

ORDINANCE NO. 163-97

AN ORDINANCE OF THE CITY OF COCONUT CREEK, FLORIDA, AMENDING CHAPTER 13, CODE OF ORDINANCES ENTITLED "LAND DEVELOPMENT CODE", BY AMENDING ARTICLE II THEREOF ENTITLED "SUBDIVISION REGULATIONS", BY AMENDING DIVISION 2 THEREOF ENTITLED "SUBDIVISION PLAT REQUIREMENTS", BY AMENDING SECTION 13-164; BY AMENDING DIVISION 5 THEREOF ENTITLED "SUBDIVISION DESIGN STANDARDS" BY AMENDING SECTION 13-276; BY AMENDING ARTICLE III THEREOF ENTITLED "ZONING REGULATIONS", BY AMENDING DIVISION 3 THEREOF ENTITLED "ZONING DISTRICT REGULATIONS AND TABLES"; BY AMENDING SECTION 13-341 THROUGH SECTION 13-348; BY AMENDING DIVISION 4 THEREOF ENTITLED "ACCESSORY USES AND STRUCTURES"; BY AMENDING SUBDIVISION I THEREOF ENTITLED "IN GENERAL"; BY AMENDING SECTION 13-374; BY AMENDING SUBDIVISION IV THEREOF ENTITLED "LANDSCAPE STANDARDS AND REQUIREMENTS"; BY AMENDING SECTION 13-443 THEREOF ENTITLED "MINIMUM LANDSCAPE REQUIREMENTS FOR ZONING DISTRICTS"; BY AMENDING SUBDIVISION V THEREOF ENTITLED "REGULATIONS FOR THE USE AND CONTROL OF SIGNS", BY AMENDING SECTION 13-458; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Coconut Creek, Florida finds and determines that regulations regarding zoning districts are in need of amendment; and

WHEREAS, Section 13-164 sets forth certain criteria for submission of platting requests; and

WHEREAS, Section 13-276 sets forth certain typical detail drawings to be used in developing certain plats and developments within the City; and

WHEREAS, Section 13-341 through Section 13-348 sets forth certain development regulations regarding the requirements for development pursuant to certain City criteria; and

WHEREAS, Section 13-374 sets forth certain lighting standards and requirements; and

WHEREAS, Section 13-443 sets forth certain minimum landscape requirements for zoning districts; and

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WHEREAS, the City staff has recommended certain revisions to the City's Code of Ordinances, Chapter 13, Article II, Division 2, Section 13-164 regarding certain criteria for submission of platting requests, and Division 5, Section 13-276 regarding typical detail drawings, and Article III, Division 3, Sections 13-341 through Section 13-348 regarding development requirements, Division 4, Subdivision I, Section 13-374 regarding lighting standards and requirements, Subdivision IV, Section 13-443 regarding minimum landscape requirements for zoning districts, Subdivision 5, Section 13-458 regarding certain signage requirements.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA:

Section 1: That Chapter 13, Code of Ordinances entitled "Land Development Code" is hereby amended by amending Article II thereof entitled "Subdivision Regulations", by specifically amending Division 2 thereof entitled "Subdivision Plat Requirements", by amending Section 13-164 as follows:

Sec. 13-164. Preliminary plats.

(a) A preliminary plat shall be drawn on a sheet size of twenty-four (24) by thirty-six (36) inches ~~Or other sheet size acceptable to the city engineer~~ at a scale of ~~not more than one (1) inch equaling fifty (50) feet and~~ not less than one (1) inch equaling two hundred (200) feet. Preliminary plats shall include the following information:

Section 2: That Chapter 13, Code of Ordinances entitled "Land Development Code" is hereby amended by amending Article II thereof entitled "Subdivision Regulations", by specifically amending Division 5 thereof entitled "Subdivision Design Standards", by amending Section 13-276 as follows:

Sec. 13-276. Figures.

TYPICAL FIRE HYDRANT CLEAR ZONE

Figure 8A (as attached hereto)

Section 3: That Chapter 13, Code of Ordinances entitled "Land Development Code" is hereby amended by amending Article III thereof entitled "Zoning Regulations", by specifically amending Division 3 thereof entitled "Zoning District Regulations and Tables", by amending Section 13-341 through 13-348 as follows:

Sec. 13-341. O-2 local office district.

(c) *Development regulations.* Development regulations for the O-2 local office district are as follows:

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(12) Minimum distance between buildings and parking and/or with vehicular circulation areas on same zoning lot: ~~Eight (8)~~ Ten (10) feet of landscape area. (Sidewalks, structures and other hard scape surfaces are not are not permitted in this ten (10) feet). This landscape area shall be outside of all buildings, roof overhangs, and support columns);

Sec. 13-342. O-3 regional office district.

(c) *Development regulations.* Development regulations for O-3 regional office district are as follows:

(12) Minimum distance between buildings and parking and/or with vehicular circulation areas on same zoning lot: ~~Eight (8)~~ Ten (10) feet of landscape area. (Sidewalks, structures and other hard scape surfaces are not permitted in this ten (10) feet). This landscape area shall be outside of all buildings, roof overhangs, and support columns);

Sec. 13-343. B-2 convenience shopping district.

(c) *Development regulations.* Development regulations for B-2 convenience shopping district are as follows:

(12) Minimum distance between buildings and parking and/or with vehicular circulation areas on same zoning lot: ~~Eight (8)~~ Ten (10) feet of landscape area. (Sidewalks, structures, and other hard scape surfaces are not permitted in this ten (10) feet). This landscape area shall be outside of all buildings, roof overhangs, and support columns). This landscape area and the required landscape material within may not be required where a section of building is proposed and approved for loading and unloading, delivery through roll up doors, and/or other utility areas as approved through the site plan process;

Sec. 13-344. B-3 community shopping district.

(c) *Development regulations.* Development regulations for B-3 community shopping district are as follows:

(12) Minimum distance between buildings and parking and/or with vehicular circulation areas on same zoning lot: ~~Eight (8)~~ Ten (10) feet of landscape area. (Sidewalks, structures and

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footcandle for industrial developments. The maximum to minimum footcandle level shall not exceed a 12:1 ratio.

(4) The current edition of the "IES Lighting Handbook", published by the Illumination Engineering Society of North America is the standard to be used by the architect or engineer as a guide for the design and testing of parking facility lighting. The standards contained therein shall apply unless standards developed and adopted by this section or subsequent amendments are more severe, in which case the more restrictive standards shall apply.

~~(4)~~ (5) Any other lighting, such as building, recreation facilities and sidewalk illumination, driveways with no adjacent parking and ornamental lighting shall be shown on the lighting plan in sufficient detail to allow determination of the effects upon adjacent properties, traffic safety and overhead sky glow. The objective of these specifications is to minimize undesirable off premises effects.

~~(5)~~(6) No light shall shine directly into windows or onto streets and driveways in such a manner as to interfere with or distract driver vision or the privacy of a dwelling unit.

(7) Site lighting poles shall not be located in landscape planting islands that separate parking spaces side to side.

Section 5: That Chapter 13, Code of Ordinances entitled "Land Development Code" is hereby amended by amending Article III thereof entitled "Zoning Regulations", by specifically amending Division 4 thereof entitled "Accessory Uses and Structures", by amending Subdivision IV thereof entitled "Landscape Standards and Requirements", by amending Section 13-443 as follows:

Sec. 13-443. Minimum landscape requirements for zoning district.

(7) Special provisions.

d. Landscaping is required within the front and side building walkway area of all residential buildings. Each forty (40) linear feet of , or portion thereof, walkway requires a minimum of one (1) tree and ~~five (5)~~ and ten (10) shrubs or ~~fifteen (15)~~ one (1) tree and thirty (30) ground cover plants.

e. Landscaping is required within the green space/planter areas of all commercial and

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other hard scape surfaces are not permitted in this ten (10) feet. This landscape area shall be outside of all buildings, roof overhangs, and support columns.) This landscape area and the required landscape material within may not be required where a section of building is proposed and approved for loading and unloading, delivery through roll up doors, and/or other utility areas as approved through the site plan process;

Sec. 13-345. B-4 regional shopping district.

(c) *Development regulations.* Development regulations for B-4 regional shopping district are as follows:

(12) Minimum distance between buildings and parking and/or with vehicular circulation areas on same zoning lot: ~~Eight (8)~~ Ten (10) feet of landscape area. (Sidewalks, structures and other hard scape surfaces are not permitted in this ten (10) feet. This landscape area shall be outside of all buildings, roof overhangs, and support columns.) This landscape area and the required landscape material within may not be required where a section of building is proposed and approved for loading and unloading, delivery through roll up doors, and/or other utility areas as approved through the site plan process;

Sec. 13-346. IO-1 industrial office district.

(c) *Development regulations.* Development regulations for IO-1 industrial office district are as follows:

(13) Minimum distance between buildings and parking and/or with vehicular circulation areas on same zoning lot: ~~Eight (8)~~ Ten (10) feet of landscape area. (Sidewalks, structures and other hard scape surfaces are not permitted in this ten (10) feet. This landscape area shall be outside of all buildings, roof overhangs, and support columns.) This landscape area and the required landscape material within may not be required where a section of building is proposed and approved for loading and unloading, delivery through roll up doors, and/or other utility areas as approved through the site plan process;

Sec. 13-347. IM-1 industrial manufacturing district.

(c) *Development regulations.* Development regulations for IM-1 industrial manufacturing district are as follows:

(13) Minimum distance between buildings and parking and/or with vehicular circulation

areas on same zoning lot: ~~Eight (8)~~ Ten (10) feet of landscape area. (Sidewalks, structures and other hard scape surfaces are not permitted in this ten (10) feet. This landscape area shall be outside of all buildings, roof overhangs, and support columns.) This landscape area and the required landscape material within may not be required where a section of building is proposed and approved for loading and unloading, delivery through roll up doors, and/or other utility areas as approved through the site plan process;

Sec. 13-348. Planned unit development district.

(d) *Development regulations.* Development regulations for planned unit development district are as follows:

(9) All commercial development within a planned unit development shall meet the minimum distance between buildings and parking and/or vehicular circulation of ten (10) feet of landscape area. (Sidewalks, structures and other hard scape surfaces are not permitted in this ten (10) feet) This landscape area shall be outside of all buildings, roof overhangs, and support columns.) This landscape area and the required landscape material within may not be required where a section of building is proposed and approved for loading and unloading, delivery through roll up doors, and/or other utility areas as approved through the site plan process;

Section 4: That Chapter 13, Code of Ordinances entitled "Land Development Code" is hereby amended by amending Article III thereof entitled "Zoning Regulations", by specifically amending Division 4 thereof entitled "Accessory Uses and Structures", by amending Subdivision I thereof entitled "In General", by amending Section 13-374 as follows:

Sec. 13-374. Lighting standards and requirements.

(3) A "point to point" lighting plan signed and sealed by an engineer registered in the state shall be submitted by the developer with any site plan application. The lighting system shall not be placed in permanent use until the design engineer has certified in writing that the system has been field tested and has been installed and is functioning per the approved plans and specifications. The light intensity provided at ground level in the area to be illuminated shall be a minimum of five tenths (0.5) footcandle for residential developments and one (1) footcandle for commercial/~~industrial~~ and institutional developments and five-tenths (0.5)

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industrial buildings between the building and parking or vehicular use area per the zoning code. Each forty (40) linear feet, or portion thereof, of green area requires a minimum of one (1) tree and twenty (20) shrubs and thirty (30) ground cover plants. This area is to provide tiered landscape at various levels.

f. In order to facilitate effective illumination, trees shall be setback from parking lot lighting by fifteen (15) feet or the radius of the mature canopy of the tree, whichever is less. This provision does not apply to lighting whose primary purpose is aesthetic. For the purpose of traffic safety, trees shall not be installed where they obscure stop signs or create traffic hazards in the parking lot. Parking lot islands are intended for landscape including trees. Site lights shall be located out of parking lot islands such that trees are not affected and do not impede site lights.

g. Recreation areas and community facilities shall be landscaped according to commercial landscaped requirements.

~~(13) Street trees. Street trees shall be placed in swale rights-of-way of fifty (50) feet in width or greater by the developer or builder prior to the issuance of a certificate of occupancy on the adjacent site. Variety and species of such trees shall be installed pursuant to the approved list of canopy trees found in section 13-444. Minimum size shall be in accordance with the standards set forth in this section. One (1) tree shall be required for every forty (40) feet of street frontage and shall be planted no farther than at sixty foot intervals and no closer than fifteen (15) feet apart. All street trees are to be placed in a location in accordance with the requirements of the city engineer in order to accommodate location of utilities and street widening.~~

Street trees shall be required at one (1) tree for each forty (40) lineal feet of street frontage where overhead utility lines do not exist. Where overhead utility lines exist, tree species acceptable to Florida Power and Light Company (FPL) shall be required at one (1) tree for each thirty (30) lineal feet of street frontage. Street trees shall be installed by the developer or builder prior to the request for a final landscape/zoning inspection and prior to the issuance of certificate of occupancy on or about the adjacent site. Where possible, street trees shall be planted outside the buffer area in the rights-of-way. Where rights-of-way widths cannot accommodate planting within the rights-of-way, such trees shall be required to be planted within the adjacent landscape buffer or private land. The variety and species of street trees shall be designed pursuant to the approved list of canopy trees found in section 13-444, or as may be approved during the site plan approval process. The minimum tree size shall be in accordance with the standards set forth in this section. Tree variety species shall be installed as determined at time of site plan approval or building permit where site plan approval is not required. Street trees may be clustered, however, trees shall be

planted no closer than twenty five (25) feet and no farther than sixty (60) feet apart. The use of palms as street trees will be considered under specific circumstances where existing conditions require. Street tree species are to provide a consistent theme with surrounding properties. Tree sizes shall be in accordance with specifications as provided within the landscape section of this code.

(15) Roadway landscape buffer standards.

c. Required landscaping within the buffers shall consist of the following:

3. Palms where utilized, shall be counted as ~~1-3~~ 3 palms (3:1) for each required shade tree, in place of the requirement for canopy trees. Palms shall also conform to FPL standards as to specie and location. Palms in groupings or greater than one (1), shall be planted with staggered heights and minimum grey wood trunk height starting at eight (8) feet.

5. Minimum open space shrubs shall be ~~ten (10)~~ a minimum of forty (40) shrubs per two thousand (2,000) square feet (~~10,2,000~~ 40/2,000 square feet) of open space or portion thereof in addition to required hedges. Shrub size shall be in accordance with specifications as provided within the landscape section of this Code. The intent of this section is to provide a meandering, undulating, continuous landscape buffer with a minimum of three (3) different maintained levels or tiers of landscape excluding required sod. Additional plant material may be required to create the desired affect.

6. Ground cover plants shall be provided in order to provide a tiered effect. Ground cover plants shall be utilized in mass and as borders for shrubs and other plant beds. The intent of this section is to continue the provision of a meandering, undulating, continuous landscape buffer with a minimum of three (3) different maintained levels or tiers of landscape excluding required sod.

~~9. Street trees shall be required at one (1) tree per each forty (40) lineal feet of street frontage where overhead utility lines do not exist. Where overhead utility lines exist, tree species acceptable to Florida Power and Light Company (FPL) shall be required at one (1) tree per each thirty (30) lineal feet of street frontage. Where possible, street trees shall be planted outside the buffer area in the R.O.W. Where R.O.W. widths cannot accommodate planting within the R.O.W., such trees shall be required to be planted within the landscape buffer area. Street trees may be clustered, however, trees~~

~~shall be planted no closer than twenty five (25) feet and no farther than sixty (60) feet apart. The uses of palms as street trees will be considered under specific circumstances where existing conditions require. Street tree species are to provide a consistent theme with surrounding properties. Three sizes shall be in accordance with specifications as provided within the landscape section of this Code.~~

10.9. All plant material specifications, unless specified differently above, shall be in compliance with the landscape section of this Code.

Section 6: That Chapter 13, Code of Ordinances entitled "Land Development Code" is hereby amended by amending Article III thereof entitled "Zoning Regulations", by specifically amending Division 4 thereof entitled "Accessory Uses and Structures", by amending Subdivision V thereof entitled "Regulations for the Use and Control of Signs", by amending Section 13-458 as follows:

Sec. 13-458. Permanent signs.

(b) *All zoning districts:*

(9) Logo signage:

- a. Logos may be any color.
- b. Logos that are symbols shall be located within the allowable sign area, providing it does not exceed a maximum of fifty (50) percent of the sign face area of ~~fascia~~, entry wall signs or ground monument signs. If the logo is a word (name of business), one hundred (100) percent of the sign area may be used if the letters are constructed as individual letters. Logos constructed as cabinet signs on the fascia of a building shall be not more than 25% of the limitations as set forth in Section 13-461 of this code.
- c. Logos shall not be larger than the height of the adjacent letters.
- d. Logo cabinets must be used in conjunction with adjacent individual lettering.
- e. Cabinet signs constructed in an acceptable manner as noted in Section 13-463(10) may only be used as a ground monument sign and may not be affixed to building facade.
- f. The permitted size of the logo sign is calculated by the percentage of the allowable sign area in which it is placed and not by the physical sign structure dimension.
- g. Logos must be a registered trademark if they are to be used pursuant to this

FIRE HYDRANT CLEAR ZONE

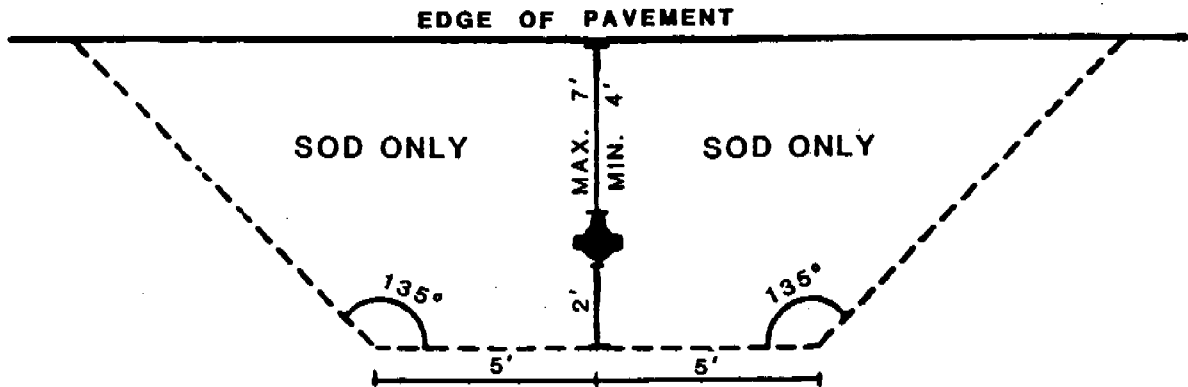
Requirements apply to fire hydrants, siamese connections and any other fire equipment for utilizing fire hose, on public or private property.

By the authority of the South Florida Fire Prevention Code Section 5211.2.

The diagram below shall appear on all landscape plans prior to approval.

The clear zone shall be free of landscape (except sod), mailboxes, parking, lamp-posts and all other objects.

Exceptions: Other fire fighting equipment, or traffic posts to protect fire fighting equipment.



FIRE HYDRANT CLEAR ZONE

NOT TO SCALE

TYPICAL FIRE HYDRANT CLEAR ZONE AREA
City of Coconut Creek

Figure 8A

section.

(11) A uniform sign plan shall be submitted to the planning and zoning board concurrently with all site plans of residential and non-residential projects. The sign plan shall provide:

Section 7: That in the event any provision or application of this Ordinance shall be held to be invalid, it is the legislative intent that the other provisions and applications hereof shall not be thereby affected.

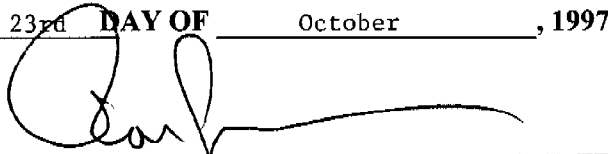
Section 8: That the provisions of this Ordinance shall be codified within the Code of Ordinances of the City of Coconut Creek, Florida, and any paragraph or section may be renumbered to conform with the Code of Ordinances.

Section 9: That all Ordinances or parts of Ordinances in conflict herewith are to the extent of said conflict, hereby repealed.

Section 10: That this Ordinance shall be in full force and effect immediately upon its passage.

PASSED FIRST READING THIS 9th DAY OF October, 1997.

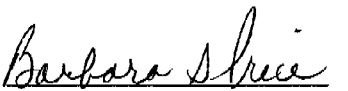
PASSED SECOND READING THIS 23rd DAY OF October, 1997.



Ron Greenstein, Mayor

Attest:

1st 2nd


Barbara S. Price, CMC/AAE
City Clerk

Greenstein	<u>Aye</u>	<u>Aye</u>
Gerber	<u>Aye</u>	<u>Aye</u>
Goldsmith	<u>Aye</u>	<u>Aye</u>
Zehender	<u>Aye</u>	<u>Aye</u>
Mautner	<u>Absent</u>	<u>Aye</u>

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