 story

**INTENSITY**

<b>Density</b>	n/a
<b>FAR</b>	2.5

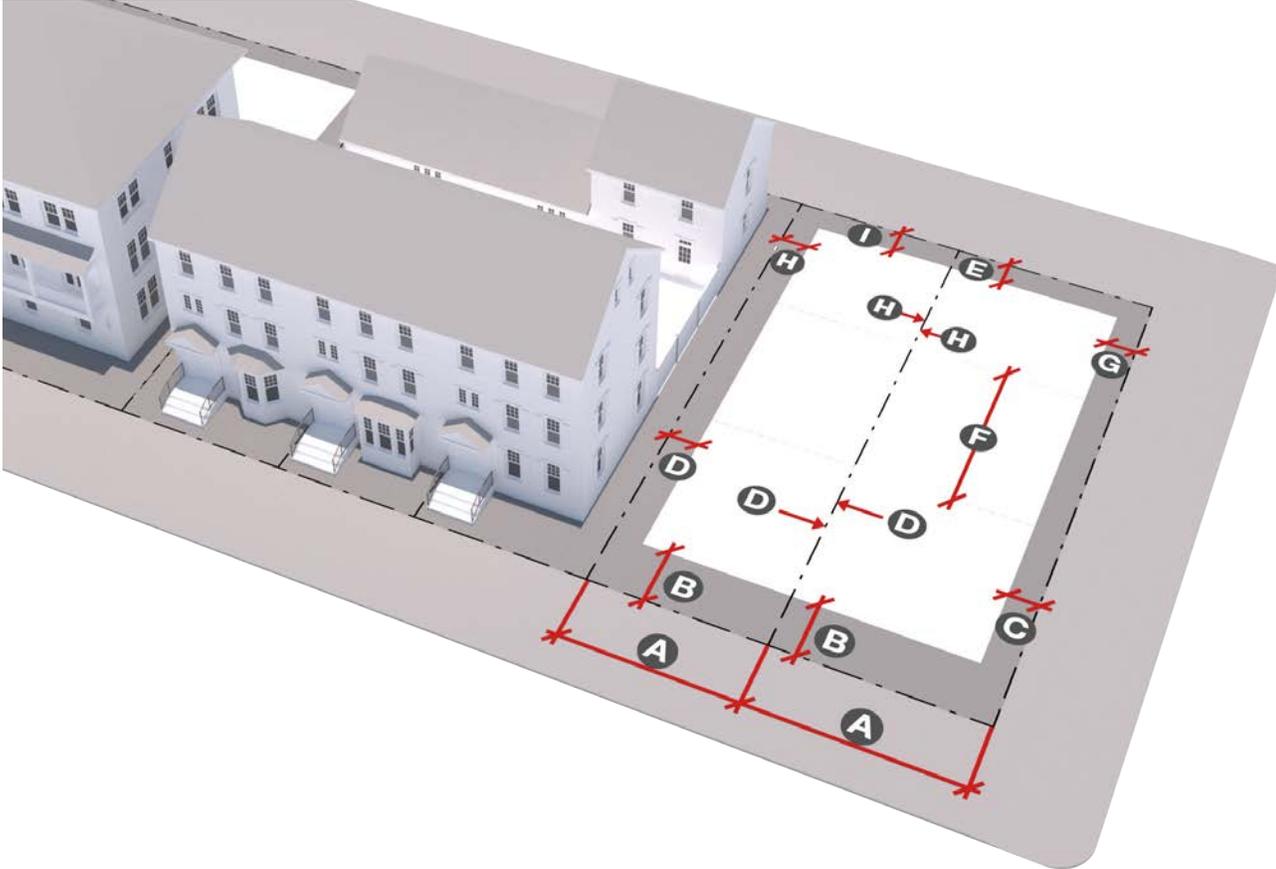
\* up to 3 stories max. permitted for buildings utilizing green roofs, or development areas with a closed loop geothermal system see Sec. DC-7.3

# Article 3: Site & Building Standards

## OLF-8 Design Code

TABLE 3.8: BUILDING FORM STANDARDS

Z5: Neighborhood General



### LOT OCCUPATION

<b>A</b>	Lot Width	100 ft. max
	Lot Coverage	75% max.
	Primary Frontage Occupation see Sec. DC-3.6 (c)	70% min.

### SETBACKS: PRINCIPAL BUILDINGS

<b>B</b>	Front (Primary)	8 ft. min. / 2 ft. max.
<b>C</b>	Front (Secondary)	8 ft. min.
<b>D</b>	Side	0 or 5 ft. min.
<b>E</b>	Rear	2 ft. min.

### SETBACKS: ACCESSORY BUILDINGS

<b>F</b>	Front (to rear of PB)	20 ft. min.
<b>G</b>	Front (Secondary)	0 min.
<b>H</b>	Side	0 or 5 ft. min.
<b>I</b>	Rear	2 ft. min.

### BUILDING HEIGHT

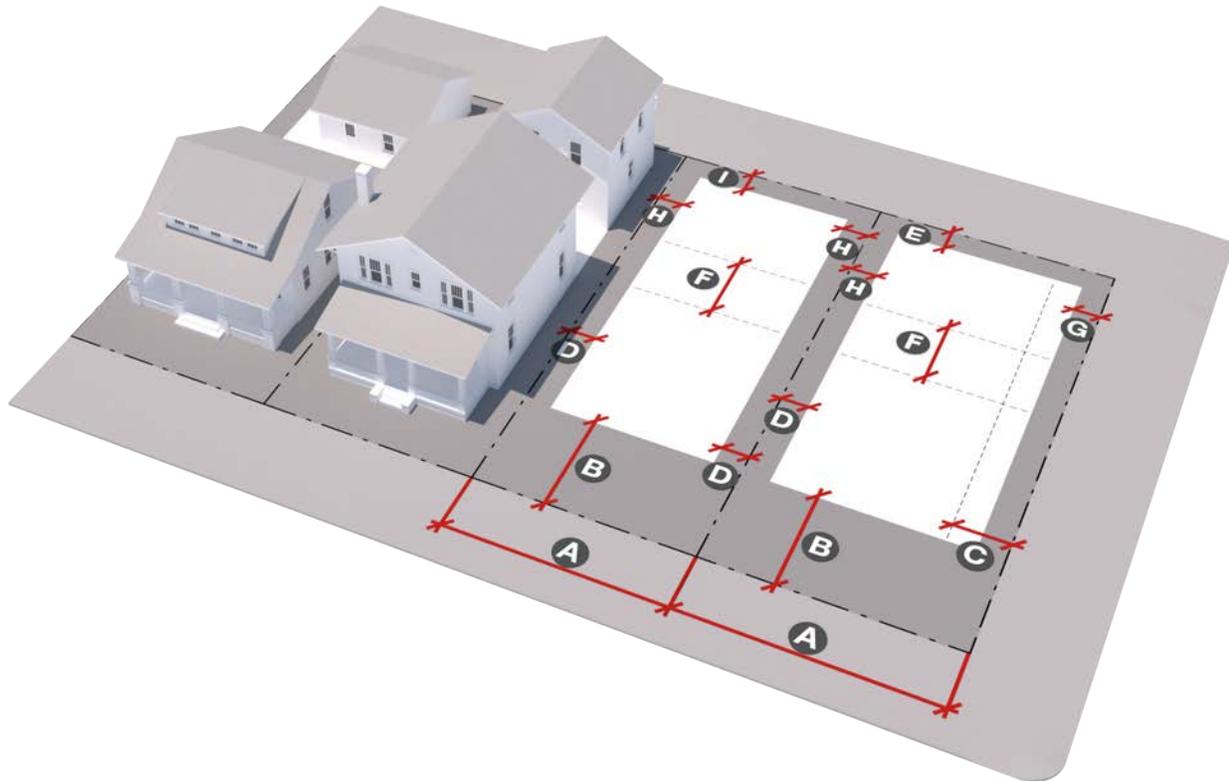
Principal Building	3 stories
Accessory Building	2 stories

### INTENSITY

Density	34 du / acre
FAR	2.5

**TABLE 3.8: BUILDING FORM STANDARDS**

**Z6: Neighborhood Edge**



**LOT OCCUPATION**

<b>A</b>	<b>Lot Width</b>	60 ft. max
	<b>Lot Coverage</b>	65% max.
	<b>Primary Frontage Occupation</b>	60% min. see Sec. DC-3.6 (c)

**SETBACKS: PRINCIPAL BUILDINGS**

<b>B</b>	<b>Front (Primary)</b>	10 min. / 20 ft. max.
<b>C</b>	<b>Front (Secondary)</b>	10 min. / 20 ft. max.
<b>D</b>	<b>Side</b>	10 ft. min.
<b>E</b>	<b>Rear</b>	2 ft. min.

**SETBACKS: ACCESSORY BUILDINGS**

<b>F</b>	<b>Front (to rear of PB)</b>	20 ft. min.
<b>G</b>	<b>Front (Secondary)</b>	10 ft. min.
<b>H</b>	<b>Side</b>	0 or 5 ft. min.
<b>I</b>	<b>Rear</b>	2 ft. min.

**BUILDING HEIGHT**

<b>Principal Building</b>	2 stories
<b>Accessory Building</b>	2 stories

**INTENSITY**

<b>Density</b>	12 du / acre
<b>FAR</b>	1.5



# Article 4: Use Standards

# Article 4: Use Standards

## OLF-8 Design Code

### Sec. DC-4.1 Intent

- (a) The intent of this Article is to allocate appropriate uses to each zoning district. Zoning districts are generally more flexible on use, so long as the use fits within the permitted form of the building. Non-desirable or inappropriate uses are prohibited.

### Sec. DC-4.2 Permitted Uses

- (a) Use Regulations shall be according to Chapter 4 of the Escambia County Land Development Code and the following:
  - (1) Uses are permitted by zoning district, according to “Table 4.1: Permitted Uses” and the following:
    - a. Permitted Uses are indicated with a ‘P’;
    - b. Uses with conditions applied to them are indicated with a ‘C’ and shall be according to “Table 4.2: Permitted Use Conditions” and Chapter 4 of the Escambia County Land Development Code.
  - (2) Lots and buildings may have more than 1 use.
  - (3) Uses shall be consistent with the Escambia County FLU Map.

### Sec. DC-4.3 Prohibited Uses

- (a) Uses not indicated by a ‘P’, or ‘C’ are prohibited from OLF-8.
- (b) A blank cell means the use is prohibited from OLF-8.
- (c) Uses not listed in “Table 4.1: Permitted Uses” are prohibited from OLF-8.
- (d) The following specific uses are additionally prohibited from OLF-8:
  - (1) Tatoo Parlors; and
  - (2) Vape Shops;
- (e) The first 150 feet north of 9-mile Rd, measured from the southern most boundary of the OLF-8 Area, shall not permit residential uses.

**TABLE 4.1: PERMITTED USES**

RESIDENTIAL	Z1	Z2	Z3	Z4	Z5	Z6	CZ
Group Living							
Manufactured Homes							
Detached Single-Family					P	P	
Two Family					P	P	
Triplex	P	P	P		P	P	
Quadrplex	P	P	P		P		
Townhouse	P	P	P		P		

# Article 4: Use Standards

## OLF-8 Design Code

**TABLE 4.1: PERMITTED USES**

Multi-Family	P	P	P				
Dormitories							
<b>Retail Sales &amp; Services</b>	<b>Z1</b>	<b>Z2</b>	<b>Z3</b>	<b>Z4</b>	<b>Z5</b>	<b>Z6</b>	<b>CZ</b>
Automotive Fuel							
Convenience Store	P	P	P		C		
Drugstore	P	P	P		C		
Grocery / Food Store	P	P	P		C		
General Retail	P	P	P		C		
Small Scale Retail Sales	P	P	P		C		
Bed & Breakfast Inns	P	P			C		
Boarding & Rooming Houses							
Car Wash				P			
Child Care Facility	P	P	P		C		
Hotel & Motel	P	P	P				
Personal Services	P	P	P		C		
Professional Services	P	P	P		C		
Repair Services			P	P			
Restaurants	P	P	P		C		
Brewpubs	P	P	P		C		
Taxi & Limousine			P				
<b>Public &amp; Civil</b>	<b>Z1</b>	<b>Z2</b>	<b>Z3</b>	<b>Z4</b>	<b>Z5</b>	<b>Z6</b>	<b>CZ</b>
Bird & Wildlife Sanctuary							P
Broadcast Stations							
Cemetery (family only)							
Cemetery							
Cinerators							
Clubs							P
Community Services							P
Correctional Facilities							
Educational Facilities							P
Emergency Services Facilities			P	P			P
Foster Care Facilities							
Funeral Establishments							
Homeless Shelter							
Hospitals			P	P			
Office (Gov.)							P
Other Public Institutional Use							
Parks							P
Places of Worship	P	P	P	P	C	C	P
Preschool & Kindergarten							P
Preservation & Conservation Lands							P

# Article 4: Use Standards

## OLF-8 Design Code

**TABLE 4.1: PERMITTED USES**

Public Utility Structure								P
Warehouse / Maintenance Facility								P
<b>Recreation &amp; Entertainment</b>	<b>Z1</b>	<b>Z2</b>	<b>Z3</b>	<b>Z4</b>	<b>Z5</b>	<b>Z6</b>		<b>CZ</b>
Campgrounds & RV Parks								
Commercial Entertainment Facilities				P				
Commercial Recreational Facilities								P
Marina Commercial								
Marina Private								
Off Highway Vehicle Recreation								
Passive Recreation & Entertainment								P
Parks without Restrooms								P
Parks with Restrooms								P
Passive Recreation								P
Recreation Facilities	P	P	P					P
Shooting Range								
<b>Industrial</b>	<b>Z1</b>	<b>Z2</b>	<b>Z3</b>	<b>Z4</b>	<b>Z5</b>	<b>Z6</b>		<b>CZ</b>
Borrow Pits								
Bulk Storage								
Heavy Industrial								
Light Industrial			P	P				
Microbreweries, Microdistilleries, Microwineries	P	P	P	P				
Printing, lithography			P	P				
Solid Waste Collection								
Solid Waste Processing								
Wholesale warehousing				P				
<b>Agriculture</b>	<b>Z1</b>	<b>Z2</b>	<b>Z3</b>	<b>Z4</b>	<b>Z5</b>	<b>Z6</b>		<b>CZ</b>
Agriculture & Raising of Livestock								
Agriculture, no Livestock								
Agriculture Food Production (Personal)								
Agriculture Research								
Aquaculture								
Aquaculture Processing								
Farm Equipment & Supply Stores				P				
Kennels & Animal Shelters								
Nurseries & Garden Centers			P	P				
Produce Display (sale of fruits & vegetables)	P	P	P	P				P
Silviculture								
Stables								P

# Article 4: Use Standards

## OLF-8 Design Code

**TABLE 4.1: PERMITTED USES**

Veterinary Clinics					P			
<b>Other</b>	<b>Z1</b>	<b>Z2</b>	<b>Z3</b>	<b>Z4</b>	<b>Z5</b>	<b>Z6</b>	<b>CZ</b>	
Airport (Private)								
Billboard Structures								
Building or Construction Trade Shops					P			
Bus Leasing & Rental Facility								
Industrial Park					P			
Deposit Boxes								
Outdoor Display of Plants	P	P	P	P	P			
Outdoor Sales	P	P	P	P		C		
Outdoor Storage								
Parking Structure (Garage)	C	C	C	C		C		
Sales of Outdoor Sheds								
Self-Storage					P			

# Article 4: Use Standards

## OLF-8 Design Code

**TABLE 4.2: PERMITTED USE CONDITIONS**

<b>Retail Sales &amp; Service</b>	<b>Z1</b>	<b>Z2</b>	<b>Z3</b>	<b>Z4</b>	<b>Z5</b>	<b>Z6</b>	<b>CZ</b>
Convenience Store, Drugstore, Grocery / Food Store, General Retail, Small Scale Retail Sales							
<ul style="list-style-type: none"> <li>• Use limited to the ground floor only</li> <li>• Building footprint limited to a maximum 2,000 square feet</li> <li>• Hours of operation limited from 7am to 10pm</li> <li>• Outdoor music is limited from 8am to 9pm</li> </ul>							C
Bed & Breakfast Inns							
<ul style="list-style-type: none"> <li>• Limited to a maximum 6 guest rooms</li> <li>• Outdoor music is limited from 8am to 9pm</li> </ul>							C
Child Care							
<ul style="list-style-type: none"> <li>• Limited to a maximum 12 children,</li> <li>• Hours of operation is limited from 6am to 8pm</li> </ul>							C
Personal Services, Professional Services, Restaurants, Brewpubs,							
<ul style="list-style-type: none"> <li>• Use limited to the ground floor only</li> <li>• Building footprint limited to a maximum 2,000 square feet</li> <li>• Hours of operation limited from 7am to 10pm</li> <li>• Outdoor music is limited from 8am to 9pm</li> </ul>							C
<b>Public &amp; Civil</b>	<b>Z1</b>	<b>Z2</b>	<b>Z3</b>	<b>Z4</b>	<b>Z5</b>	<b>Z6</b>	<b>CZ</b>
Places of Worship							
<ul style="list-style-type: none"> <li>• Per County conditions for residential areas</li> </ul>							C C
<b>Other</b>	<b>Z1</b>	<b>Z2</b>	<b>Z3</b>	<b>Z4</b>	<b>Z5</b>	<b>Z6</b>	<b>CZ</b>
Parking Garage (Structure)							
<ul style="list-style-type: none"> <li>• Shall be secondary to the principal use</li> <li>• Shall be lined from all public frontages</li> </ul>	C	C	C	C	C		
Outdoor Sales							
<ul style="list-style-type: none"> <li>• Hours of operation limited from 7am to 8pm</li> <li>• Outdoor music is limited from 8am to 9pm</li> <li>• Goods for sale shall not be left outdoors past business hours</li> <li>• Goods for sale shall be wholly contained within a structure</li> </ul>							C

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# Article 5: Parking Standards

# Article 5: Parking Standards

## OLF-8 Design Code

### Sec. DC-5.1 Intent

- (a) The intent of this Article is to provide standards that right-size parking requirements, encourage shared parking where possible, and provide guidance on its access and location in ways that support the pedestrian realm and encourages multiple modes of circulation, including walking, biking and transit.

### Sec. DC-5.2 General

- (a) On-street parking spaces located along lot lines count towards minimum required parking, of that particular parcel they front.

### Sec. DC-5.3 Driveways

- (a) Driveways shall be limited according the following:
  - (1) Driveways are prohibited along A-streets.
  - (2) Driveways shall be limited in width, for the first 30 feet from the front right-of-way line, according to the following:
    - a. Single-Family dwelling in any zoning district.
      - 1. 9 feet maximum
    - b. Multi-family dwelling and all other non-residential.
      - 1. 20 feet maximum, 10 feet per lane.

### Sec. DC-5.4 Off-Street Parking

- (a) Off-Street parking is restricted as follows:
  - (1) Shall be provided within the rear 70% of the lot depth.
  - (2) Interior lots shall be accessed from the rear alley.
  - (3) Corner lots shall be accessed from the rear 50% of the lot.
  - (4) Shall be screened from Primary and Secondary frontages, according to “Sec. DC-3.7 Fences and Walls”.
  - (5) Off-street parking may be provided in the following manner:
    - a. Clustered in groups less than 10 for shared use within a single block;
    - b. Garages and Carports, for private single use, serving a single lot;
    - c. Surface Parking Lots; and
    - d. Parking Garages.
- (b) Garages and Carports are restricted as follows:
  - (1) Garages and Carports shall be rear-loaded. Front-loaded lots are prohibited in OLF-8.
  - (2) Garages and Carports shall be wholly located in the rear 50% of the lot.
  - (3) Garages and Carports shall follow restrictions of their particular district according to “Table 3.8: Building Form Standards”.
- (c) Surface Parking Lots are restricted as follows:
  - (1) Are not permitted along primary and secondary frontages
  - (2) Shall be lined or screened according to the following:
    - a. Liner buildings, according to “Figure 5.1: Liner Building” and the following; or
      - 1. Liner buildings shall be a minimum 20 feet in depth (C);
      - 2. Liner buildings may be interrupted for vehicular access up to 24 feet in width (B); and
      - 3. Liner buildings shall follow the Form Standards according to “Table 3.8: Building Form Standards”.

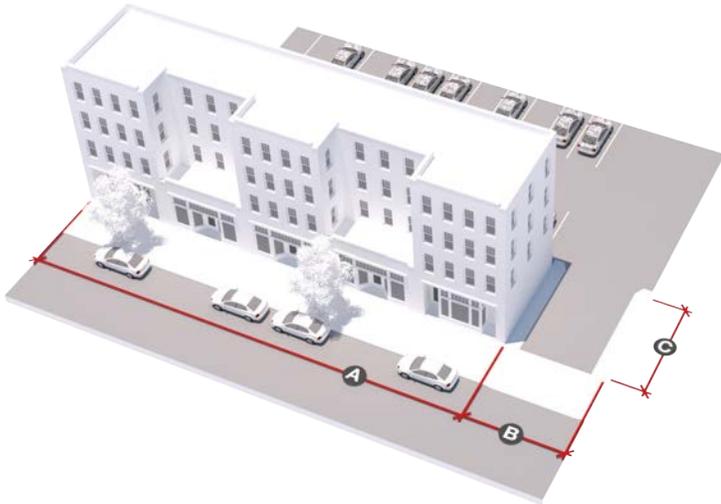
# Article 5: Parking Standards

## OLF-8 Design Code

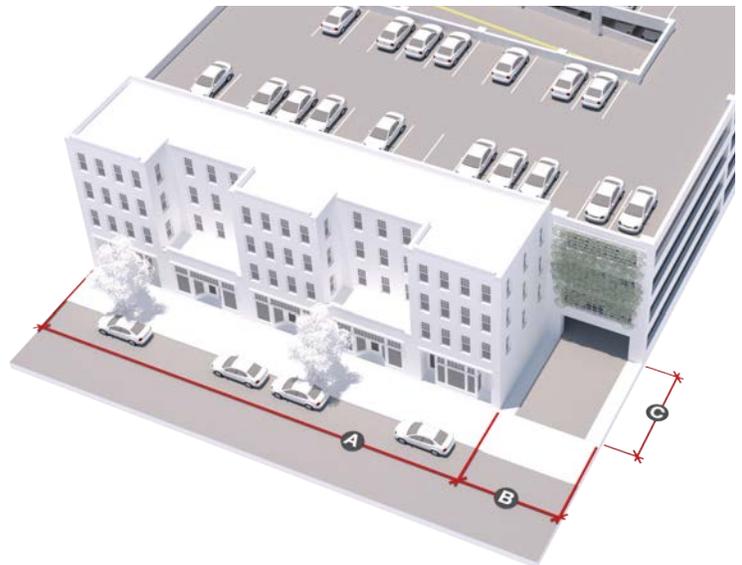
- b. Street screen according to the following:
  - 1. Streets screen shall meet fence requirements according to Sec. DC-3.7.
  - 2. Street screens may be interrupted a maximum 10 feet for pedestrian access.
  - 3. Street screens may be interrupted a maximum 24 feet for vehicular access.
- (d) Parking Structures may be provided with the following requirements:
  - (1) Are not permitted along primary and secondary frontages.
  - (2) Shall be lined or screened according to the following:
    - a. Liner buildings, according to “Figure 5.1: Liner Building” and the following; or
      - 1. Liner buildings shall be a minimum 30 feet in depth (C);
      - 2. Liner buildings shall meet the minimum frontage occupation (A);
      - 3. Liner buildings may be interrupted for vehicular access up to 24 feet in width (B); and
      - 4. Liner buildings shall follow the Form Standards according to “Table 3.8: Building Form Standards”.
    - b. Screening may be permitted along secondary frontages when a liner building is not possible to provide, according to the following:
      - 1. The ground floor of the parking structure shall have a habitable space a minimum 20 feet in depth
      - 2. The ground floor shall be designed following storefront standards.
      - 3. The habitable space shall not be interrupted with vehicular access, exceptions include interior lots without access to an alley.
      - 4. Above floors shall meet the glazing requirements, [see section XX](#)
      - 5. Openings count towards glazing.
      - 6. Openings shall be taller than they are wide in proportion.

FIGURE 5.1: LINER BUILDING

Surface parking Lot



Structured Parking



# Article 5: Parking Standards

## OLF-8 Design Code

### Sec. DC-5.5 Parking access

- (a) Parking access shall be according to the following:
- (1) Lots with alley access, parking shall be provided from the alley
  - (2) Lots with secondary street access shall be limited to 1 access per street frontage.
  - (3) Lots without alley or secondary access shall be permitted 1 street access.

### Sec. DC-5.6 Parking Requirements

- (a) Parking shall be according to “Table 5.1: Parking Requirements” and the following:
- (1) All uses within the application are added to determine the minimum required parking.
  - (2) When requirements result in a fractional number, the fractions are rounded down.
  - (3) Uses within liner buildings less than 30 feet in depth and not taller than 2 stories are exempt from required parking.
- (b) Minimum Parking is not required in CZ.

**TABLE 5.1: PARKING REQUIREMENTS**

Use	Z1	Z2	Z3	Z4	Z5	Z6
<b>Residential</b> (spaces per unit)	0 min. 2 max.	0 min. 2 max.	n/a	n/a	1 min. / 2 max.	1 min. / 2 max.
<b>Lodging</b> (spaces per room)	0 min. 1 max.	0 min. 1 max.	0 min. / 1 max.	0.5 min. / 1 max.	0.5 min. / 1 max.	n/a
<b>Retail</b> (spaces per 1,000 sq.ft.)	1 min. 2.5 max.	1 min. 2.5 max.	2 min. 4 max.	2 min. 4 max.	2 min. 4 max.	n/a
<b>Hospital</b>	min. 1 space / employee + 1 space for every 5 beds					
<b>Office</b> (spaces per 1,000 sq.ft.)	2 min. 3 max.	2 min. 3 max.	2 min. 4 max.	2 min. 4 max.	n/a	n/a
<b>Industrial</b> (spaces per 1,000 sq.ft.)	n/a	n/a	1 min. 2.5 max.	1 min. 2.5 max.	n/a	n/a
<b>Assembly</b>	min. 1 space / 4 fixed seats or patrons					
<b>Education</b>	min. 1 space / staff at all school levels + 1 space for every 3 high school students; max. 120% of min.					
<b>All Other</b> (spaces per 1,000 sq.ft.)	max. 3 spaces					

# Article 5: Parking Standards

## OLF-8 Design Code

### Sec. DC-5.7 Parking Modifications

- (a) Shared Parking
  - (1) Reductions to the minimum parking may be provided based on “Table 5.1: Parking Requirements”, for single sites and parking lots.
  - (2) Shared parking is calculated for all uses provided.
  - (3) Shared parking may be utilized for uses located within 1000 feet of the shared parking lot.
  - (4) Shared parking shall require a shared parking agreement across tenants according to Escambia County Land Development Code.
  - (5) Shared parking reductions are calculated using “Table 5.2: Shared Parking Reduction” and as follows:
    - a. The minimum number of required spaces for each use as determined in “Table 5.1: Parking Requirements” is entered into the yellow column;
    - b. For each use and time of day, the number of required parking spaces is multiplied by the occupancy rate listed, entered into the red columns;
    - c. Each column is summed vertically in the green row;
    - d. The adjusted minimum required parking spaces is the highest result within the green row.
- (b) Transit
  - (1) Parking may be further reduced up to 10% for uses located within 600 feet of a transit stop.

**TABLE 5.2: SHARED PARKING REDUCTION**

Use	Min. Space	Mon-Fri		Mon-Fri		Mon-Fri		Sat-Sun		Sat-Sun		Sat-Sun	
		8am - 6pm	6pm - 12am	6pm - 12am	12am - 8am	12am - 8am	8am - 6pm	6pm - 12am	6pm - 12am	12am - 8am	12am - 8am	12am - 8am	
<b>Residential</b>	<i>sp</i>	60%	$sp \cdot 0.6$	100%	<i>sp</i>	100%	<i>sp</i>	80%	$sp \cdot 0.8$	100%	<i>sp</i>	100%	<i>sp</i>
<b>Lodging</b>	<i>sp</i>	70%	$sp \cdot 0.7$	100%	<i>sp</i>	100%	<i>sp</i>	70%	$sp \cdot 0.7$	100%	<i>sp</i>	100%	<i>sp</i>
<b>Retail</b>	<i>sp</i>	90%	$sp \cdot 0.9$	80%	$sp \cdot 0.8$	5%	$sp \cdot 0.05$	100%	<i>sp</i>	70%	$sp \cdot 0.7$	5%	$sp \cdot 0.05$
<b>Office</b>	<i>sp</i>	100%	<i>sp</i>	20%	$sp \cdot 0.2$	5%	$sp \cdot 0.05$						
<b>Industrial</b>	<i>sp</i>	100%	<i>sp</i>	20%	$sp \cdot 0.2$	5%	$sp \cdot 0.05$						
<b>Assembly</b>	<i>sp</i>	40%	$sp \cdot 0.4$	100%	<i>sp</i>	10%	$sp \cdot 0.1$	80%	$sp \cdot 0.8$	50%	$sp \cdot 0.5$	50%	$sp \cdot 0.5$
<b>Required</b>	<i>sum</i>		<i>sum</i>		<i>sum</i>		<i>sum</i>		<i>sum</i>		<i>sum</i>		<i>sum</i>

# Article 5: Parking Standards

## OLF-8 Design Code

### Sec. DC-5.8 Parking Lot Design

- (a) Parking lots shall be designed according to the following:
  - (1) Parking lots shall have a minimum vertical clearance of 7 feet and 15 feet where the facility is to be used by trucks or for loading or along a garbage collection path.
  - (2) Compact stalls may account for up to 40% of off-street spaces in each parking lot.
  - (3) Drive aisles shall be a minimum 10 feet each direction.
  - (4) Parking stalls shall meet the requirements of “Table 5.3: Off-Street Parking Minimum Dimensions”.

**TABLE 5.3: OFF-STREET PARKING MINIMUM DIMENSIONS**

Angle of Parking	Aisle: One-way, Single Loaded	Aisle: One-way, Double Loaded	Aisle: Two-way, Double Loaded
90 degrees	20 ft. min.	22 ft. min.	22 ft. min.
60 degrees	18 ft. min.	18 ft. min.	22 ft. min.
45 degrees	14 ft. min.	14 ft. min.	20 ft. min.
Parallel	10 ft. min.	10 ft. min.	20 ft. min.
Standard stall	8.5 ft. wide min. and 18 ft. long min.		
Compact stall	7.5 ft. wide min. and 16 ft. long min.		
Parallel stall	7 ft. wide min. and 22 ft. long min.		

### Sec. DC-5.9 Bicycle Parking

- (a) Minimum required bicycle parking shall be according to “Table 5.4: Minimum Bicycle Parking Requirements” and the following:
  - (1) Short-term bicycle parking shall be located in a publicly accessible space within 60 feet of pedestrian entrances.
  - (2) Long-term bicycle parking spaces shall be either fully enclosed or located within the building for which they are required.
  - (3) Both long-term and short-term bicycle parking for non-residential uses on a functionally interrelated campus containing more than one building may be located in an off-site location within 600 feet of the lot, and short-term public bicycle parking may be provided in a public place.
  - (4) Required long-term bicycle parking shall be no lower than the first basement level or the first complete parking level below ground, and no higher than the first above-ground level.
  - (5) Bicycle parking in parking garages shall be clearly marked and separated from motor vehicle parking by a physical barrier, such as a wheel stop or bollards.
  - (6) Where long-term parking is provided in a bicycle room, the room shall be as follows:
    - a. Shall have solid walls or floor-to-ceiling fencing.
    - b. Shall have locked doors.
    - c. The entire room shall be visible from the entry door.
    - d. A motion-activated security light in a tamper-proof case shall be provided in each bicycle room.

# Article 5: Parking Standards

## OLF-8 Design Code

- (7) Short-term bicycle parking locations shall be as follows:
- a. The location shall be convenient to the building it is meant to serve and shall include the following:
    1. Shall be in full view, near pedestrian traffic and windows, and in well-lit areas to maximize visibility and minimize vandalism.
    2. Shall be under cover to protect bicycles from inclement weather.
    3. Shall be far enough away from the street or parking spaces so that bicycles will not be damaged by cars, set back according to “Figure 2.4: Bicycle Rack Location Requirements”.
    4. Shall not obstruct pedestrian traffic, including when a bike is parked and when empty, according to “Figure 2.4: Bicycle Rack Location Requirements”.

**TABLE 5.4: MINIMUM BICYCLE PARKING REQUIREMENTS**

Use	Short Term	Long Term
<b>Multi-family &lt;8 units</b>	Not required	Not required
<b>Multi-family &gt;8 units</b>	0.25 spaces per unit	0.5 spaces per unit
<b>Lodging</b>	0.25 spaces per bedroom	Not required
<b>Retail</b>	0.5 spaces / 1,000 sq.ft.	Not required
<b>Office</b>	0.3 spaces / 1,000 sq.ft.	0.2 spaces / 1,000 sq.ft.
<b>Assembly</b>	0.25 spaces / 1,000 sq.ft.	Not required
<b>All other</b>	No minimum required; to be determined by owner	



# Article 6: Sign Standards

# Article 6: Sign Standards

## OLF-8 Design Code

### Sec. DC-6.1 Intent

- (a) The intent of this Article is to provide standards to ensure signage is appropriate to its context and scaled to pedestrians where appropriate.

### Sec. DC-6.2 Permitted Signs

- (a) Sign standards shall be limited by zoning district according to “Table 7.1: Sign Type & Requirements” and the following:
  - (1) Sign height;
  - (2) Copy height;
  - (3) Number of signs per type;
  - (4) Area of signs; and
  - (5) Sign location.
- (b) A permit is required for all signs according to Sec.5-8.2 of the Escambia County Land Development Code.
- (c) Temporary signs are limited to A-frame and Banners. and shall be according to “Table 7.1: Sign Type & Requirements”.
- (d) Signs are subject to removal according to Sec.5-8.2 of the Escambia County Land Development Code.
- (e) Maintenance of signs shall be according to Sec.5-8.6(c) of the Escambia County Land Development Code.
- (f) All signs shall meet the following clearance:
  - (1) Minimum 8 feet clear over sidewalks; and
  - (2) Minimum 10 feet over vehicular areas.
- (g) Illuminated signs are prohibited except where specified in this section.
  - (1) Illumination shall be limited to the following:
    - a. Natural lighting;
    - b. External lighting, lit from above; and
    - c. Halo-lit or backlit channel letters.
  - (2) External lighting shall eliminate glare on surrounding properties.
  - (3) Marquis, cinemas, and civic uses may have digital signs.
- (h) Signs shall not create a public nuisance by emitting smoke, sound, vapor, particle emission, or objectionable odors.
- (i) No sign shall extend to within 1 foot to the fascia, roof-line, or parapet.
- (j) The maximum cumulative sign area shall not exceed 1 square foot for every linear foot of building frontage per lot.
- (k) Sign Height:
  - (1) Height is measured from finished sidewalk grade to the top of the sign.
  - (2) Maximum height is determined by “Table 7.1: Sign Type & Requirements”.
- (l) Signs shall be fully contained within private property.
- (m) Additional requirements by sign type shall be according to “Table 6.1: Sign Type & Requirements”.

- (n) Fabrication:
  - (1) Installation shall be done in such a manner that signs may be removed without harm to the masonry or architectural detailing.
  - (2) All conduit, conductors, transformers, ballasts, and other equipment shall be concealed.
  - (3) Hardware shall be of corrosion resistant material.
  - (4) Materials are limited to the following:
    - a. Wood;
    - b. Metal;
    - c. Stone; or
    - d. Other similar material with painted engraved, or raised messages.
    - e. Exceptions shall be made for temporary signs.
  - (5) Sign-makers logos and other identification are prohibited.
  - (6) Vinyl applied copy is prohibited.
  - (7) Signs shall be constructed out of durable materials and shall be maintained in safe condition and good repair at all times.

### **Sec. DC-6.3 Prohibited signs**

- (a) Prohibited signs shall follow Sec.5-8.5 of the Escambia County Land Development Code and the following:
  - (1) The following sign types are additionally prohibited within OLF-8:
    - a. Billboard signs;
    - b. Roof (Billboard) signs; and
    - c. Pole signs.

# Article 6: Sign Standards

## OLF-8 Design Code

**TABLE 6.1: SIGN TYPE & REQUIREMENTS**



### A-FRAME SIGN

HEIGHT (max.)	42 in.
NUMBER (max.)	1 per ground tenant
SIGN AREA (max.)	12 sq. ft.
COPY HEIGHT (max.)	n/a

Z1	Z2	Z3	Z4	Z5	Z6	CZ
P	P	P		P		P

#### Additional Requirements

- Shall only be displayed during business hours
- May be located within the public right-of-way, up to 3 feet from the curb
- Shall maintain a clear pathway of 5 feet

*P: Permitted within the zoning district indicated*



### HANGING/PROJECTING SIGN

HEIGHT (max.)	n/a
NUMBER (max.)	1 per tenant
SIGN AREA (max.)	10 sq. ft.
COPY HEIGHT (max.)	12 in.

Z1	Z2	Z3	Z4	Z5	Z6	CZ
P	P	P		P		P

#### Additional Requirements

- May project up to 5 feet from the building facade
- May project into the public right-of-way up to 3 feet from the curb
- Supports shall be affixed to the building and shall not obstruct windows or openings
- Hanging signs are not permitted on buildings with wall signs

*P: Permitted within the zoning district indicated*

**TABLE 6.1: SIGN TYPE & REQUIREMENTS**



### WALL SIGN

<b>HEIGHT (max.)</b>	n/a
<b>NUMBER (max.)</b>	1 per tenant or storefront
<b>SIGN AREA (max.)</b>	1.5 sq.ft. per linear ft. of storefront
<b>COPY HEIGHT (max.)</b>	18 in.

Z1	Z2	Z3	Z4	Z5	Z6	CZ
P	P	P	P			P

#### Additional Requirements

- Shall not extend within 1 foot of the facade corner, cornice, or parapet
- Shall be located a minimum 1 floor above the display window lintel
- Shall be parallel with the display window lintel and shall not obstruct windows or other openings
- Illuminated box style signs are prohibited. Only channel. lights may be illuminated.

*P: Permitted within the zoning district indicated*



### ADDRESS SIGN

<b>HEIGHT (max.)</b>	5 ft. Commercial 10 ft. Residential
<b>NUMBER (max.)</b>	1 per frontage
<b>SIGN AREA (max.)</b>	3 sq. ft.
<b>COPY HEIGHT (max.)</b>	12 in.

Z1	Z2	Z3	Z4	Z5	Z6	CZ
P	P	P	P			P

#### Additional Requirements

- Shall be provided at the main entry

*P: Permitted within the zoning district indicated*

# Article 6: Sign Standards

## OLF-8 Design Code

TABLE 6.1: SIGN TYPE & REQUIREMENTS



### AWNING SIGN

HEIGHT (max.)	n/a
NUMBER (max.)	n/a
SIGN AREA (max.)	25% of sloping plane
COPY HEIGHT (max.)	12 in.

Z1	Z2	Z3	Z4	Z5	Z6	CZ
P	P	P	P	P		

#### Additional Requirements

- A maximum 1 logo is permitted on any 1 awning
- May not exceed 20 feet in length
- Shall be consistent in height and width across all tenants of a single building
- Shall meet the projection requirements of Sec. DC-3.6(l)

*P: Permitted within the zoning district indicated*



### CANOPY SIGN

HEIGHT (max.)	n/a
NUMBER (max.)	1 per tenant
SIGN AREA (max.)	1.5 sq.ft. per linear ft. of storefront
COPY HEIGHT (max.)	24 in.

Z1	Z2	Z3	Z4	Z5	Z6	CZ
P	P	P	P			P

#### Additional Requirements

- A maximum 1 logo is permitted on any 1 awning
- May not exceed 20 feet in length
- Shall be consistent in height and width across all tenants of a single building
- Signs may be affixed to the side or front of canopy
- Shall meet the projection requirements of Sec. DC-3.6(l)

*P: Permitted within the zoning district indicated*

**TABLE 6.1: SIGN TYPE & REQUIREMENTS**



### GROUND/MONUMENT SIGN

<b>HEIGHT (max.)</b>	8 ft.
<b>NUMBER (max.)</b>	1 per parcel
<b>SIGN AREA (max.)</b>	50 sq. ft.
<b>COPY HEIGHT (max.)</b>	18 in.

Z1	Z2	Z3	Z4	Z5	Z6	CZ
		P	P			P

#### Additional Requirements

- Shall be located within 50 feet of the building being advertised
- Maximum clearance to the bottom of the sign is 1 foot
- Shall have a minimum setback of 5 feet
- The width of the top of the sign shall not exceed 120% the width of the base

*P: Permitted within the zoning district indicated*



### BANNER SIGN

<b>HEIGHT (max.)</b>	n/a
<b>NUMBER (max.)</b>	1 per parcel
<b>SIGN AREA (max.)</b>	1.5 sq.ft. per linear ft. of storefront
<b>COPY HEIGHT (max.)</b>	18 in.

Z1	Z2	Z3	Z4	Z5	Z6	CZ
P	P	P	P			

#### Additional Requirements

- Shall be spaced a minimum 20 feet from each other
- Shall follow the requirements of the Wall Sign
- May be erected for a maximum 30 cumulative days within a calendar year
- Shall not be used on multi-family buildings

*P: Permitted within the zoning district indicated*

# Article 6: Sign Standards

## OLF-8 Design Code

TABLE 6.1: SIGN TYPE & REQUIREMENTS



### WINDOW SIGN

HEIGHT (max.)	n/a
NUMBER (max.)	n/a
SIGN AREA (max.)	10% of window
COPY HEIGHT (max.)	6 in.

Z1	Z2	Z3	Z4	Z5	Z6	CZ
P	P	P	P	P		P

#### Additional Requirements

- Letters may be painted directly on the window
- Signs may be hung behind the glass
- May use vinyl applique letters directly applied to the glass and shall consist of individual letters or graphics with no background
- see Sec. DC-8.2(a)(15) for additional storefront requirements

*P: Permitted within the zoning district indicated*



### CORNER SIGN

HEIGHT (max.)	n/a
NUMBER (max.)	1 per parcel
SIGN AREA (max.)	40 sq. ft.
COPY HEIGHT (max.)	18 in.

Z1	Z2	Z3	Z4	Z5	Z6	CZ
P	P					P

#### Additional Requirements

- May project up to 5 feet into the right-of-way, up to 3 feet from the curb
- Shall follow the vertical clearance requirements in Sec. DC-6.2(f)

*P: Permitted within the zoning district indicated*

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# Article 7: Landscape Standards & Guidelines

# Article 7: Landscape Standards & Guidelines

## OLF-8 Design Code

### Sec. DC-7.1 Intent

- (a) The intent of these landscape standards is to:
  - (1) Provide for healthy street trees that improve the public realm and provide shade.
  - (2) Screen servicing and trash areas.
  - (3) Enhance the public realm with locally-appropriate landscaping.
  - (4) Encourage vegetation and planting that is low maintenance and capable of thriving in the local climate.
  - (5) Minimize stormwater run-off and erosion, and encourage stormwater infiltration and aquifer recharge.

### Sec. DC-7.2 Tree Installation

- (a) General to all
  - (1) New trees shall meet the minimum size in caliper inches and overall tree height at the time of planting, according to the Design Standard Manual, Chapter 2, Section 2-6.1(C).
  - (2) Tree trimming, fertilization, and other maintenance work should follow industry best management practices.
  - (3) Tree Species
    - a. Trees species shall meet the following:
      - 1. Native or naturalized to Florida as per the Florida Friendly Landscaping Guide;
      - 2. Wind load tolerance appropriate for planting location;
      - 3. Drought-tolerant; and
      - 4. Resistant to diseases.
    - b. A non-comprehensive list of permitted trees for use in the landscape is provided for convenience in “Table 7.3: Permitted Trees”.
    - c. Landscape plans and installations shall incorporate the following minimum diversity standards:
      - 1. 2 genera for up to 10 (inclusive) required trees.
      - 2. 3 genera for between 11 and 20 (inclusive) required trees.
      - 3. 4 genera for greater than 20 required trees.
    - d. No more than 50% of the required trees may be of any 1 genera.
    - e. Canopy trees are preferred in residential areas.
  - (4) Tree installation and spacing shall be provided according to the Design Standard Manual, Chapter 2, Section 2-6.2 and the following. Where a conflict exists, the least restrictive shall apply.
    - a. Canopy trees shall be spaced at an average of 40 feet on-center.
    - b. Understory trees shall be spaced at an average of 20 feet on-center.
    - c. Tree planting shall provide the following back of curb, sidewalk, and pavement clearances, measured from the tree centerline:
      - 1. Understory trees: minimum of 2 feet; and
      - 2. Canopy trees: minimum of 3 feet if planted in a continuous swale, or minimum of 2 feet if planted in a tree well or continuous planter.
    - d. No tree that achieves a maturity height greater than 14 feet shall be planted within 20 feet of any overhead utility or underground water line; in such instance, understory trees shall be planted in lieu of canopy trees. Trees that achieve a maturing height greater than 14 feet should be planted at least 50 feet away. Trees may be planted 8 feet from street lights.
    - e. Tree planting shall provide the following building clearances, measured from the tree centerline to building base:
      - 1. Understory trees: minimum of 3 feet; and
      - 2. Canopy trees: minimum of 10 feet from the building and 8 feet from walls and fences.

# Article 7: Landscape Standards & Guidelines

## OLF-8 Design Code

- f. Trees and landscaping adjacent to stormwater ponds and swales shall provide a minimum 10-foot clear access for maintenance.
  - g. The spacing and placement of plants shall be adequate for the typical size, shape and habit of the plant species at maturity.
- (5) Trees in Roads
- a. Streetscape shall be consistent with “Sec. DC-2.5 Road Standards”.
  - b. Street trees shall maintain a minimum clear branch height of 8 feet above finished grade of sidewalk at planting.
  - c. Location and spacing
    - 1. Trees are required along all streets with continuous planters, long tree wells, and tree grates.
    - 2. Alleys do not require trees.
    - 3. Street trees shall be spaced as described in “Sec. DC-7.2 Tree Installation” and “Table 7.4: Permitted Street Trees”.
  - d. Tree Grates
    - 1. For tree cut-outs adjacent to sidewalks 5 feet wide or less, a tree grate or pervious, walkable material shall be provided.
    - 2. The opening in a tree grate for the trunk shall be expandable and designed as to not injure the tree trunk.
  - e. Intersection Visibility
    - 1. Vertical and horizontal sight distances shall be maintained in accordance with the FDOT Florida Green Book standards and the Florida Design Manual (FDM).
    - 2. The County Engineer may approve a Waiver to sight distance requirements in cases where traffic safety is not affected.
    - 3. Trees and foliage shall be periodically pruned and trimmed to maintain vertical and horizontal sight distances.
- (6) Trees in Front yards
- a. Trees are required within the frontage yard, along both primary and secondary frontages as specified in “Table 7.2: Frontage Yard Landscape Requirements”, and “Table 7.3: Permitted Trees”.
  - b. Understory trees may be used in place of canopy trees as follows:
    - 1. Each canopy tree requires 2 replacement understory trees; and
    - 2. Up to 50% of the required canopy trees may be replaced by understory trees.
- (7) Trees in Parking Lots
- a. A minimum 1 canopy tree shall be planted for every 10 parking spaces and may be provided anywhere in the parking lot, or between parking spaces.
  - b. Landscape islands are required at the ends of free-standing parking rows, which shall be a minimum 8 feet in width and 18 feet in length.
  - c. Single loaded parking islands shall provide a minimum 1 canopy tree.
  - d. Double Loaded parking islands shall provide a minimum 2 canopy trees.
  - e. Trees meeting the minimum planting requirement in landscape islands shall not count towards the minimum tree planting requirement per parking space.
- (8) Soil volume
- a. For each tree planted adjacent to pavement, a minimum amount of soil volume shall be provided as specified in “Table 7.1: Tree Planting Dimensions” and as follows:
    - 1. Soil volume is calculated as the length, width, and depth of all accessible soil allowing for root growth;
    - 2. Minimum soil depth is 3 feet below grade; and

# Article 7: Landscape Standards & Guidelines

## OLF-8 Design Code

3. Available soil may extend under the pavement.
- b. Where tree wells are used, a soil profile that encourages root growth below hardscape should be provided to meet the soil volume requirements of “Table 7.1: Tree Planting Dimensions” subject to the following:
  1. The use of structural soil, structural cells, or similar weight bearing material is encouraged;
  2. Material shall allow for root penetration and meet applicable structural standards for surface load requirements of pavement; and
  3. Structural soils and related pavement shall be maintained by the property owner, or privately administered entity.
- (9) Plantings with spines, thorns, or needles that may present hazards are prohibited within 2 feet of all street-facing frontages.

**TABLE 7.1: TREE PLANTING DIMENSIONS**

Tree Type	Soil Volume Requirement	Minimum Pervious Area
<b>Understory Tree</b>	min. 300 cu.ft.	24 sq.ft. (ex. 4' x 6')
<b>Canopy Tree</b>	min. 1,000 cu.ft.	60 sq.ft. (ex. 6' x 10')

**TABLE 7.2: FRONTAGE YARD LANDSCAPE REQUIREMENTS**

Frontage Yard Type	Minimum Tree Requirement
<b>No Yard</b>	No Requirement
<b>Urban Yard</b>	No Requirement
<b>Shallow Yard</b>	1 understory tree for every 30 feet of frontage
<b>Common Yard</b>	1 canopy tree for every 30 feet of frontage

**TABLE 7.3: PERMITTED TREES**

Canopy Trees		
Common Name	Scientific Name	Zoning district
Red Maple	<i>Acer rubrum</i>	Z3, Z4, Z5, Z6, CZ
Pignut Hickory	<i>Carya glabra</i>	Z4, Z5, Z6, CZ
Pecan	<i>Carya illinoensis</i>	Z4, Z5, Z6, CZ
Green Ash	<i>Fraxinus pennsylvanica</i>	Z1, Z2, Z3, Z4, Z5, Z6, CZ
Southern Red Cedar	<i>Juniperus virginiana</i>	Z4, Z5, Z6, CZ
Sweet Gum	<i>Liquidambar styraciflua</i>	Z4, Z5, Z6, CZ
Southern Magnolia	<i>Magnolia grandiflora</i>	Z4, Z5, Z6, CZ

# Article 7: Landscape Standards & Guidelines

## OLF-8 Design Code

**TABLE 7.3: PERMITTED TREES**

Canopy Trees		
Common Name	Scientific Name	Zoning district
Black Gum	<i>Nyssa sylvatica</i>	Z3, Z4, Z5, Z6, CZ
Sycamore	<i>Platanus occidentalis</i>	Z3, Z4, Z5, Z6, CZ
Southern Red Oak	<i>Quercus falcata</i>	Z4, Z5, Z6, CZ
Sand Live Oak	<i>Quercus geminata</i>	Z4, Z5, Z6, CZ
Swamp Chestnut Oak	<i>Quercus michauxii</i>	Z5, Z6, CZ
Water Oak	<i>Quercus nigra</i>	Z5, Z6, CZ
Spanish Oak	<i>Quercus falcata</i>	Z5, Z6, CZ
Live Oak	<i>Quercus virginiana</i>	Z5, Z6, CZ
Pond Cypress	<i>Taxodium ascendens</i>	Z4, Z5, Z6, CZ
Bald Cypress	<i>Taxodium distichum</i>	Z4, Z5, Z6, CZ
Winged Elm / Cork Elm	<i>Ulmus alata</i>	Z3, Z4, Z5, Z6, CZ
Chinese Elm	<i>Ulmus parvifolia</i>	Z1, Z2, Z3, Z4, Z5, Z6, CZ
London Plane	<i>Platanus × acerifolia</i>	Z1, Z2, Z3, Z4, Z5, Z6, CZ
Understory Trees		
Common Name	Scientific Name	Zoning district
Red Buckeye	<i>Aesculus pavia</i>	Z3, Z4, Z5, Z6, CZ
River Birch	<i>Betula Nigra</i>	Z4, Z5, Z6, CZ
Red Bud	<i>Cercis canadensis</i>	Z3, Z4, Z5, Z6, CZ
Fringe Tree	<i>Chionanthus virginicus</i>	Z3, Z4, Z5, Z6, CZ
Flowering Dogwood	<i>Cornus florida</i>	Z3, Z4, Z5, Z6, CZ
Loblolly Bay	<i>Gordonia Lasianthus</i>	CZ
Dahoon Holly	<i>Ilex cassine</i>	Z4, Z5, Z6, CZ
American Holly	<i>Ilex opaca</i>	Z4, Z5, Z6
Crepe Myrtle	<i>Lagerstroemia indica</i>	Z1, Z2, Z3, Z4, Z5, Z6, CZ
Ligustrum	<i>Ligustrum japonicum</i>	Z4, Z5, Z6, CZ
Sweet Bay	<i>Magnolia virginiana</i>	Z4, Z5, Z6, CZ
Wild olive-Devilwood	<i>Osmanthus americanus</i>	Z4, Z5, Z6
Chickasaw Plum	<i>Prunus angustifolia</i>	Z4, Z5, Z6
Blackjack Oak	<i>Quercus incana</i>	Z6
Scrub Oak	<i>Quercus inopina</i>	Z6
Myrtle Oak	<i>Quercus myrtifolia</i>	Z4, Z5, Z6

# Article 7: Landscape Standards & Guidelines

## OLF-8 Design Code

**TABLE 7.4: PERMITTED STREET TREES**

	Z1	Z2	Z3	Z4	Z5	Z6	CZ	Common Name	Scientific Name
<b>Columnar</b> 			P	P	P	P	P	Southern Magnolia Bald Cypress Southern Red Cedar	Magnolia grandiflora Taxodium distichum Juniperus virginiana
<b>Oval</b> 	P	P	P	P	P	P	P	London Plane Green Ash Red Maple	Platanus × acerifolia Fraxinus pennsylvanica Acer rubrum
<b>Rounded</b> 	P	P	P	P	P	P	P	Chinese Elm Southern Magnolia Red Maple	Ulmus parvifolia Magnolia grandiflora Acer rubrum
<b>Conical</b> 				P	P	P	P	Pond Cypress Bald Cypress Sweet Gum Southern Red Cedar	Taxodium ascendens Taxodium distichum Liquidambar styraciflua Juniperus virginiana
<b>Spreading</b> 				P	P	P	P	Swamp Chestnut Oak Water Oak Spanish Oak Live Oak Sand Live Oak Southern Red Oak Pecan	Quercus michauxii Quercus nigra Quercus falcata Quercus virginiana Quercus geminata Quercus falcata Carya illinoensis
<b>Vase</b> 			P	P	P	P	P	Winged Elm Sycamore Black Gum Southern Magnolia Sweet Gum Green Ash Pignut Hickory Red Maple	Ulmus alata Platanus occidentalis Nyssa sylvatica Magnolia grandiflora Liquidambar styraciflua Fraxinus pennsylvanica Carya glabra Acer rubrum

# Article 7: Landscape Standards & Guidelines

## OLF-8 Design Code

### Sec. DC-7.3 Stormwater and Landscape Standards

- (a) Plant material shall be native species and shall be selected to maintain species diversity and reinforce the existing ecosystem.
- (b) Alleys shall use an inverted crown design.
- (c) Roads shall use an inverted crown design for Avenues and Boulevards.
- (d) Turf grass areas on private property shall be limited to the following areas:
  - (1) High volume pedestrian areas; and
  - (2) Areas used for recreation.
- (e) Development utilizing a minimum 7 runoff reduction methods, according to 'Section 4.6 Civic and Environmental Analysis' and "Sec. DC-7.4 Stormwater and Landscape Guidelines" in Districts Z1 and Z2 shall permit an additional story of height according to "Table 3.8: Building Form Standards".
- (f) Development within Z3 and Z4 shall be given an additional story of building height according to "Table 3.8: Building Form Standards" for the implementation of the following:
  - (1) Green roofs covering a minimum 75% of the roof surface. The green roofs shall meet Florida Green Roof standards.
  - (2) Porous pavers or pervious pavers for 50% of the surface parking.
- (g) Development areas according to the official map shall be given an additional story of building height according to "Table 3.8: Building Form Standards" for the implementation of a closed loop geothermal system.

# Article 7: Landscape Standards & Guidelines

## OLF-8 Design Code

### Sec. DC-7.4 Stormwater and Landscape Guidelines

- (a) The installation of applicable landscaping is subject to best management practices according to the most recent edition of Florida Grades and Standards for Nursery Plants and the Florida Friendly Landscaping Guide.
- (b) The preservation of existing trees and vegetation is encouraged and may be used to fulfill landscape requirements.
- (c) The following runoff reduction methods should be considered, in addition to stormwater ponds and lakes:
  - (1) Vegetated swales are encouraged over the use of paved gutters.
  - (2) Stormwater trees planted along roads to reduce road drainage.
  - (3) Disconnection of rooftop runoff to promote overland vegetative filtering.
  - (4) Rain gardens to manage and treat low volume stormwater runoff.
  - (5) Blue and Green roofs.
  - (6) Stormwater planters to decrease stormwater runoff and improve water quality.
  - (7) Rain barrels and cisterns to capture and storm rain water for irrigation.
  - (8) The use of Porous pavement for overflow parking.
  - (9) The use of pervious pavers for low volume roads and alleys
- (d) Avoid areas susceptible to erosion and sediment loss, according to Section 4 of the Civil and Environmental Analysis report.
- (e) The preservation of the existing topography is encouraged.
- (f) Landscape design should emphasize the practical use of plant materials which reduce irrigation demands and minimize maintenance. The use of xeriscape landscaping is highly encouraged.
- (g) Plant selection should emphasize the use of native plants that reinforce the existing ecosystem.
- (h) Closed loop geothermal systems are encouraged.

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# Article 8: Architecture Standards & Guidelines

# Article 8: Architecture Standards & Guidelines

## OLF-8 Design Code

### Sec. DC-8.1 Intent

- (a) The intent of these architectural standards and guidelines is to:
  - (1) Promote architectural and site design treatments that further enhance the visual appearance of buildings and attractiveness of the streetscape.
  - (2) Orient buildings in a pedestrian-friendly manner towards the public right-of-ways.
  - (3) Enhance the compatibility of different building types adjacent to each other.
  - (4) Shape high quality public spaces and streetscape with buildings and other features to create a strong sense of place for OLF-8.
  - (5) Encourage best practices consistent with county guidelines for storm-water management, green infrastructure strategies and green building policies at the time of development.
  - (6) Protect and enhance property values and long-term economic viability of the OLF-8 Master Plan.

### Sec. DC-8.2 Building Design

- (a) General standards and guidelines for all buildings:
  - (1) All sides of a building should exhibit design continuity.
- (b) Building facades at grade:
  - (1) Where mid-block passages are provided, they shall be landscaped or hardscaped with special paving, and well lit for security and comfort purposes.
  - (2) They should be designed to provide a sense of human scale at grade and incorporate architectural features along public right-of-ways that add visual interest to the street. This may include but is not limited to the use of glazing patterns, distinguished entries, building signage and lighting.
  - (3) Mixed-use buildings should provide a clear architectural distinction between the ground floor and all additional stories.
  - (4) Building accents on buildings should be expressed through different materials or architectural detailing, rather than applied finishes such as paints, graphics or forms of plastic or metal panels.
  - (5) Building entries should be given prominence on a street frontage by the use of distinctive materials or architectural elements, and sized appropriately for the scale of the building.
  - (6) Buildings should include shading from the sidewalk to the building entry. Shade can be accomplished by one or a combination of the following methods:
    - a. Landscape and shade trees within the front setback.
    - b. Structure shade elements, trellises or covered walkways attached to the primary building. Depth should be a minimum of six feet measured from any point of the ground floor facade to the exterior column or vertical plane of the overhang. The maximum head clearance should not exceed 20 feet measured from finish grade.
  - (7) Garden Walls & Fences should be articulated to match, or be complementary to, the building's architectural style and materials.
  - (8) Alternative paving materials such as permeable pavers, porous concrete or similar material should be used for on-site hardscaping to reduce the urban heat island effect and to allow natural drainage and filtration.

# Article 8: Architecture Standards & Guidelines

## OLF-8 Design Code

- (9) In multiple building developments requiring service or loading facilities, the design of the facilities should be located adjacent to each other to minimize visual and noise impacts wherever possible.
- (10) Windows & Doors:
- Roll-up doors shall be oriented away from public street views.
  - Well integrated building elements over entrances and windows or overhanging eaves that provide consistent shade and reduce daytime heat gain on south and west-facing walls are encouraged.
  - Window openings should reflect a rhythm, scale and proportion compatible with the overall building design.
  - Window openings should reveal their thickness within the building wall, and where appropriate to the building material used.
  - Large expanses of highly reflective glazing should be avoided to reduce heat and prevent glare impacts on adjacent properties.
- (11) Roofs:
- Pitched roofs should be sloped no less than 5:12, with the exception of shed or minor roofs on porches which may have a pitch no less than 2:12.
  - Parapets on flat roofs should be as high as needed to conceal mechanical equipment.
- (12) Specific to multi-family buildings:
- The articulation of courtyards should maintain a minimum width to height ratio of 1:3.
  - Residential units at grade along frontage should provide individual entries that may include: stoops, landscaping and low walls or fences provided for privacy.
  - Roof decks are encouraged.
  - Green roofs are encouraged.
- (13) Specific to townhouses:
- The cornice line of a townhouse shall not exceed 3 stories. An optional 4th floor is permitted above the cornice line, provided it is incorporated into a roof or provides a building setback.
  - Townhouses should include special details to enhance the distinctiveness of each unit. This may include changes in color, material, height, entry portico, stoops, railings, etc.
- (14) Specific to detached single-family homes:
- Elevations along primary frontages should not be repeated more than twice along a block face, or directly across the street, and should be separated by a minimum 2 varied elevations.
- (15) Specific to retail frontages:
- Outdoor dining areas on sidewalk and public rights-of-way are allowed subject to the following standards:
    - Outdoor dining areas shall be separated from public walkways and streets using steel railings, wrought-iron fences, planters, landscaping and other suitable materials; and
    - A minimum unobstructed pedestrian path of at least six feet wide shall be provided along public right-of-ways.
  - Storefronts (Storefront windows) shall be further regulated as follows:
    - Opaque, reflective or smoked glass shall be prohibited on storefront windows.
    - Storefront windows shall remain open and free of shelving, furniture, blinds, drapes, or other elements that otherwise prohibit the visibility into the storefront from the sidewalk in front.
  - Each storefront frontage should be architecturally articulated, and reflect a store's unique identity.
  - Ground floor retail uses should be distinguished from upper floors with an identifiable break or distinguishing expression line. This may include: cornices, projections or stepbacks, changes in fenestration, material changes, etc.
  - Recessed storefront doors are encouraged to not impede pedestrian movement and to provide shelter from the weather.
  - Storefronts longer than 20 feet should provide awnings or canopies.

# Article 8: Architecture Standards & Guidelines

## OLF-8 Design Code

- g. Street level retail and restaurant uses are encouraged to use operable windows and doors which can allow them to open onto sidewalk areas and outdoor patios.
  - h. Canvas, glass or metal awnings are encouraged and should be aligned with the top edge of the ground floor windows and door frames.
- (c) Additional standards for buildings along A-streets only:
- (1) Facades along street-facing sides shall have architectural style, materials, building elements and trim features that are consistent with each other and similar in level of detail and visual interest.
  - (2) Facade treatments shall be provided where the minimum glazing cannot be achieved, or when a blank wall facade exceeds a continuous 20 feet horizontally, or 15 feet vertically. Treatments may be achieved through a combination of architectural features, artwork, interactive displays, or landscaping.
  - (3) Long buildings, over 250 feet long, shall be broken down to a scale comparable to that of the buildings on the rest of the block face.
  - (4) When used in front yards, walls, landscaping, hedging or fencing, shall meet the standards of “Sec. DC-3.7 Fences and Walls”.
  - (5) Where present, variations in garden wall and fence design are required between adjacent properties. Vegetated walls are required.
- (d) Additional guidelines for buildings along B-streets only:
- (1) Facades along street-facing sides should have architectural style, materials, building elements and trim features that are consistent with each other and similar in level of detail and visual interest.
  - (2) Facade treatments should be provided where the minimum glazing cannot be achieved, or when a blank wall facade exceeds a continuous 30 feet horizontally or 15 feet vertically. Treatments can be achieved through a combination of architectural features, artwork, interactive displays, or landscaping.
  - (3) Uninterrupted facades should be discouraged. Long buildings, over 250 feet long, should be broken down to a scale comparable to that of the buildings on the rest of the block face.
  - (4) Where present, variations in garden wall and fence design are encouraged between adjacent properties. Vegetated walls are also encouraged.

### Sec. DC-8.3 Building Materials

- (a) General standards for all buildings:
- (1) Building materials for facades shall consist of the following:
    - a. masonry,
    - b. stucco,
    - c. wood,
    - d. cementitious or
    - e. architectural precast concrete.
    - f. Trim materials should consist of stone, cast stone, metal, wood or similar durable materials.
  - (2) High quality, durable exterior finish materials on the ground floor along street-facing facades shall be used.
  - (3) Other innovative and new materials not listed here and not prohibited may be considered.

# Article 8: Architecture Standards & Guidelines

## OLF-8 Design Code

- (b) Additional standards and guidelines for buildings along A-streets only:
  - (1) Vinyl siding is not permitted as an exterior surface material along street-facing frontages.
  - (2) Exterior building materials should be restricted as follows:
    - a. Corrugated metal panels, used as a finished material on principal buildings should only be used as accent materials and should not cover more than 10% of any street-facing elevation, and 20% of any interior lot elevation. Architectural metal panels are acceptable, subject to an consultation and determination by the Planning Director that the treatment meets the intent of this section.
    - b. Smooth-faced concrete should not occupy more than 30% of any elevation and should incorporate stucco or other decorative finishes.
    - c. EIFS should only be permitted above the ground floor.
- (c) Additional standards and guidelines for buildings along B-streets only:
  - (1) Exterior building materials should be restricted as follows:
    - a. Corrugated metal panels, used as a finished material on principal buildings should only be used as accent materials and should not cover more than 30% of any street-facing elevation, and 50% of any interior lot elevation. Architectural metal panels are acceptable, subject to an consultation and determination by the Planning Director that the treatment meets the intent of this section.
    - b. Smooth-faced concrete should not occupy more than 50% of any elevation and should incorporate stucco or other decorative finishes.

### Sec. DC-8.4 Large scale buildings

- (a) Large scale buildings within Z4, with a footprint of over 10,000 square feet shall be according to the following:
  - (1) Large-scale buildings that occupy more than half a block should reflect the rhythm of adjacent buildings and establish a fine-grained streetscape. This may be achieved by breaking up the building mass into several smaller buildings or articulating a single mass as a series of smaller cohesive forms where applicable. In both cases, each building facade should have a clear and balanced composition that can read as a stand-alone building.
  - (2) Buildings facades should:
    - a. Express vertical articulation with height variations, balconies, bay windows or through the use of other building projections that are a minimum of 3 feet deep. Roof lines should not vary in height more than once every 50 feet.
    - b. Changes in material, color, vertical and horizontal articulation should not be arbitrary. Changes in material or color should correspond to variations in building mass.
    - c. When warehouses are located adjacent to less intense uses, such as residential or office uses), additional landscaping or setbacks is encouraged to mitigate potential adverse impacts. Where parking areas abut residential areas, a 20 foot landscape buffer is required.
    - d. Decorative roof elements, such as cornices are encouraged to enhance a building's roofline.

# Article 8: Architecture Standards & Guidelines

## OLF-8 Design Code

- (b) Buildings should use design or building techniques that reduce a building's use of energy and decrease carbon emissions. These include but are not limited to:
  - (1) Using locally-sourced low energy or renewable materials.
  - (2) Using well integrated shading devices on south and west facing windows and entrances.
  - (3) Using passive cooling such as natural ventilation and roofs that are low albedo or shaded with vegetation.
  - (4) Using white or reflective paint on roofs, light-colored walls, and light paving materials and paints to reflect heat away from buildings.
- (c) Shaded outdoor community spaces within forecourts are encouraged close to the primary entrance or circulation path to buildings to provide protection from the sun and adverse weather.
- (d) Specific to large-scale, light industrial buildings:
  - (1) Street facing facades should incorporate a minimum of 25% glazing.
  - (2) The amount of pedestrian-scaled windows along street-facing facades should be maximized. Where actual windows and entrances are not possible, artistic murals, niches, alcoves with architectural relief and definition should be used.
  - (3) Decorative parapets that are high enough to block the view of rooftop equipment should be used.
  - (4) Site and building design should accommodate pedestrians by creating designated walkways from parking area to plazas and open space to adjoining buildings.
  - (5) Adjacent parcels should allow for interconnectivity between connected parking lots.

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# Article 9: Definitions

# Article 9: Definitions

## OLF-8 Design Code

### Sec. DC-9.1 General

- (a) Unless otherwise expressly stated, the following words and terms shall, for the purposes of this article, have the meanings shown in this section.

### Sec. DC-9.2 Terms defined

- (a) Where terms are not defined in this article and are defined in the Florida Building Code, such terms shall have the meanings ascribed to them in that code.

### Sec. DC-9.3 Terms not defined

- (a) May be defined according to the Escambia County Land Development Code Chapter 6.
- (b) Where terms are not defined in this article or in the Florida Building Code, such terms shall have ordinarily accepted meanings such as the context implies.

### Sec. DC-9.4 Defined Terms

**A-frame sign:** a portable sign not secured or attached to the ground or surface upon which it is located, typically constructed in such a manner as to form an “A” or tent-like shape, and primarily or exclusively intended to advertise to pedestrian traffic.

**A-street:** a road that by virtue of its preexisting pedestrian-supportive qualities, or its future importance to pedestrian connectivity, requires that properties along them be held to the highest standards prescribed by this Design Code.

**Accessory structure or accessory use:** see Escambia County Land Development Code Chapter 6.

**Address sign:** a sign attached to or near the primary entrance wall indicating the property address.

**Alley:** a private or public way which affords a secondary means of access to the property abutting thereon.

**Arcade:** an arched or covered passageway within a building or attached to a building and supported on at least one side by columns. An arcade may overlap the sidewalk.

**Articulation:** the visible expression of architectural or landscape elements through form, structure or material that break up the scale of buildings and spaces to achieve human scale.

**Awning:** an ancillary lightweight structure of wood, metal, or canvas, cantilevered from a building facade and providing shade to the fenestration and spatial containment to the pedestrian. An awning may be fixed in place or retractable to a position against the building.

**Awning sign:** a sign consisting of information painted on, sewn on, imprinted on, or attached to the surface of an awning.

# Article 9: Definitions

## OLF-8 Design Code

**Back Buildings:** non-habitable structures that connect an outbuilding to a principal building. Syn. Breezeway

**B-street:** a road that by virtue of its use, location, or absence of preexisting pedestrian-supportive qualities, may qualify properties along it for standards lower than that of the A-street. See A-street.

**Banner sign:** a temporary sign which consists of a sign face composed of nonrigid material that is secured or mounted at both ends.

**Bicycle Facility:** A way designated for use by bicycles alone or bicycles along with other roadway users such as pedestrians, scooters, or vehicles. Bicycle Facilities may be incorporated into streets and other multi-modal transportation facilities, or may be constructed independently in the case of bicycle trails. Bicycle Facilities is a category that includes different facility types such as Shared Travel Lanes, Dedicated Bicycle Lanes, Buffered Bicycle Lanes, Protected Bicycle Lanes, One- and Two-way Cycle Tracks, and Bicycle Trails or Paths. Bicycle Facilities are also referred to by Class (see FDOT Complete Streets Manual), from 1 to 4, which correspond with their more common names previously listed.

**Block face:** the sum of all the building facades on one side of a block.

**Building height:** the vertical extent of a building measured in stories and/or feet.

**Building, principal:** the main building on a lot, usually located toward the frontage.

**Building scale:** the relationship between the mass of a building and its surroundings, including the width of street, nearby open space, and the mass of buildings on adjacent properties.

**Canopy:** an ancillary structure of wood, or metal, cantilevered from a building facade and providing shade to the fenestration and spatial containment to the pedestrian. A canopy shall be fixed in place to a position against the building.

**Canopy sign:** a sign that may be affixed to the top, side or front of canopy.

**Civic building:** a building dedicated to religion, culture, education, recreation, government, and transit, or for use approved by the public.

**Civic open space:** land open to the sky and set aside for: the protection of natural resources (such as uplands, wildlife habitats and groundwater recharge areas) and areas unsuitable for development due to natural hazards (such as wetlands, floodplains and areas of unsuitable soils); recreation areas; and the enhancement of the urban environment (including buffer areas, landscaped areas, plazas and hardscape).

**Commercial:** This category is intended to collectively define non-residential workplace land-use such as office, retail, food establishments, entertainment and leisure establishments.

# Article 9: Definitions

## OLF-8 Design Code

**Commercial building:** a building in which it is permitted to have commercial uses, as defined in the Design Code.

**Common entry:** a single collective primary building entrance to a multi-tenant lobby.

**Common Yard:** A frontage yard type remaining unfenced and visually continuous with abutting yards, supporting a common landscape.

**Community Garden:** A community garden is a single piece of land gardened collectively by a group of people. Community gardens utilize either individual or shared plots on private or public land while producing fruit, vegetables, and/or plants grown for their attractive appearance

**Corner lot:** a lot abutting two or more streets at their intersection.

**Copy Height:** the measurement of height of the text of an advertisement.

**Design Code:** the OLF-8 Design Code.

**Directional sign:** a sign which only provides directional instructions or information for pedestrian or vehicular traffic, such as “parking,” “one way,” “exit,” or “entrance.”

**Effective Turn Radius:** the curvature vehicles follow when turning.

**Encroachment:** an extension of a building or building elements into the area of the required setback, or any physical action which may jeopardize the health and longevity of a natural feature.

**Entrance, principal:** the main point of access of pedestrians into a building.

**Facade, building:** the exterior wall of a building that is set along a frontage line.

**Facade, primary:** a side of a building that faces a public or private right-of-way or roadway or has the primary customer entrance. (A building may have more than one primary facade.)

**Facade, secondary:** a side of a building that is not a primary facade and either is visible from a public or private right-of-way or roadway or has a secondary or tertiary customer entrance. (A building may have more than one secondary facade.)

**Fence:** a structure that functions as a boundary or barrier for the purpose of safety to prevent entrance, to confine, or to mark a boundary.

# Article 9: Definitions

## OLF-8 Design Code

**Frontage, building:** the length of that portion of a building facing a public space, such as a road.

**Frontage line:** a property line bordering a public frontage. Facades facing frontage lines define the public realm and are therefore more regulated than the elevations facing other property lines.

**Frontage, principal:** that frontage facing the public space such as a road of higher pedestrian importance (i.e., traffic volume, number of lanes, etc.).

**Frontage, private:** the layer between the frontage line and the principal building facade. The structures and landscaping within the private frontage may be held to specific standards regarding the depth of the setback and the combination of architectural elements such as arcades, stoops and forecourts.

**Frontage, public,** means the area between the curb of the vehicular lanes and the frontage line or property line. Elements of the public frontage include the curb, sidewalk, planter, street tree, streetlight, street furniture, etc.

**Frontage, property:** the length of the property line along the public right-of-way on which the property borders. “Right-of-way” does not include right-of-way of a limited access highway, unopened right-of-way, vacated right-of-way, easements, and retention ponds.

**Frontage, retail:** frontage designated on a detailed plan that requires or recommends the provision of a storefront, encouraging the ground level to be available for retail use.

**Frontage, secondary:** that frontage facing the public space such as a road that is of lesser pedestrian importance (i.e., traffic volume, number of lanes, etc.).

**Gallery:** a covered walkway attached to a building and supported on at least one side by columns with no enclosed building space above.

**Garage:** A single story structure for housing a motor vehicle.

**Garden, Formal:** A formal garden is a garden with a clear structure, geometric shapes and in most cases a symmetrical layout.

**Glazing:** the glass portion of a wall or window.

**Green:** an open space type for unstructured recreation, spatially defined by landscaping rather than building frontages. See Open Space Types Table

# Article 9: Definitions

## OLF-8 Design Code

**Green Roof:** a layer of vegetation planted over a waterproof membrane. Additional features of green roof includes support for irrigation and also some type of root management.

**Landscape Screen:** visually shielding or obscuring one structure or use from another with densely planted vegetation.

**Liner building:** a building or part of a building with habitable space, specifically designed to face a public space, masking an inactive use, such as, but not limited to, a parking lot, parking garage or storage facility.

**Live-work:** a property that contains a commercial, office, or light industrial component and a residential component. The work component should be less than fifty percent (50%) of the total floor area.

**Lot coverage:** the area of the lot occupied by all buildings, excluding structures such as decks, pools, shades, and pergolas.

**Lot depth:** the distance measured from the midpoint of the front line to the midpoint of the opposite rear line of the lot.

**Lot, interior:** a lot other than a corner lot.

**Lot width:** the horizontal distance between the side lot lines, measured at right angles to the depth at the front setback line.

**Monument sign:** see “Ground sign.”

**Office:** a building / floor space in which administrative, business, clerical or professional activities are undertaken. Visits by members of the public are accessory to the main activity of the occupier.

**Open space type:** open spaces organized by their physical characteristics, including size, location, and surface material.

**Parcel:** a part or portion of a development which may be synonymous with a lot.

**Park:** a tract of land within a municipality or unincorporated area which is kept for ornament and/or recreation and which is maintained as public property.

**Parking Structure:** Syn Parking Garage.

**Passage:** a pedestrian connector, open or roofed, that passes between buildings to provide shortcuts through long blocks and connect rear parking areas to frontages. They are public open spaces restricted to pedestrian use that also connect roads and other public use spaces.

# Article 9: Definitions

## OLF-8 Design Code

**Pedestrian ways:** a clear pathway restricted to pedestrian use.

**Planter:** the element of the public frontage, which accommodates street trees, whether continuous or individual.

**Plaza:** an open space type designed for civic purposes and commercial activities in the more urban zoning districts, generally paved and spatially defined by building frontages.

**Pocket park:** an open space designed and equipped for the recreation with both natural surfaces and shaded areas and used for both passive and active activities. Pocket parks are the most frequent open space located within 1/4 mile of residents.

**Porch:** an open air space attached to a building, with floor and roof, but no walls on the side, usually facing frontages.

**Private realm:** the portions of the urban fabric that are behind the facades of a private building. The private realm constitutes the bulk of the urban fabric.

**Project(ion):** 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.

**Projecting sign:** a sign affixed to a building which projects in such a manner that both sides of the sign are visible.

**Property line:** means the boundary that legally and geometrically demarcates a lot.

**Public and Civil (Use):** see Escambia County definition

**Public realm:** those parts of the urban fabric that are held in common, either by physical occupation or visual association. This includes, but is not limited to open spaces, roads, public and private frontages and community facilities. On a road, the public realm is the entire space formed by the enfronting buildings.

**Public right-of-way:** see "Right-of-way, public."

**Regulating Plan:** a plan that designates standards that new development is required to incorporate, as appropriate.

**Right-of-way:** a public or private easement for land, air space above the land, or area below the surface used for vehicular, pedestrian, transit or other right of passage, including a street, alley or crosswalk.

**Right-of-way, public:** land held publicly between property lines, including the sidewalks, on-street parking area, and the roadway, street and/or highway.

# Article 9: Definitions

## OLF-8 Design Code

**Screening:** visually shielding or obscuring one structure or use from another by a liner building, fencing wall or densely planted vegetation.

**Setback:** the area of a lot measured from the property line to a building facade or elevation that is maintained clear of permanent structures, with the exception of allowed projections.

**Setback, front:** the area of a lot measured from the property line to the building facade along the principal frontage, that is maintained clear of permanent structures, with the exception of allowed projections.

**Setback, rear:** the area of a lot measured from the rear property line to the building elevation, that is maintained clear of permanent structures, with the exception of allowed projections.

**Setback, side:** the area of a lot measured from the side (secondary frontage) and/or shared, interior property lines to the building elevation, that is maintained clear of permanent structures, with the exception of allowed projections.

**Shallow Yard:** a frontage yard type with the building close to the primary frontage.

**Shopfront:** a frontage used for retail use, with glazing. The facade is often close to the property line with the building entrance at sidewalk grade. (Syn. Storefront)

**Sign:** any surface, fabric, device, name, identification, image description, message, display or illustration using graphics, symbols, words, letters, or numbers which is affixed to, painted on, or represented directly or indirectly upon a building, structure, or parcel of property, and which directs attention to an object, product, place, activity, facility, service, event, attraction, person, issue, idea, institution, organization, development, project, or business for the purpose of advertising, identifying or conveying information to the public. The definition of sign shall not be construed to mean a sign located in the interior of any building or structure which sign is not visible from outside the structure. A sign may include the sign face and sign structure.

**Sign face:** the part of a sign, including trim, embellishments, and background which contains the copy.

**Square:** an open space type designed for unstructured recreation and civic purposes, spatially defined by building frontages and consisting of paths, lawns, and trees formally disposed.

**Stoop:** where 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.

**Storefront:** the front side of a store or store building facing a street.

# Article 9: Definitions

## OLF-8 Design Code

**Streetscape:** the physical components of streets, the urban element that is the major part of the public realm, composed of: the street pavements for vehicles, bicycles and pedestrians; amenities such as trees and plantings, and furnishings such as streetlights, bollards and benches; and the visible fronts of abutting properties including fences, yards, porches, and facades.

**Streetscreen:** a freestanding wall built along the frontage line, or coplanar with a facade. (Syn: streetwall)

**Temporary sign:** a sign erected on a parcel of real property for a period of limited duration and for a specialized purpose.

**Terminated vista:** a location at the axial conclusion of a road. A building located at a terminated vista designated on a regulating plan is required or recommended to be designed in response to the axis.

**Terrace:** a level paved area or platform next to a building; (Syn: patio)

**Road:** 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. (Syn: Thoroughfare, street)

**Road Hierarchy:** classification of roads based on their pedestrian-supportive qualities, destination and overall road network connectivity.

**Urban Yard:** A frontage yard type that is paved at sidewalk level and serves as an extension of the public sidewalk.

**Vista:** See Terminated Vista

**Wall sign:** a sign erected on the wall, cupola, or parapet of a building or structure in such a manner that only one side of the sign is visible, or a sign which is affixed to or painted on the wall, cupola, or parapet of a building or structure. A wall sign is sometimes referred to in this chapter as a fascia sign. The definitions of wall sign and projecting sign are mutually exclusive. (Syn: fascia sign)

**Window sign:** a sign, graphic, or design which is painted, mounted, or otherwise displayed within three feet of a window in a manner to present a message to or attract attention of the public on adjoining rights-of-ways.

**Yield street:** a road intended for very low speed two-way movement, facilitated by a roadway too narrow for two vehicles to pass each other, requiring one of the vehicles to move into the parking lane in order to allow the other vehicle to pass.

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