

## NARCOOSSEE ROAD CORRIDOR OVERLAY DISTRICT

**Section 1. Creation of Division 18 of Article VII of Chapter 38.** A Division 18, to be entitled the “Narcoossee Road Corridor Overlay District” is hereby created under Sections 38-1201 through 38-1220 of Article VII (“Commercial Districts”) of Chapter 38 (“Zoning”) of the Orange County Code, to read as follows:

### Division 18

#### NARCOOSSEE ROAD COORIDOR OVERLAY DISTRICT

##### GENERAL

#### **Sec. 38-1201. Narcoossee Road Corridor Overlay District Established; Location and Area.**

A special development overlay district is hereby established to be known as the Narcoossee Road Corridor Overlay District. The Narcoossee Road Corridor Overlay District is located in southeast Orange County, in the area situated on the east side of Narcoossee Road, south of Kirby Smith Road, north of Tyson Road, and west of Lake Whippoorwill. The Narcoossee Road Corridor Overlay District’s boundaries are identified as the “Study Area Boundary” on the Narcoossee Road – Lake Hart/Lake Whippoorwill Rural Settlement Study Area Map, Map 19 of the Future Land Use Map Series and incorporated herein by reference as Exhibit “A”.

#### **Sec. 38-1202. Purpose and intent.**

- A. Orange County through its Comprehensive Plan, Future Land Use Element, Objective FLU6.3 and Policies FLU6.3.1 – FLU6.3.4.2 has created a Narcoossee Road - Lake Hart/Lake Whippoorwill Rural Settlement Study Area as identified in Map 19 of the Future Land Use Map Series to transition the intensity of land uses from the Narcoossee Road east to the Rural Settlement in order to protect the Lake Hart/Lake Whippoorwill Rural Settlement and Lake Whippoorwill. The Narcoossee Road – Lake Hart/Lake Whippoorwill Rural Settlement Study refers to properties with direct frontage on the east side of Narcoossee Road from Kirby Smith Road to Tyson Road therefore Policies FLU6.3.1 – FLU6.3.4.2 and this Division shall apply only to those properties.
- B. This Division addresses and provides the regulatory framework for the Narcoossee Road Corridor Overlay. These development standards are consistent with the Orange County Comprehensive Plan. As directed by Future Land Use Element Policies FLU6.3.1 – FLU6.3.4.2, these development standards are meant to supplement the criteria within those policies to ensure that new development within the Narcoossee Road – Lake Hart/Lake Whippoorwill Rural Settlement Study Area provides a transition in intensity of land uses from Narcoossee Road east to the Rural Settlement.

#### **Sec. 38-1203. Applicability, Conflicts, Responsibility of Applicant.**

- A. *Lands subject to district regulations.* This Division applies only to unincorporated parcels or lots or the portions thereof, lying within the Narcoossee Road Corridor Overlay District as shown on Exhibit “A”. This Division shall cease to govern the use of development of any such lands if and when they may be lawfully annexed by a municipality, as provided by the subject to Section 171.062(2), Florida Statutes.
- B. *Applicability.* The provisions of this Division shall apply to all lands within the Narcoossee Road Corridor Overlay District that have a future land use map designation of Planned Development (PD). Development will be subject to the provisions of Chapter 38, Article VIII, P-D Planned Development District but only to the extent that certain regulations, standards or procedures

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are not addressed herein. In the event of conflicts between the regulation, standards and procedures of Article VIII and this Division, the provision herein shall prevail.

1. The following real property is exempt from the requirements of this article:
    - a. A single-family house or a single family lot of record, existing as of the date the Narcoossee Road Corridor Overlay District was adopted (TO BE DETERMINED);
    - b. Any development that is consistent with the Future Land Use Map ("FLUM") and zoning regulations and approvals existing on the property as of the date the Narcoossee Road Corridor Overlay District was adopted (TO BE DETERMINED), provided such development is consistent with those designations and approvals; and
    - c. Any development with a consistency vested rights determination provided the vested rights have not expired and the development occurs in a manner that is consistent with the vested rights determination.
  2. Complementary regulations:
    - a. The Narcoossee Road Corridor Overlay shall complement all applicable, laws, ordinances, rules and regulations. However, to the extent this overlay may conflict with other applicable provisions of Chapter 38 or other chapter of the Orange County Code, this Overlay shall govern and control.
  3. Compliance review for property not included in an approved P-D
- C. *Planned Development Requirement.* In order to ensure high-quality development and maintain the compatibility with the area's rural character to the east, all new development or redevelopment within the Narcoossee Road Corridor Overlay District, except those developments specifically exempted from the requirements of this article as outlined above, shall be rezoned to P-D (Planned Development). Development plans shall follow the criteria and procedures set forth in Chapter 38, of the Orange County Code, unless otherwise specified herein.
- D. *Conflict with other sections.* Development and use of all such lands may occur only if such development is in compliance with this Division, the Orange County Architectural Standards and Guidelines for Commercial Buildings and Projects (Chapter 9, Article VIII, Orange County Code) (the "Architecture Ordinance"), the Orange County Exterior Lighting Ordinance (Chapter 9, Article XVI, Orange County Code) (the "Exterior Lighting Ordinance"), the Orange County Sign Ordinance (Chapter 31.5, Orange County Code) (the "Sign Ordinance"), the Orange County Tree Protection Ordinance (Chapter 15, Article VIII, Orange County Code) (the "Tree Protection Ordinance"), the Orange County Subdivision Regulations, (Chapter 34, Orange County Code), and the Chapter of the Orange County Code that governs the underlying zoning district in which the land is located. If a conflict occurs between this Division and the Architecture Ordinance, the Exterior Lighting Ordinance, the Sign Ordinance, the Tree Protection Ordinance, or the provisions within the underlying zoning district, this Division governs.
- E. *Responsibility of the Applicant.* All plans associated with an application to construct, reconstruct, renovate, alter, or enlarge a land use, building or structures shall print on the front page of the application and plans the following text in capital letters which are at least two inches high on the plans: "THIS APPLICATION AND PLAN SET RELATE TO PROPERTY LOCATED

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WITHIN THE NARCOOSSEE ROAD CORRIDOR OVERLY DISTRICT DIVISION 18 OF ARTICLE VII OF CHAPTER 38.”

- F. *Community Meeting Requirement.* Community meetings shall be held at the time of Development Plan (DP) and Preliminary Subdivision (PSP) Plan submittals in order to review any element of the applicable plan.

**Sec. 38-1204. Permitted Uses.**

- A. Single family and multi-family residential development subject to the building and site design requirements outlined in Sec. 38–1208 limited to the maximum density permitted by the adopted Planned Development (PD) future land use designation.
- B. All uses identified as “Permitted” (P) in the P-O (Professional Office) and C-1 (Retail Commercial) Zoning Districts, per the Use Table in Sec. 38-77, Orange County Code, except those uses that are listed as prohibited by this Division subject to the building and site design requirements outlined in Sec. 38-1208.

**Sec. 38-1205. Prohibited Uses.**

- A. Outdoor sales, storage and display shall be prohibited.
- B. Drive-thru; drive-through; or drive-in facilities shall be prohibited.
- C. The following uses shall be prohibited from locating within the Narcoossee Road Corridor Overlay District:

Uses Per Zoning Code	SIC Group	Land Use
Community Residential Homes (7 to 14 clients)		Community Residential Homes (7 to 14 clients)
Community Residential Homes (greater than 14 clients)		Community Residential Homes (greater than 14 clients)
Family foster homes (greater than 6) (see definition in section 38-1, O.C. Code)	-	Family foster homes (greater than 6) (see definition in section 38-1, O.C. Code)
Temporary mobile homes, travel trailers and recreational vehicles (For R.V. parks and campgrounds, see SIC #703)		Temporary mobile homes
Boarding, lodging and rooming houses		Boarding Lodging and Rooming Houses
Student housing		Student housing
Transient rental units		Transient rental units
Single-family transient rental		Single-family transient rental

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<b>Uses Per Zoning Code</b>	<b>SIC Group</b>	<b>Land Use</b>
Single family unit in conjunction with a commercial use		Single family unit in conjunction with a commercial use
Indoor storage of products, furniture, household & commercial goods, machinery, equipment storage of building materials	42	WAREHOUSING
Pipeline transportation of petroleum & other commodities, underground pipeline unless required to be above ground due to physical conditions	46	PIPELINES, EXCEPT NATURAL GAS
Substations, telephone switching stations, electrical, gas, sanitary services	49	Substations, telephone switch stations, water plants, electric, gas, sanitary services
Pay day or same day loans NAICS group 522298	61	NON-DEPOSITORY INSTITUTIONS
Lumber and other building materials, building materials storage and sales	521	Lumber and other building materials
Fuel oil dealers, propane gas dealers	598	Fuel dealers
Technical & trade schools, vocational schools, computer software schools, aviation schools (excluding flying instruction)	824	Vocational schools
Self-storage facility	4225	General warehousing & storage
Truck terminals, truck stop, bus, cab, truck repair, storage and terminals, parking and/or storage of trucks	4231	Trucking terminal facilities
Airports, airplane landing facilities, aircraft maintenance, seaplane base, helicopter landing facility, vertiport, airship/blimp hangar facility and hangars	4581	Airports, flying fields & services
Cellular telephone sales & service, beeper & pager services	4812	Radio telephone communications
Radio, television or movie studios (excluding towers)	4832	Radio Broadcasting Stations
Big box developments (see definition in section 38-1, O.C. Code)		Big box developments

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<b>Uses Per Zoning Code</b>	<b>SIC Group</b>	<b>Land Use</b>
Communication towers (See Sec. 38-1427)		Communication towers
Lattice (Ord. No. 95-25, § 2, 8-29-95)		
Guyed (Ord. No. 95-25, § 2, 8-29-95)		
Monopole (Ord. No. 95-25, § 2, 8-29-95)		
Convenience food stores, grocery stores	5411	Grocery stores
Portable food and drink vendors (including hot dog stands)		Portable food and drink vendors (including hot dog stands)
Auto parts, tire dealers	5531	Auto & home supply stores
Gas stations, automobile service stations, truck stops	5541	Gasoline stations & truck stops
Pump islands for gasoline sales		Pump islands for gasoline sales
Alcoholic beverage sales (see Chapter 4 of O.C. Code and sections 38-1414 and 38-1415 of O.C. Code). See condition #103.		
Cocktail lounges, pubs and bars	5813	Drinking places (cocktail lounges)
Drug stores, apothecary shops, pharmacies	5912	Drug stores
Liquor stores	5921	Liquor stores
Pawn shops, antiques	5932	Used merchandise stores
Tobacco shops	5993	Tobacco stores
Cemeteries, mausoleums	6553	Cemetery, subdividers, & developers
Short-term rental, resort residential, resort villa, hotels & motels, timeshare units, bed and breakfast homestay, bed and breakfast inn, country inn	7011	Hotel, motel, timeshare units or similar uses
Laundry plants, processing of laundry and dry cleaning, dry cleaning plants	7211	Power laundries
Laundering (coin operated)	7215	Coin operated laundries
Funeral homes, funeral directors, funeral chapter, crematories (animal or human) (See Ord. 92-41)	7261	Funeral service, except crematories, and embalming
Costume rental, dating services, escort services, tanning salons, tatoo parlors, valet parking	7299	Miscellaneous personal services

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<b>Uses Per Zoning Code</b>	<b>SIC Group</b>	<b>Land Use</b>
Exterminating & pest control service, pest control supplies, disinfecting service, fumigating service	7342	Disinfecting & pest control service
Appliance, T.V., VCR, furniture, and vending machine rental with no outdoor storage, equipment rental & leasing with outdoor storage, equipment rental & leasing with outdoor storage	7359	Equipment rental & leasing
Employment agencies (excluding labor pools), nursing registries	7361	Employment agencies
Car rental and leasing	7514	Passenger car rental
Parking lots & parking garages for office, commercial or industrial uses	7521	Automobile parking
Muffler shops	7533	Auto, exhaust repair shops
Carwashes	7542	Carwashes
Automotive lube shops	7549	Automotive services, except repair
Movie theaters	7832	Motion picture theaters
Radio & television studios	7922	Theatrical producers
Bowling centers	7933	Bowling centers
Stadiums & arenas	7941	Sports clubs (franchise sports)
Stadiums in conjunction with schools	7941	Sports clubs (non-franchise sports)
Golf courses	7992	Golf courses
Arcades, video game	7993	Coin operated amusement centers
Amusement parks	7996	Amusement parks
Indoor clubs, bowling clubs, private indoor clubs, bridge clubs, indoor recreational uses, indoor gun ranges, shooting galleries and ranges	7997	Membership Sports & Recreation Clubs (Indoor uses)
Outdoor clubs, golf and country clubs, private outdoor clubs, tennis clubs, swimming clubs, nonprofit parks and recreation areas, outdoor recreation uses, private recreation areas for a single family development, outdoor gun ranges/private clubs, shooting galleries and ranges	7997	Membership Sports & Recreation Clubs (Outdoor uses)

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<b>Uses Per Zoning Code</b>	<b>SIC Group</b>	<b>Land Use</b>
Golf driving ranges, Golf cart rentals, ski instruction, swimming pools, tennis courts, little league and softball fields, outdoor skating rinks, amusement rides, paintball operations, day camps, rodeos, and go-cart raceway, fortune tellers, billiard parlors, bingo parlors, indoor skating rinks, karate instruction	7999	Amusement & Recreation (Outdoor Uses)
Psychiatric treatment	8063	Psychiatric hospitals
Birth facilities, alcohol and drug treatment, aids treatment, outpatient clinics, birth control centers	8093	Specialty outpatient facilities
Kindergarten, elementary, junior high, middle and high schools	8211	Elementary & middle schools *
Charter schools		Charter schools *
Colleges & universities	8221	College, universities & high schools *
Auto driving instruction, music and drama schools, vocational counseling, exam preparatory schools, ceramics schools, modeling schools, personal development schools, tutoring	8299	Auto driving instruction
Crisis center, Juvenile correction home, training schools for delinquents, drug rehab center and juvenile group homes, children's homes, alcohol rehab centers, halfway homes for delinquents	8361	Residential Care
Crisis center, Juvenile correction home, training schools for delinquents, drug rehab center and juvenile group homes, children's homes, alcohol rehab centers, halfway homes for delinquents	8361	Residential Care
Dorms, frats, sorority houses	8641	Civic, social, fraternal associations

\*Schools owned or operated by the Orange County Public School System may be permitted subject to the School Siting Ordinance (see condition #139).

**Sec. 38-1206. Nonconforming Uses.**

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Nonconforming uses, buildings, structures, and signs, including those which result from the creation of this Division shall be subject to the provisions of Sections 38-46 through 38-56 regarding nonconforming uses.

In no event shall development or redevelopment in the Narcoossee Road Corridor Overlay create nonconforming parcels within or outside of the remaining Rural Settlement area. Parcels remaining within the Rural Settlement shall be consistent with the Rural Settlement ½ (RS ½) future land use designation and applicable zoning district.

### **Sec. 38-1207. Variances, Waivers and Appeals.**

Variances, waivers and appeals from any portion of this Division, including additions and exceptions to existing Orange County Code, shall be processed in accordance with procedures established in the following referenced Sections:

1. Zoning Performance Standards - Section 30-48.5
2. General Site Development Standards – Section 38-1227
3. Architectural Standards – Section 9-552
4. Signage – Section 31.5-8
5. Lighting – Sections 9-646 through 9-652
6. Environmental Control – Section 15-281

### **BUILDING AND SITE DESIGN**

### **Sec. 38-1208. Development Requirements**

New construction shall complement, and be compatible with, existing development and shall conform to the requirements provided below:

1. *Defined Development Zones.* Planned Development-Land Use Plans (PD-LUPs) shall identify, at a minimum, three (3) areas where development requirements will apply. The first is the ‘frontage zone’ which is five hundred (500) feet in depth from the Narcoossee Road right of way. The second is the area between the ‘frontage zone’ and the Rural Settlement, which is the third area.
2. *Strip commercial development shall be prohibited.*
  - a. Strip commercial development shall be defined as commercial uses adjacent to roadways that are located outside the reasonable zone of influence of the intersection to which they relate. They are characterized by individual curb and median cuts and lack visual landscaped buffers.
  - b. Strip commercial development patterns shall be avoided by requiring a transition of land uses, encouraging a mix of land uses, or requiring incorporation of a buffer into the development’s design.
3. *General Development Requirements*
  - a. Residential density shall be limited to a basic density as permitted within the Low-Medium Density Residential (LMDR) Future Land Use Classification. This density base may be exceeded within sites located in the ‘frontage zone’ when the following conditions have been satisfied.



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- i. Residential density is transferred to the 'frontage zone' (receiving area) from other portions of the development site (sending area). The transfer shall be accomplished through the PD-LUP or subsequent substantial change request, which shall define the number of units to be transferred.
    - ii. The maximum residential density that may be achieved within the 'frontage' zone through the transfer of density shall be twenty (20) dwelling units per acre.
  - b. Building height within five hundred (500) feet of Narcoossee Road (the 'frontage zone') shall be limited to a maximum of forty-five (45) feet.
  - c. Building height shall be limited to a maximum of thirty-five feet (35) eastward of the 'frontage zone'.
  - d. In addition to the building height limitation in 2.b above, buildings that abut the north-south connector road or are located within the Rural Settlement shall be limited to a maximum of two (2) stories.
  - e. Buildings sited within the 'frontage zone' shall orient the narrowest side on an east-west axis in order to minimize the potential building massing and lighting impacts to areas included in the Rural Settlement.
  - f. Buildings oriented to and abutting the north-south connector road shall be separated by a minimum width of sixty (60) feet in order to affect a pattern/spacing of buildings similar to that permitted within the R-CE-2 district.
  - g. The footprint of buildings sited outside the 'frontage zone' shall be limited to a maximum of 6,000 square feet of gross floor area.
4. *Non Residential Development Requirements.*
- a. The maximum FAR (Floor Area Ratio) shall be limited to 0.35.
  - b. Commercial and office hours of operation shall be limited to hours between 6:00 a.m. and 12:00 a.m. (midnight) in the 'frontage zone' and 6 a.m. and 7:00 p.m. eastward of the 'frontage zone'.
  - c. In the event that a mix of uses is located within a single structure, said structure shall integrate architectural detailing to distinguish each use.
  - d. Single structures with multiple uses shall be constructed with two (2) or more stories.
  - e. P-O (Professional Office) uses shall be permitted to locate anywhere outside of the Rural Settlement.
  - f. C-1 (Retail Commercial) uses shall be restricted to sites within five hundred (500) feet of Narcoossee Road and that have direct access to:
    - (a) An existing signalized intersection with Narcoossee Road; or
    - (b) An intersection that is consistent with the minimum spacing standards for signalized intersections.Sites with direct access shall be defined as sites located such that one of the approaches to an intersection is either internal to the site or abuts the site.
  - g. Office and commercial uses shall be compact, oriented toward the signalized intersection and limited to a Neighborhood Center scale per signalized intersection.

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- h. Neighborhood Centers defined as:
  - (a) Commercial development intended to serve the needs of nearby residents, employees, visitors and businesses within two (2) to three (3) miles;
  - (b) Limited to a size of four (4) acres; and
  - (c) Limited to a gross leasable area of 20,000 – 40,000 square feet.
- 5. *Attached/Multi-Family Residential Requirements.*
  - 1. Attached/Multi-Family uses, with no restriction on the number of dwelling units per building, shall be limited to sites within five hundred (500) feet of Narcoossee Road. In addition, sites intended for use for attached/multi-family uses shall have a minimum frontage of three hundred (300) feet along Narcoossee Road.
  - 2. Development standards for attached/multi-family uses shall be consistent with the R-3 zoning district or as may be approved as part of the Planned Development zoning.
  - 3. Attached uses, with a restriction of no more than four (4) dwelling units per building, may be permitted anywhere within the development except for any area designated Rural Settlement.
- 6. *Single Family Residential Development Requirements.*
  - 1. Single family uses, with a restriction of no more than four (4) dwelling units per building, may be permitted anywhere within the development. Development standards for such uses shall be addressed and approved as part of the Planned Development zoning.
  - 2. Single family detached uses may be permitted within any part of the Planned Development designated as Rural Settlement. Development standards shall be consistent with the R-CE-2 zoning district.

### CROSS-ACCESS

#### **Sec. 38-1209. Cross-Access.**

Development within the Narcoossee Road Corridor Overlay shall provide cross-access easements to adjacent developments to minimize ingress and egress onto Narcoossee Road and/or provide access to properties remaining in the Rural Settlement.

Cross-access easements shall be shown on the approved Land Use Plan (LUP); Preliminary Subdivision Plan (PSP); and Development Plan for the Planned Development. Cross-access easements shall be recorded with the Orange County Comptroller's Official Records Department when the site is platted.

### PARKING

#### **Sec. 38-1210. Parking.**

Parking facilities shall be developed in accordance with Chapter 38, Article XI – Off-Street Parking and Loading Regulations and Article VIII – P-D Planned Development District, subject to the parking standards established below.

Parking shall be limited to one (1) row of parking and one (1) drive aisle adjacent to Narcoossee Road, Kirby Smith Road, or Tyson Road. All other parking shall be located to the side and rear of the building.

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Parking shall be limited to one hundred and ten (110) percent of the minimum required per Code. Shared parking may be approved by Orange County on a case by case basis.

### LIGHTING

#### Sec. 38-1211. Lighting.

All uses shall be developed in accordance with the exterior lighting ordinance, subject to the lighting standards established below.

To the extent that it is not inconsistent with or more liberal than the standards in the County's exterior lighting ordinance relating to parking areas and pedestrian walkways, only shoebox downward directional lighting shall be allowed in parking areas and along pathways throughout the project.

Lighting shall be low intensity and conform to "dark sky" standards of downward projected, "full cut-off" illumination that shields light from being emitted upwards toward the night sky or surrounding natural areas. To be full cut-off, the light bulb shall not extend below the lamp shade. The height of any exterior light pole fixture shall be limited to twenty-five (25) feet and utilize a residential scaled fixture.

### SIGNAGE

#### Sec. 38-1212. Signage.

All permanent on-site signage shall be developed in accordance with the provisions of Chapter 31.5 of the Orange County Code with the exceptions or additional requirements as identified below.

Permanent on-site signage shall be limited to the following types of signs: ground; directional; community identification; subdivision, mobile home park or multi-family development identification; and wall (facia) signs. Requests for waivers to the types of signs permitted shall be prohibited. In addition, permitted signs shall comply with the following additional requirements or exceptions to the provisions of Chapter 31.5:

1. *Sign plan required.* A master sign plan shall be submitted and approved as part of the initial PD-LUP. The plan shall identify the number and approximate location of all ground mounted signs. Subsequent Preliminary Subdivision Plan (PSP) and/or Development Plan (DP) submittals shall include additional signage text and graphics to identify the specific location, height, copy area and lettering style, type of illumination and sign material type and color. The purpose of depicting the location of ground mounted signs at the PD-LUP stage is to determine appropriate horizontal spacing relative to other ground mounted signs and the Narcoossee Road right-of-way.
2. The number of ground mounted signs placed within one hundred (100) feet of the right-of-way of Narcoossee Road shall be limited to two (2) per four hundred (400) feet of Narcoossee Road frontage.
  - a) The maximum copy area, in square feet, per ground mounted sign face (multiple or single tenant) shall be thirty two (32) square feet. Sign copy area shall be a minimum of thirty (30) inches from finished grade. The maximum height of the ground mounted sign shall be six (6) feet from the top of sign to finished grade.
  - b) The minimum separation between signs shall be one-hundred (100) feet.
  - c) The maximum copy area may be expanded to sixty-four (64) square feet per sign face when two ground mounted signs are combined. The maximum height of the ground mounted sign resulting from the combination shall be twelve (12) feet above the finished grade. Only

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- one combination shall be permitted per four hundred (400) feet of Narcoossee Road frontage. A combined ground mounted sign may also include copy area advertising one or more uses located within the boundary of the original PD-LUP in which the applicable master sign plan was approved.
- d) All ground mounted signs shall share a common set of design elements that reflect a project signage theme or the architectural elements of adjoining or planned buildings.
  3. Exterior signs shall be lit with external light sources only. Light sources shall be mounted, shielded and pointed toward the sign face so that spill over glare onto any adjacent right-of-way, adjacent properties, or skyward is completely avoided.
  4. All exterior ground mounted signs shall include a minimum thirty-six (36) inch wide landscape strip surrounding the base (foundation) of the sign. The landscape strip shall be planted with materials that attain a maximum height of thirty (30) inches.
  5. *Prohibited signs.* The following exterior signs shall be prohibited:
    - a) Internally illuminated signs;
    - b) Temporary signs (banners, balloons, trailer signs etc.), with the exception of real estate or special event signs as may be allowed pursuant to the sign ordinance;
    - c) Neon signs;
    - d) Any type of sign, temporary or permanent, which has moving parts or appears to have movement;
    - e) Flashing, blinking, or LED signs;
    - f) Electronic message center signs or boards; including time and temperature signs;
    - g) Temporary or permanent signage on fencing; and
    - h) Graphics or color schemes on buildings or awnings as an extension of allowable signage shall not be permitted.

## STORMWATER

### Sec. 38-1213. Stormwater.

The stormwater system shall be designed to meet the requirements of the South Florida Water Management District regulations, Chapter 34, Orange County Code (Orange County Subdivision Regulations) and all other applicable codes, ordinances, resolutions, rules and regulations.

A stormwater master plan shall be included as part of the Planned Development zoning application. The master plan shall address through text and/or graphic standards: design criteria; general requirements for the placement of all retention and/or detention facilities (to address how stormwater associated with the various tracts identified on the PD-LUP will be incorporated within the master plan); configuration (shape) and cross-section (slopes) of all planned facilities; programmatic elements such as but not limited to landscaping, pedestrian facilities, lighting; and, type, placement and maintenance responsibilities associated with Low Impact Development practices.

Stormwater retention and/or detention facilities shall be prohibited within the designated Rural Settlement portion of a PD-LUP or within two hundred and fifty (250) feet of the Normal High Water Elevation (NHWE) of Lake Whippoorwill, with the following exceptions: retention swales intended to capture and treat overland stormwater flow before discharge to Lake Whippoorwill; and, permitted stormwater outfall facilities.

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All stormwater retention and/or detention facilities shall be placed and designed to perform as site amenities and functional open space. Retention and/or detention facilities shall be designed with a curvilinear shape, and incorporate pedestrian paths, seating and other types of furnishings to enhance the use and enjoyment of the open space. Landscape materials including canopy and understory trees, shrubs and groundcover shall be placed and incorporated in the design in sufficient quantities to provide shade, minimize soil erosion, delineate pedestrian amenities or buffer adjoining uses.

At a minimum, one Low Impact Development (LID) practice shall be incorporated in the stormwater master plan and designed/constructed consistent with approved Orange County LID design requirements.

A maximum of fifty (50) percent of the open space requirement associated with the approved PD-LUP may be satisfied through lands included within a stormwater retention and/or detention area that are: located above the Normal High Water Elevation (NHWE) or top of bank of the applicable facility; and are designed consistent with the standards set forth herein.

### LAKESHORE PROTECTION AND CANOPY/LAND MANAGEMENT

**Sec. 38-1214. Lakeshore Protection and Canopy/Land Management. (Requirements will be incorporated in the second draft of the Overlay District.)**

- Restricts the type of access allowed on Lake Whippoorwill.
- Requires that development incorporate a natural resource inventory and land management plan to protect, preserve, and maintain the natural resources and vegetation along the lake edge as well as to manage invasive species.

**RESERVED**

**Sec. 38-1215 – Section 38-1220. Reserved.**