

## **ORDINANCE NO. 1077-2016**

**AN ORDINANCE OF THE CITY OF QUINCY, FLORIDA, AMENDING THE CITY OF QUINCY CODE OF ORDINANCES, CHAPTER 46, LAND DEVELOPMENT CODE (ORDINANCE NO. 789, AS MAY HAVE BEEN AMENDED FROM TIME TO TIME); PROVIDING FOR FINDINGS; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FOR TITLE OF LAND DEVELOPMENT CODE AMENDMENT; PROVIDING FOR AMENDMENT TO SEC. 46-161, DEFINITIONS; PROVIDING FOR AMENDMENT TO SEC. 46-162, SCOPE OF ARTICLE; PROVIDING FOR AMENDMENT TO SEC. 46-164, DISTRICTS DESIGNATED; PROVIDING FOR AMENDMENT TO SEC. 46-165, ZONING MAP ADOPTED, BASIS FOR REGULATION OF DISTRICTS; PROVIDING FOR AMENDMENT TO SEC. 46-172, SPECIAL USES; PROVIDING FOR AMENDMENT TO DIVISION 2, SECTS. 46-201 – 46-211, DISTRICT REGULATIONS; CREATING SEC. 46-212, MIXED USE DISTRICT; CREATING SEC. 46-213, PLANNED UNIT DEVELOPMENT DISTRICT; CREATING SEC. 46-214, BUSINESS PARK DISTRICT; CREATING SEC. 46-215, GOVERNMENT; AMENDING TABLE 1, MINIMUM REQUIREMENTS FOR ZONING DISTRICTS; AMENDING SEC. 46-751, NUMBER OF ACCESS POINTS; AMENDING SEC. 46-752, TABLE 2, DISTANCE BETWEEN TWO-WAY ACCESS POINTS ON SAME PARCEL; AMENDING SEC. 46-753, TABLE 3, DISTANCE BETWEEN ACCESS POINTS AND INTERSECTIONS; AMENDING SEC. 46-754 TABLE 4, DISTANCE BETWEEN ACCESS POINT AND PROPERTY LINE; AMENDING SEC. 46-755, TABLE 5, WIDTH AND RADIUS OF ACCESS DRIVES; CREATING SEC. 46-822 BUFFER AND LANDSCAPE STANDARDS; CREATING SEC. 46-822.1, PURPOSE; CREATING SEC. 46-822.2, APPLICABILITY; CREATING SEC. 46-822.3, LANDSCAPE PLAN; CREATING SEC. 46-822.4, REQUIRED BUFFERS; CREATING SEC. 46-822.5, LOCATION, SIZE AND COMPOSITION OF LANDSCAPE BUFFERS; CREATING SEC. 46-822.6, LANDSCAPE REQUIREMENTS FOR OFF-STREET PARKING FACILITIES AND VEHICULAR USE AREAS; CREATING SEC. 46-822.7, MAINTENANCE REQUIREMENTS FOR LANDSCAPING OR BUFFERS; CREATING SEC. 46-823, OUTDOOR LIGHTING; REPEALING SEC. 46-794, SETBACKS AND LANDSCAPING FOR PARKING AND LOADING AREAS; REPEALING SEC. 46-819, LANDSCAPING; PROVIDING FOR SEVERABILITY; PROVIDING FOR COPY ON FILE; AND PROVIDING FOR AN EFFECTIVE DATE.**

### **SECTION 1. Findings.**

**WHEREAS**, pursuant to the requirements of the Community Planning Act, Chapter 2011-139, Laws of Florida, amending Chapter 163, Part II, Florida Statutes, (formerly the Local

Government Comprehensive Planning and Land Development Regulation Act of Chapter 163, Part II, Florida Statutes, and former Chapter 9J-5, Florida Administrative Code) (hereinafter “Community Planning Act”) the City of Quincy has adopted and has in effect the City of Quincy Comprehensive Plan; and

**WHEREAS**, to implement the Comprehensive Plan and as required by Section 163.3202, Florida Statutes, the City has adopted a Land Development Code by Ordinance No. 789 effective on August 11, 1992, as may have been amended from time to time, which code includes zoning districts and zoning district regulations which are intended to be consistent with and implement the Comprehensive Plan; and

**WHEREAS**, over the past several years the City has identified a number of issues regarding the zoning districts and zoning district regulations which are in need of amendment in order to more faithfully implement the comprehensive plan and avoid disputes relating to the intent and operation of the zoning districts and zoning district regulations; and

**WHEREAS**, the City desires to adopt certain zoning district descriptions and district regulations which correspond to districts which have been depicted on the zoning map but not expressly included in the zoning district descriptions and zoning district regulations; and

**WHEREAS**, in order to more fully achieve the intended quality of development as designated in the various zoning districts, the City deems it necessary to adopt landscaping standards which would apply to development other than agriculture and one and two family dwellings, and to adopt standards for outdoor lighting applicable to most new development within the City; and

**WHEREAS**, the public hearings required to be held by Florida Statutes and City code have been appropriately noticed and held by the Planning and Development Review Board and by the City Commission.

**NOW THEREFORE, BE IT ENACTED BY THE CITY OF QUINCY, FLORIDA, THAT THE CITY OF QUINCY LAND DEVELOPMENT CODE IS HEREBY AMENDED AS FOLLOWS:**

## **SECTION 2. Purpose and Intent.**

This ordinance is enacted pursuant to Section 2(b), Article VIII of the Constitution of the State of Florida, and the Municipal Home Rule Powers Act, Chapter 166, Part 1, Florida Statutes, in order to carry out the purpose and intent of, and exercise the authority set out in, the Community Planning Act, Sections 163.3161 through 3215, Florida Statutes, through the following amendments to the City’s Land Development Code (Code of Ordinances Chapter 46), Ordinance No. 789 effective August 11, 1992, as may have been amended from time to time.

## **SECTION 3. Amendment to Code of Ordinances Sec. 46-161, Definitions.**

City of Quincy Code of Ordinances Sec. 46-161, Definitions, is hereby amended as follows:

*[Words that are underlined are being added, words that are ~~struck through~~ are being deleted, and words that are neither underlined nor struck through are not being amended.]*

Sec. 46-161. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

. . .

Assembly uses: means those uses that involve a group of people gathered for deliberation and legislation, worship or entertainment. These uses include: community center; athletic field; recreation facilities; schools and daycare facilities, places of worship (e.g., churches, mosques, synagogues, temples and accessory uses on the same site such as living quarter for ministers and staff, child day care, and other uses associated with the place of worship); public and semi-public auditoriums; exhibitions halls, civic theaters, meeting halls and facilities for live theatrical presentations or concerts by bands and orchestra; motion picture theaters; amphitheaters; meeting halls for rent and semi-public assembly.

Assisted Living Facilities: means residential care facilities that provide housing, meals, personal care and supportive services to one or more adults who are not relatives of the owner or administrator of the facility for a period exceeding 24 hours. Generally speaking, ALFs provide supervision, assistance with personal and supportive services, and assistance with or administration of medications to elders and disabled adults who require such services. To reside in a standard ALF, a person must meet the standard ALF "residency criteria," which is defined by Florida regulations and by facility policy.

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Business Park District: means a land use or zoning district that has been platted, preliminarily platted, or is slated to be subdivided into multiple lots for the location of heavy non-retail commercial activities and light industrial uses that will create numerous jobs. Typical uses include corporate offices, research and development laboratories, light manufacturing plants, assembly and packaging plants, wholesale distribution facilities.

Central Business District: means those nine blocks centered around the courthouse and bounded on the north by Franklin Street, on the east by Duval Street, on the south by Crawford Street, and on the west by Munroe Street, within the city.

. . .

Light industrial use: means those activities that involve the wholesale and warehousing of materials as well the packaging, assembly, processing, manufacturing or fabrication of products

that do not in their reconfiguration generate soot, dust, gas, odor, noise, lighting or vibration of the earth to an extent that, when measured from the subject property line, would be considered offensive to adjacent property owners and a pollution of the environment.

Mixed Use: means a mixture of residential, commercial or industrial uses where those uses are intended to be physically and/ or functionally integrated.

Mixed Use District: means a district allowing Mixed use and specifying the mix of uses in varying proportions.

#### **SECTION 4. Amendment to Code of Ordinances Sec. 46-162, Scope of article.**

City of Quincy Code of Ordinances Sec. 46-162, Scope of article, is hereby amended as follows:

*[Words that are underlined are being added, words that are ~~struck through~~ are being deleted, and words that are neither underlined nor struck through are not being amended.]*

Sec. 46-162. - Scope of article.

The city is divided into ~~42~~ 16 districts and one sub-district of specific types of land use. This article covers the types of uses allowed and prohibited in the various districts, as well as any special regulations concerning uses within these districts. This article also covers the requirements for special uses, home occupations and planned unit developments.

#### **SECTION 5. Amendment to Code of Ordinances Sec. 46-164, Districts designated.**

City of Quincy Code of Ordinances Sec. 46-164, Districts designated, is hereby amended as follows:

*[Words that are underlined are being added, words that are ~~struck through~~ are being deleted, and words that are neither underlined nor struck through are not being amended.]*

Sec. 46-164. - Districts designated.

- (a) In order to classify, regulate and restrict the location, erection, construction, reconstruction, alteration and use of land and buildings, the height, number of stories and bulk of buildings, the area of yards and other open spaces about buildings, and the intensity of land use, the city is divided into ~~42~~ 16 districts and one sub-district, to be known as follows:

CN	Conservation District
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AG	Agricultural District
R-LT	Residential, Large Tract District
R-1A	Residential, Low-Density District
R-1	Single-Family District
R-2	One- and Two-Family District
R-3	Multiple-Family District
LC-1	Light Commercial District
C-1 & <u>CBD</u>	Commercial District; <u>and Central Business Subdistrict</u>
C-2	Heavy Commercial and Light Manufacturing District
M-1	Manufacturing District
AP	Airport District
<u>BP</u>	<u>Business Park District</u>
<u>MUD</u>	<u>Mixed Use District</u>
<u>PUD</u>	<u>Planned Unit Development</u>

- (b) The boundaries of the districts shown upon the map adopted by this article are hereby adopted and approved, and the regulations of this chapter are hereby established and declared to be in effect upon all land and structures included within the boundaries of each district shown upon the map.
- (c) Purpose and intent of zoning districts. The purpose and intent of establishing zoning districts is to ensure that all development is consistent with the goals, objectives and policies of the Comprehensive Plan, by establishing a series of zoning districts that indicate what uses are allowed and site development regulations that control the use of land in each district. All development within each zoning district shall be consistent with the purposes stated for each district.

**SECTION 6. Amendment to Code of Ordinances Sec. 46-165, Zoning map adopted; basis for district regulations.**

City of Quincy Code of Ordinances Sec. 46-165, Zoning map adopted; basis for district regulations, is hereby amended as follows:

*[Words that are underlined are being added, words that are ~~struck through~~ are being deleted, and words that are neither underlined nor struck through are not being amended.]*

Sec. 46-165. - Zoning map adopted; basis for district regulations.

- (a) The boundaries of the districts established by this article are hereby established as shown upon a map, which is made a part of this article by reference, such map being further identified as "A Map of the City of Quincy, 1992," and on which map there is endorsed the words "Revised and Approved as Revised, September 1, 1992," with the signatures of the members of the city commission appearing under the endorsement, and as may be revised from time.

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#### **SECTION 7. Amendment to Code of Ordinances Sec. 46-172, Special uses.**

City of Quincy Code of Ordinances Sec. 46-172, Special uses, is hereby amended as follows:

*[Words that are underlined are being added, words that are ~~struck through~~ are being deleted, and words that are neither underlined nor struck through are not being amended.]*

Sec. 46-172. - Special uses.

- (a) Generally. No building, lot or structure to be occupied for one or more of the purposes listed in this section shall hereafter be used or erected, nor shall an existing building, structure, lot or premises, not previously used for such listed uses, hereafter be altered or converted to any such use, or altered or converted from one to another of the listed uses, except by special permission of the city commission after review by the planning and development review board and a public hearing, with such public hearing to be held only after notice of such hearing has been published once in a newspaper of general circulation in the city, the publication being not less than 15 days prior to the hearing. Any uses that pose a potential hazard to the health, safety and welfare of the citizens of the city shall be a special use.
- (b) Enumeration. ~~Uses subject to this section are as follows~~ Special uses are only allowed in the zoning districts indicated below and are otherwise to be regarded as prohibited uses:

(1) Manufacture of:

- a. Ammonia, chlorine or bleaching powder - (M-1).

- b. Explosives - (M-1) and (BP).
- c. Fertilizer - (M-1).
- d. Glue, size and gelatin - (M-1).
- e. Oil cloth or linoleum - (M-1).
- f. Paint, oil, varnish or turpentine - (M-1).
- g. Pyroxylin - (M-1).
- h. Soap - (M-1).
- i. Starch, glucose or dextrin - (M-1).
- j. Sulphurous, sulfuric, nitric or hydrochloric acid - (M-1).
- k. Tallow, grease or lard - (M-1).
- l. Tar roofing or tar waterproofing - (M-1).

(2) Correctional institutions, including any type of jails, prisons or other such facilities for the detention or incarceration of individuals - (C-2), and Govt.

(3) Crematories - (M-1).

(4) Child care centers - (R-1; R-2; R-3; LC-1; C-1, and C-2).

(5) Explosives sales or storage - (C-2).

(6) Lumberyards - (M-1) and (C-2).

(7) Migrant labor camps or dwelling units - (R-3).

(8) Petroleum refining or storage - (M-1) and (BP).

(9) Rawhides or skins storage, curing or tanning - (M-1).

(10) Saw or planing mill - (M-1).

(11) Stockyards and slaughtering of animals - (M-1).

(12) Storage of iron or steel junk, wreckage of motor-driven vehicles, or wreckage of automobiles or automobile trucks - (M-1).

(13) Distillation of coal, wood, bones or tar - (M-1).

(14) Chemical and allied products storage and distribution - (M-1) and (BP).

- (15) Townhouses in the residential (R-1) district.
- (16) Boardinghouses, lodginghouses and roominghomes, or dormitories - (R-3).
- (17) Utility facilities.
- (18) Clustered developments in all districts provided overall unit density does not exceed district requirements.
- (19) Community residential homes with seven to 14 residents - (R-3).
- (20) A residential density 50 percent greater than allowed by district regulations.
- (21) Multifamily residences in the general commercial district and in historic structures - (CBD).
- (22) Adaptive reuse of historic, commercial and residential structures.
- (23) Hotels and motels in the light commercial district.
- (24) Chimneys, water tanks or towers, stacks, ornamental towers or spires (e.g., church steeples), broadcasting towers and monuments exceeding height limitations for the district in which they are located.
- (25) Planned unit developments - (PUD).
- (26) Dry cleaning establishments - (C-2).
- (27) Funeral homes in light commercial (LC-1) district.
- (28) Community centers - (C-2).
- ~~(29) Churches and places of worship located within the Central Business District as defined by section 46-641. (Freestanding churches are exempt from this provision as well as any church issued a business license, zoning or building permit, or any other permit or license to operate a church on or before October 1, 2007.)~~

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## **SECTION 8. Amendment to Code of Ordinances, Chapter 46, Division 2, District Regulations, Secs. 46-201 – 46-211.**

City of Quincy Code of Ordinances, Chapter 46, Division 2, District Regulations, Secs. 46-201 – 46-211, are hereby amended as follows:

*[Words that are underlined are being added, words that are ~~struck through~~ are being deleted, and words that are neither underlined nor struck through are not being amended.]*

### **DIVISION 2. - DISTRICT REGULATIONS**



Sections 46-201 – 46-215, together with Table 1, establish all of the allowed uses within the City, specify in what zoning districts each of those uses are allowed, and establish minimum site area, building height, impervious surface ratio and minimum setbacks applicable to all new development. Uses not listed as permitted or special uses in any given zoning district as enumerated in Sections 46-201 – 46-215 are prohibited uses.

Sec. 46-201. - Conservation (CN) district.

- (1) Uses permitted. Uses permitted in the CN district are as follows:
  - a. Single-family dwellings (must be built to meet floodproofing standards).
  - b. Accessory buildings and uses incidental to each single-family dwelling, when placed upon the same lot or parcel of land and not used or operated commercially.
  - c. Resource-based passive recreational uses.
- (2) Building height, site area and yards. For building height limits, site area, and front yard, side yard and rear yard requirements, see table 1 following this division.
- (3) Transfer of development rights. On sites containing both floodprone and wetland areas and nonfloodprone or nonwetland areas, the development rights for the wet areas may be transferred to the upland areas. See appendix A to Ordinance No. 789, Transfer of Development Rights, which is available for inspection at the offices of the city.
- (4) Impervious surface ratio. Maximum impervious surface ratio is 50 percent.
- (5) Use of public lands. Public-owned lands in the conservation district may only be used for resource-based passive recreation and open space.
- (6) Uses prohibited: Any use not listed as permitted or special use.

Sec. 46-202. - Agricultural (AG) district.

- (a) Uses permitted. Uses permitted in the AG district are as follows:
  - (1) Uses permitted in the CN district.
  - (2) Agricultural activities.
- (b) Building height, site area and yards. For building height limits, site area, and front yard, side yard and rear yard requirements, see table 1 following this division.
- (c) Impervious surface ratio. Maximum impervious surface ratio is 50 percent.

(d) Uses prohibited: Any use not listed as permitted or special use.

Sec. 46-203. - Residential, large tract (R-LT) district.

- (a) Uses permitted. Uses permitted in the R-LT district are as follows:
  - (1) Uses permitted in the CN district.
  - (2) Churches, including educational buildings.
  - (3) Playgrounds and recreation facilities under the supervision of the city.
- (b) Building height, site area and yards. For building height limits, site area, and front yard, side yard and rear yard requirements, see table 1 following this division.
- (c) Impervious surface ratio. Maximum impervious surface ratio is 50 percent.
- (d) Uses prohibited: Any use not listed as permitted or special use.

Sec. 46-204. - Residential, low-density (R-1A) district.

- (a) Uses permitted. Uses permitted in the R-1A district are as follows: any uses permitted in the R-LT district.
- (b) Building height, site area and yards. For building height limits, site area, and front yard, side yard and rear yard requirements, see table 1 following this division.
- (c) Impervious surface ratio. Maximum impervious surface ratio is 50 percent.
- (d) Uses prohibited: Any use not listed as permitted or special use.

Sec. 46-205. - Residential single-family (R-1) district.

- (a) Uses permitted. Uses permitted in the R-1 district are as follows: any uses permitted in the R-LT district.
- (b) Building height, site area and yards. For building height limits, site area, and front yard, side yard and rear yard requirements, see table 1 following this division.
- (c) Impervious surface ratio. Maximum impervious surface ratio is 50 percent.
- (d) Uses prohibited: Any use not listed as permitted or special use.

Sec. 46-206. - Residential one- and two-family (R-2) district.

- (a) Uses permitted. Uses permitted in the R-2 district are as follows:
  - (1) Any use permitted in the R-LT district.
  - (2) Two-family dwellings (duplexes).
  - (3) Townhouses (see table 1, following this division, for limitations).
- (b) Building height, site area and yards. For building height limits, site area, and front yard, side yard and rear yard requirements, see table 1 following this division.
- (c) Impervious surface ratio. Maximum impervious surface ratio is 50 percent.
- (d) Uses prohibited: Any use not listed as permitted or special use.

Sec. 46-207. - Residential multiple-family (R-3) district.

- (a) Uses permitted. Uses permitted in the R-3 district are as follows:
  - (1) Any use permitted in the R-2 district.
  - (2) Multiple-family dwellings.
  - (3) Assisted living facilities and community residential homes
  - (4) Mobile or manufactured home parks.
  - (5) Travel trailer parks.
- (b) Building height, site area and yards. For building height limits, site area, and front yard, side yard and rear yard requirements, see table 1 following this division.
- (c) Impervious surface ratio. Maximum impervious surface ratio is 50 percent.
- (d) Landscaping. All development and redevelopment in this district shall include a landscaping and buffer plan with sufficient details to determine consistency with the code.
- (e) Uses prohibited: Any use not listed as permitted or special use.

Sec. 46-208. - Light commercial (LC-1) district.

- (a) Uses permitted. Uses permitted in the LC-1 district are as follows:

- (1) Any use permitted in the R-2 district.
  - (2) Arts and crafts establishments.
  - (3) Professional offices: medical, dental, legal, accounting, engineering, planning, architectural or surveying.
  - (4) Studios for music, art, dance, drama, voice, photography and interior design.
  - (5) Florists.
  - (6) Nursing and rest homes and assisted living facilities
  - (7) Barbershops and beauty shops.
  - (8) Antique stores in a completely enclosed structure with no outside storage.
  - (9) Pharmacies.
  - (10) Business offices, excluding the display or storage of merchandise.
  - (11) Schools, colleges and universities.
  - (12) Conventional restaurants.
  - (13) Funeral homes as a special use.
  - (14) Convenience stores.
  - (15) Drive-in or drive-through restaurants.
- (b) Impervious surface ratio. Maximum impervious surface ratio is 60 percent.
  - (c) Building site area. For building site area, see table 1 following this division. In no case shall a single- or two-family dwelling be erected on a site which provides an area less per family than is required under the minimum area provisions stipulated for the R-2 district.
  - (d) Front and side yards. For nonresidential uses, setbacks are as required by the fire code. For residential uses, the provisions pertinent to the R-2 district shall govern.
  - (e) Building height. For building height limits, see table 1 following this division.
  - (f) Landscaping. All development and redevelopment in this district shall include a landscaping and buffer plan with sufficient details to determine consistency with the code.
  - (g) Uses prohibited: Any use not listed as permitted or special use.

Sec. 46-209. - General commercial (C-1) district.

- (a) Uses permitted. Uses permitted in the C-1 district are as follows:
- (1) Any nonresidential use permitted in the LC-1 district.
  - (2) Trade and personal service establishments, except no automobile service stations or automobile sales lots will be permitted in those blocks adjoining or within one block of the courthouse square.
  - (3) Automobile, trailer and farm implement sales lots for products that are in condition mechanically for immediate operation, but excluding the storage of wrecked or partially dismantled cars.
  - (4) Commercial amusements, including ballrooms, theaters, commercial games and sports.
  - (5) Retail stores, excluding lumberyards, junk dealers or any business where the materials sold are not housed within a building.
  - (6) Hotels and motels.
  - (7) Automobile service stations.
  - (8) Garages, but excluding the storage of wrecked or partially dismantled cars.
  - (9) Funeral homes.
  - (10) Veterinary hospitals, kennels or clinics.
  - (11) Maintenance and storage facilities.
  - (12) Miniwarehouses.
  - (13) Malls and mini-malls.
  - (14) Nightclubs, bars and cocktail lounges. The location must meet the requirements of section 6-1
  - (15) Temporary office spaces.
  - (16) Special events.
- (b) Impervious surface ratio. Maximum impervious surface ratio is 70 percent, or 100 percent for the central business district.

- (c) Site area and building height. For building site area and building height limits, see table 1 following this division.
- (d) Front and side yards. For nonresidential uses, front and side yard setbacks are as required by the fire code.
- (e) Landscaping. All development and redevelopment in this district shall include a landscaping and buffer plan with sufficient details to determine consistency with the code.
- (f) Uses prohibited: Any use not listed as permitted or special use.
- (g) Central Business Sub-district
  - 1) This district is represented by the nine blocks centered around the courthouse and bounded on the north by Franklin Street, on the east by Duval Street, on the south by Crawford Street, and on the west by Munroe Street, within the city.
  - 2) This district is currently zoned C-1 on the zoning atlas and allows a mixture of residential and non-residential uses.
  - 3) Assembly uses as defined by the city's code (see Section 46-161) shall not exceed 15% of the total land area of the central business sub-district.
  - 4) Any proposal to develop or otherwise establish a new assembly use on a vacant site in the central business sub-district or in an existing building in the central business sub-district must be supported by a demonstration that the proposed use will not cause the total area in assembly uses in the sub-district to exceed 15%
  - 5) Areas in assembly use on the date of the passage of this ordinance shall continue as such, but if discontinued for more than 180 days, the location shall be reassessed to ensure that the resumption of that use will not cause the total percentage of the area in assembly use to exceed 15%.
  - 6) Residential density is up to 25 units per acre.
  - 7) Mixed use structures are allowed in this district with commercial on the ground floor and residential on the upper floors.
  - 8) Building standards for the central business district are as follows:
    - a. Residential. For a standalone residential structure the building standards for R-3 zoning under article III, Table 1, applies. For multiuse structures the standards for commercial development stated below and in Table 1 applies.

- b. Commercial. The following outlines commercial building standards:
- c. Minimum site area: None.
- d. Building height: Four stories plus unique architectural details.
- e. Impervious surface: 100 percent.
- f. Minimum setback: None. Setbacks may be required because of the fire code. Building setbacks shall be measured from the overhang.
- g. Offstreet parking: None.

Sec. 46-210. - Heavy commercial and light manufacturing (C-2) district.

- (a) Uses permitted. Uses permitted in the C-2 district are as follows:
  - (1) Any use permitted in the C-1 district.
  - (2) Any business or establishment for wholesale distribution.
  - (3) Light manufacturing.
  - (4) Lumber and building materials storage yards.
  - (5) Industries not obnoxious to the community by the emission of odors, dust, smoke or fumes.
  - (6) Plant nurseries.
  - (7) Body and paint shops.
  - (8) Food processing.
- (b) Impervious surface ratio. Maximum impervious surface ratio is 80 percent.
- (c) Front and side yards. Front and side yards shall be as required by the fire code.
- (d) Buildings site area and building height. For building site area and building height limits, see table 1 following this division.
- (e) Landscaping. All development and redevelopment in this district shall include a landscaping and buffer plan with sufficient details to determine consistency with the code.
- (f) Uses prohibited: Any use not listed as permitted or special use.

Sec. 46-211. - Manufacturing (M-1) district.

- (a) Uses permitted. Uses permitted in the M-1 district are as follows:
- ~~(1)~~ Any use permitted in the C-2 district.
  - ~~(1)~~~~(2)~~ Any heavy manufacturing that is not obnoxious to the community because of emission of odors, dust, smoke or fumes, excluding those industries listed as special uses or industries that because of other potentially negative impacts are determined by the administrator to require more extensive review.
  - ~~(2)~~~~(3)~~ Junkyards.
  - ~~(3)~~~~(4)~~ Dry dyeing establishments.

- (b) The following uses are allowed but shall undergo special use review:

Manufacture of, and the location of the following activities:

- a. Ammonia, chlorine or bleaching powder.
- b. Explosives.
- c. Fertilizer.
- d. Glue, size and gelatin.
- e. Oil cloth or linoleum.
- f. Paint, oil, varnish or turpentine.
- g. Pyroxylin.
- h. Soap.
- i. Starch, glucose or dextrine.
- j. Sulphurous, sulfuric, nitric or hydrochloric acid.
- k. Tallow, grease or lard.
- l. Tar roofing or tar waterproofing.
- m. Petroleum refining or storage.
- n. Rawhides or skins storage, curing or tanning.
- o. Saw or planing mill.
- p. Stockyards and slaughtering of animals.
- q. Storage of iron or steel junk, wreckage of motor-driven vehicles, or wreckage of automobiles or automobile trucks;
- r. Distillation of coal, wood, bones or tar; and
- s. Chemical and allied products storage and distribution.
- t. Crematories

- (c) ~~(b)~~ Impervious surface ratio. Maximum impervious surface ratio is 80 percent.

- (d) ~~(e)~~ Front and side yards. Front and side yards shall be as required by the fire code.

(e) ~~(d)~~ Building site area and building height. For building site area and building height limits, see table 1 following this division.



(e) Landscaping. All development and redevelopment in this district shall include a landscaping and buffer plan with sufficient details to determine consistency with the code.

(f) Uses prohibited: Any use not listed as permitted or special use.

**SECTION 9. Creation of Code of Ordinances Chapter 46, Division 2, District Regulations, Secs. 46-212 – 46-215.**

City of Quincy Code of Ordinances Chapter 46, Division 2, District Regulations, Secs. 46-212 – 46-215, are hereby created:

*[Words that are underlined are being added, words that are ~~struck through~~ are being deleted, and words that are neither underlined nor struck through are not being amended.]*

Sec. 46-212. – Mixed Use (MU) district.

- (a) The purpose of this district is to promote the mixing of residential, commercial and industrial uses in varying proportions in order to create a high quality development where people can live and work.

The mixing of uses is optional, but when pursued the relative proportion of mix in the development is intended to be:

Residential 50%;  
Commercial 25%;  
Light industrial 20%; and  
Other uses 5%.

Uses permitted are:

Residential: Density is up to 15 units per acre; and

Non-residential: Non-residential intensity is 0.5 floor area ratio.

The following range of non-residential uses are permitted in the mixed use district:

Arts and crafts establishments;  
Professional offices: medical, dental, legal, accounting, engineering, planning,  
architectural or surveying;  
Studios for music, art, dance, drama, voice, photography and interior design.  
Florists;  
Nursing and rest homes and assisted living facilities of 16 units of more  
Barbershops and beauty shops;

Antique stores in a completely enclosed structure with no outside storage;  
Pharmacies;  
Business offices, excluding the display or storage of merchandise;  
Schools, colleges and universities;  
Convenience stores;  
Drive-in or drive-through restaurants; and  
Product assembly and packaging facilities and any similar uses not exceeding 20,000 square feet.

- (b) Building site area. For building site area, see table 1 following this division. In no case shall a single- or two-family dwelling be erected on a site which provides an area less per family than is required under the minimum area provisions stipulated for the R-2 district.
- (c) Front and side yards. For nonresidential uses, setbacks are as required by the fire code. For residential uses, depending on density, the provisions pertinent to the R-1, and R-2 districts shall govern.
- (d) Building height. For building height limits, see table 1 following this division.
- (e) Landscaping. All development and redevelopment in this district shall include a landscaping and buffer plan with sufficient details to determine consistent with the code.
- (f) Uses prohibited: Any use not listed as permitted or special use.

Sec. 46-213. – Planned Unit Development (PUD) district.

- (a) Planned Unit Development is described in Division 5 of the Code.
- (b) Permitted uses are based on the plan of development and are limited to the type of uses allowed in the respective zoning districts of the city.
- (c) The purpose of this district is to promote the development of communities that are based on flexible and innovative design standards that:
  - (1) Encourage the enhancement and preservation of lands.
  - (2) Provide for more efficient and flexible use of land that promotes more open space.
  - (3) Promote a coordinated development of the site, utilizing the natural features of the land, and providing for connected pedestrian and vehicular circulation and the integration of the uses in the development with adjacent land uses.
  - (4) Allows a variety of housing types: single family detached, duplexes, multiple unit dwellings, town homes; etc., that will enable various income groups to reside in the same community.

(5) Allow a mixture of land uses.

(d) No minimum project size is required; however, a proposed PUD has to involve a single parcel or contiguous parcels under single ownership and a development proposal that consists of a variety of residential types; or a combination of residential and nonresidential uses.

(e) Density standard: Density depends on the proposed plan of development and at a minimum has to be consistent with the standards of R-1, R-2, or R-3.

(f) Landscaping: All development and redevelopment in this district shall include a landscaping and buffer plan with sufficient details to determine consistency with the code.

(g) Uses prohibited: Any use not listed as permitted or special use.

Sec. 46-214. – Business Park (BP) district.

(a) Uses permitted in this district are:

(1) Corporate offices;

(2) Research and development laboratories;

(3) Light manufacturing facilities

(4) Product assembly and packaging facilities; and

(5) Wholesale distribution facilities.

(6) Any use allowed by special use (see Section 46-172))

(b) Impervious surface ratio. Maximum impervious surface ratio is 80 percent.

(c) Front and side yards. Front and side yards shall be as required by the fire code.

(d) Buildings site area and building height. For building site area and building height limits, see Table 1 following this division.

(e) Landscaping. All development and redevelopment in this district shall include a landscaping and buffer plan with sufficient details to determine consistent with the code.

(f) Uses prohibited: Assembly use (see Sec. 46-161) and any use not listed as permitted or special use.

Sec. 46-215. – Government or Public (Govt).

(a) Uses permitted. Uses permitted in the Govt. district are as follows:

(1) Public buildings and grounds

(2) Recreation facilities

(3) Public schools

(b) Impervious surface ratio. Maximum impervious surface ratio is 60 percent.

(c) Front and side yards. Front and side yards shall be as required by the fire code.

(d) Buildings site area and building height. For building site area and building height limits, see table 1 following this division.

(f) Landscaping. All development and redevelopment in this district shall include a landscaping and buffer plan with sufficient details to determine consistency with the code.

(g) Uses prohibited: Any use not listed as permitted or special use including assembly use as defined by the Quincy Code of Ordinances (see Sec. 46-161).

Secs. 46-2126—46-230. - Reserved.

**SECTION 10. Amendment to Code of Ordinances, Chapter 46, Division 2, District Regulations, Table 1, Minimum Requirements for Zoning Districts.**

City of Quincy Code of Ordinances, Chapter 46, Division 2, District Regulations, Table 1, Minimum Requirements for Zoning Districts, is hereby amended as follows:

*[Words that are underlined are being added, words that are ~~struck through~~ are being deleted, and words that are neither underlined nor struck through are not being amended.]*

**TABLE 1. ~~MINIMUM~~ REQUIREMENTS FOR ZONING DISTRICTS**

~~Minimum~~ Requirements for each Residential Zoning District

Land Use	Minimum Site Area	Building Height	Impervious Surface (percent)	Minimum Setback

Conservation (CN) Residential large tract (LT)	1 dwelling per lot, 20-acre minimum	None*	50	Front, back and side: 10 percent of lot** 10% of maximum lot width, not to exceed 30 feet**
Agricultural (AG)	1 dwelling per lot, 10-acre minimum	None*	50	Front, back and side: 10 percent of maximum lot width, not to exceed 30 feet**
Residential low-density (R-1A) No more than 2 units per acre	1 parcel, ½-acre minimum	3 stories	50	Front, back, and side: 10 percent of lot**
Single-family (R-1) 3 to 5 units per acre	1 parcel, 7,500 square feet minimum	3 stories	50	Front, back, and side: 10 percent of lot**
One- and two-family (R-2) 6 to 8 units per acre	(a) One-family: 5,000 square feet minimum (b) Two-family: 6,000 square feet minimum (c) No more than 3 duplexes allowed per acre	3 stories	50	Front, back, and side: 10 percent of lot** Duplex: 15 feet minimum between buildings on a lot
Multiple-family (R-3) 9 to 25 units per acre	(a) One-family: 5,000 square feet minimum (b) Two-family: 6,000 square feet minimum (c) Multiple-family: 2,500 square feet per unit	3 stories	70	Front, back and side: 10 percent of maximum lot width, not to exceed 30 feet** Duplex: 15 feet minimum between buildings on a lot

\* There is no height limitation for this zone except within 100 feet of the property line, and then the height limitation is the same as the adjoining district.

\*\* In case of development within an existing residential area, the building's front setback line will not be closer to the front property line than that of the closest structures within 100 feet on the same side of the street.

#### ~~Minimum~~ Requirements for each Commercial and Mixed Use Zoning District

Land Use	Minimum Site Area	Building Height	Impervious Surface (percent)	Minimum Setback
Light commercial (LC-1)	None	3 stories	60	None*
General commercial (C-1)	None	4 stories	70	None*
Heavy commercial/light industry (C-2)	None	4 stories	70	None*
Central business district (CBD)	None	4 stories plus unique architectural details	100	None*
Industrial (M-1)	None	None	80	None*
<u>Mixed Use (MU)</u>	<u>Residential: Depending on density the standards of R-1, and R-2 districts applies.</u> <u>Nonresidential: no site minimum</u>	<u>3 stories</u>	<u>50</u>	<u>Residential: the same as for R-1, R-2, or R-3; depending on density.</u> <u>Nonresidential : no minimum setback</u>
<u>Planned Unit Development (PUD)</u>	<u>Residential: Depending on density the standards of R-1, R-2 or R-3 applies.</u> <u>Nonresidential: no site minimum.</u> <u>See division 5 for</u>	<u>3 stories</u>	<u>60</u>	<u>Residential: the same as for R-1, R-2, or R-3; depending on density.</u> <u>Nonresidential :</u> <u>See Division 5 for additional standards</u>

	<u>additional standards.</u>			
<u>Business Park (BP)</u>	<u>None</u>	<u>4 stories</u>	<u>70</u>	<u>None</u>
<u>Government (Govt)</u>	<u>None</u>	<u>4 stories</u>	<u>60</u>	<u>None</u>

\*Setback may be required because of fire code. Buildings are measured from overhang.

#### **SECTION 11. Amendment to Code of Ordinances Sec. 46-751, Number of access points.**

City of Quincy Code of Ordinances Sec. 46-751, Number of access points, is hereby amended as follows:

*[Words that are underlined are being added, words that are ~~struck through~~ are being deleted, and words that are neither underlined nor struck through are not being amended.]*

Sec. 46-751 - Number of access points.

(a) The number of allowed driveways are as follows:

TABLE 1. NUMBER OF ACCESS POINTS BY ZONING

	Land Use					
Road Type	R-1, R-2		R-3, C1-A, <u>PUD, MU, GOVT</u>		C-1, C-2, M-1, <u>BP</u>	
Local	1 by right 2 by review No minimum frontage		1 driveway 2 driveways	<100 feet >100 feet	1 driveway 2 driveways	<200 feet >200 feet
Collector	1 driveway 2 driveways	<100 feet >100 feet	1 driveway 2 driveways	<200 feet >200 feet	1 driveway 2 driveways	<300 feet >300 feet
Collector, state or county	FDOT or county standards					
Arterial, state	FDOT or county standards					

(b)

All parcels shall be allowed the number of driveways shown in this section, except for those properties restricted by subdivision plats or as otherwise stated in this division.

**SECTION 12. Amendment to Code of Ordinances Sec. 46-752, Distance between two-way access points on same parcel.**

City of Quincy Code of Ordinances Sec. 46-752, Distance between two-way access points on same parcel, is hereby amended as follows:

*[Words that are underlined are being added, words that are ~~struck through~~ are being deleted, and words that are neither underlined nor struck through are not being amended.]*

Sec. 46-752. - Distance between two-way access points on same parcel.

The minimum distance between any two two-way driveway centerlines serving the same property are as follows:

TABLE 2. DISTANCE BETWEEN ACCESS POINTS ON ONE PARCEL

	Land Use		
Road Type	R-1, R-2	R-3, C1-A, <u>PUD, MU, GOVT</u>	C-1, C-2, M-1, <u>BP</u>
Local	70 feet	100 feet	200 feet
Collector	100 feet	200 feet	300 feet
Collector, state or county	FDOT or county standards		
Arterial, state	FDOT or county standards		

**SECTION 13. Amendment to Code of Ordinances Sec. 46-753, Distance between access points and intersections.**

City of Quincy Code of Ordinances Sec. 46-753, Distance between access points and intersections, is hereby amended as follows:

*[Words that are underlined are being added, words that are ~~struck through~~ are being deleted, and words that are neither underlined nor struck through are not being amended.]*



Sec. 46-753. - Distance between access points and intersections.

Driveways should be located as far as feasible from intersections to provide for stacking and protection of left turn movements. Minimum distance from the intersecting right-of-way line to the nearest edge of the driveway shall be as follows:

TABLE 3. DISTANCE BETWEEN ACCESS POINTS AND INTERSECTIONS

	Land Use		
Road Type	R-1, R-2	R-3, C1-A, <u>PUD, MU, GOVT</u>	C-1, C-2, M-1, <u>BP</u>
Local	35 feet	45 feet	60 feet
Collector	45 feet	60 feet	90 feet
Collector, state or county	FDOT or county standards		
Arterial, state	FDOT or county standards		

**SECTION 14. Amendment to Code of Ordinances Sec. 46-754, Distance between access point and property line.**

City of Quincy Code of Ordinances Sec. 46-754, Distance between access point and property line, is hereby amended as follows:

*[Words that are underlined are being added, words that are ~~struck through~~ are being deleted, and words that are neither underlined nor struck through are not being amended.]*

Sec. 46-754. - Distance between access point and property line.

The minimum distance between the nearest edge of an access drive and any property line without a cross-access easement shall be as follows:

TABLE 4. DISTANCE BETWEEN ACCESS POINT AND PROPERTY LINE

	Land Use		
Road Type	R-1, R-2	R-3, C1-A, <u>PUD, MU, GOVT</u>	C-1, C-2, M-1, <u>BP</u>
Local	5 feet	10 feet	15 feet

Collector	10 feet	15 feet	20 feet
Collector, state or county	FDOT or county standards		
Arterial, state	FDOT or county standards		

**SECTION 15. Amendment to Code of Ordinances Sec. 46-755, Width and radius of access drives.**

City of Quincy Code of Ordinances Sec. 46-755, Width and radius of access drives, is hereby amended as follows:

*[Words that are underlined are being added, words that are ~~struck through~~ are being deleted, and words that are neither underlined nor struck through are not being amended.]*

Sec. 46-755. - Width and radius of access drives.

(a) Width of two-way driveway access and radii shall be within the dimensions specified in this section. Actual width and radii shall be based on:

- (1) Classification of the roadway;
- (2) Number of access points to the parcel; and
- (3) Expected traffic demand, including truck usage.

TABLE 5. WIDTH AND RADIUS OF ACCESS DRIVES

R-1, R-2	18	24	5	10
R-3, C-1A, <u>PUD, MU, GOVT</u>	18	24	10	20
C-1	24	30	20	35
C-2, M-1, <u>BP</u>	24	35	25	40
Width		Radius		
Minimum (feet)	Maximum (feet)	Minimum (feet)	Maximum (feet)	

(b) Driveways shall be not less than ten feet in width for one-way traffic and 18 feet in width for two-way traffic, except that ten-foot-wide driveways are permissible for two-way traffic when:

- (1) The driveway is no longer than 50 feet;
- (2) It provides access to not more than six spaces; and
- (3) Sufficient turning space is provided so that vehicles need not back into a public street.

## **SECTION 16. Creation of Code of Ordinances Sec. 46-822, Buffer and Landscape Standards.**

City of Quincy Code of Ordinances Sec. 46-822, Buffer and Landscape Standards, is hereby created as follows:

*[Words that are underlined are being added, words that are ~~struck through~~ are being deleted, and words that are neither underlined nor struck through are not being amended.]*

### Sec. 46-822 – Buffer and Landscape Standards.

#### Sec. 46-822.1. Purpose

The purpose of this section is to provide standards for buffer and landscaping of open space areas when required by the code.

#### Sec. 46-822.2. Applicability

- A. All new development and redevelopment, excluding active agricultural use and the individual development of single-family or two-family detached dwelling unit, shall comply with the landscape provision of Section 46-823.
- B. Any parking lot constructed as a result of expansion of an existing development shall comply with Section 46-823.
- C. Expansion of all existing development which exceeds twenty five percent (25%) of the existing floor area or any change in use which results in a higher impact use shall provide for at least 25% of the amount of landscaping which would be required for a comparable new development.
- D. General standards: All open space, as required by this chapter, shall be landscaped as provided in this section.

1. All open space, excluding vehicular and pedestrian circulation features and surface parking, shall be covered with natural grass, ground cover, shrubbery, or other suitable plant material, or may have paved active recreation areas, patios, terraces, pedestrian circulation areas, swimming pools, water features, and similar site components incorporated in the open space designs.

Sec. 46-822.3. Landscape Plan

- A. All proposed development and redevelopment, including a sub-division plat, shall submit a generalized landscape site plan drawn to scale which contains adequate information to determine compliance with this code. The plan shall include at least the following elements:
  - Boundary lines and lot dimensions;
  - Zoning of site and adjoining properties and the type of adjacent uses;
  - Proposed building locations;
  - Location of existing and proposed streets, driveways, sidewalks and parking areas;
  - Location, size, and spacing of plant material;
  - Size and location of landscaped areas, island, screening, and buffers;
  - Planting details;
  - Location, species, size, diameter and height of trees to be preserved; and
  - Location and extent of utility lines, including electric, telephone, cable TV, natural gas, utility poles, and interior lighting poles.

Sec. 46-822.4. Required Buffers

- A. Landscape buffers are required between land uses or land use districts as follows:
  - a. R-3 multifamily district. Between any multifamily use with more than four dwelling units and any R-1 or R-2 residential land use or land use district;
  - b. Mixed use district.
    - i. Between any single-family through quadraplex residential use and any other multifamily residential use; and
    - ii. Between any residential district and any nonresidential district.
  - c. Exception. Buffers shall not be required for land uses or land use districts which are separated by a public roadway.

Sec. 46-822.5. Location, size and composition of landscape buffers

- A. Location. All required buffers shall be located along the side(s) and rear property lines. Rear buffers shall run the entire length of the property line. Side buffers shall be located so as to screen from view from abutting side properties all parking areas and buildings, except in no case shall a buffer block sight distance of motor vehicle operators entering onto public roadways.
- B. Size and composition.
  - a. Size. Required vegetated buffers shall be at least three feet wide and six feet in height and of sufficient density so as to block from view abutting land uses. If existing vegetation is sparse or not of sufficient density to block from view abutting land uses a visual screen or fence may be required in conjunction with the vegetated buffer.
  - b. Composition.
    - i. Required buffers shall consist entirely of natural vegetation if such vegetation is of sufficient density and height as to block from view abutting land uses or land use districts.
    - ii. Required buffers may also consist of landscaped trees, shrubs, vines or other vegetation, or a combination of vegetation, screens, berms, or fences, provided any such buffer is of sufficient density so as to block from view abutting land uses or land use districts.
    - iii. Screens or fences may be constructed of wood, block, masonry or other common fencing material provided such buffer is 100 percent solid material.
- C. Pedestrian access. Pedestrian access such as doors, gates, etc. may be installed, and are encouraged, to provide access between residential areas and adjacent nonresidential areas. Such access ways shall only be located so as to provide access to a public right-of-way, unless mutually agreed upon between property owners, and shall not be more than five feet in width.

Sec. 46-822.6.                      Landscape requirements for off-street parking facilities and vehicular use areas

- A. Except for parking areas in the central business district, areas used for off-street parking or other vehicular storage must be landscaped for ten percent of [the] parking area developed, in addition to the following requirements:
- B. Setback areas.
  - a) Setbacks generally. All offstreet parking and loading areas, except those for single-family residential uses, and in the central business district shall be set back a minimum of ten feet from the front property line and six feet from the side and rear

property lines, except that the minimum setback shall be reduced to four feet between access aisles, drives, and side or rear property lines. The area between the parking areas and the property lines shall be landscaped.

C. Exceptions to setback requirements.

- 1) If there is joint use of common access aisles or drives alongside or rear property lines of two or more building lots, the setbacks need not be provided.
- 2) When a continuous curb or wheel stop is used adjacent to a required setback area or an interior landscape area large enough to allow a two-foot vehicular overhang, the parking space depth may be reduced from 19 to 17 feet.

D. Landscaping for parking areas.

- 1) Parking lots shall be landscaped with one shade tree per six spaces. The owner of the business shall maintain the planted trees.
- 2) No paving may be placed within 12 feet of any tree, and new trees shall be located so that they are surrounded by at least 200 square feet of unpaved area.
- 3) Natural vegetation may be used, if not cleared, to meet the ten percent requirement.
- 4) If natural vegetation is not used, a tree shall be planted for each 50 linear feet of lot frontage. Trees may be clustered rather than evenly spaced.
- 5) Acceptable landscape materials shall include: vines, lawn grass, ground cover, pebbles, brick pavers, [and] mulch with low growing plants, including the preservation of existing trees and shrubs.

E. Visual screen for vehicular use areas. A visual screen or barrier must be used to block from visual view all parking area or vehicular use areas from adjacent public streets, or residential developments, if no buffer exists or is required. The visual screen must consist of 20 percent solid materials and have a minimum height of 18 inches; low shrubs, hedges, berms, fences or a combination thereof are acceptable.

F. Motor vehicle overhang. Motor vehicles shall not overhang into any landscaped setback or planted area.

G. Interior landscape requirements for vehicular use areas. Vehicular use or parking areas which are 10,000 square feet or greater in size must also meet the following requirements:

- a. At least 25 percent of the general landscape requirement shall be devoted to separate interior planting areas of one per 10,000 square feet of vehicular use areas.
  - b. The interior planting areas shall be located in a manner that assists and helps to control the movement of vehicular and pedestrian traffic.
    - i. Provide a continuous landscape strip between every four rows of parking. This should be a minimum of eight feet in width to accommodate a low hedge and shade trees.
    - ii. Create large planting islands (over 600 square feet) to be located throughout the lot and planted with shade trees, low shrubs, and/or ground cover. These should preferably be located at the ends of parking rows.
    - iii. Provide planting islands (a minimum of nine feet wide) between every ten to 15 spaces to avoid long rows of parked cars. Each of these planting islands should provide at least one shade tree having a clear trunk height of at least six feet.
  - c. Vehicles may not overhang into any interior planting area.
- H. Plant material requirements. Any vegetative form used to fulfill any provision of the parking area landscaping requirements must meet the following basic standards:
- a. Trees. Trees must be at least six feet tall when planted and must reach a minimum of 15 feet at mature height and normal adult dripline of 15 feet.
  - b. Shrubs and hedges. Shrubs and/or hedges must be a minimum height of 18 inches when planted.
  - c. Ground covers. Ground covers should [be] planted with a spacing which will provide 75 percent coverage within one year.
  - d. Lawn grasses. Grasses should be planted to a density which will achieve permanent coverage within one year. Planting methods may be seeding, sprigging, plugging or sodding.
  - e. Synthetic plants and planters. Artificial plant material may not be used for any landscaping requirement. Architectural planters may be substituted for landscape requirements when planted with live plants.
  - f. Natural vegetation. Use of natural vegetation will involve retention of all native or naturally occurring plants, shrubs or trees in required landscaping areas. Planters for

shrubs are required to have a depth of 18 inches and ten square feet of area. Planters for trees must have a depth of 30 inches and 25 square feet of area.

Sec. 46-822.7. Maintenance requirements for landscaping or buffers

- A. Responsibility for property maintenance of required landscaping or buffers shall be with the owner of the property or any consenting lessee.
- B. Maintenance of landscaped areas or vegetated buffers shall consist of: Mowing, pruning, removal of litter, replacement of dead plant material, and proper watering, fertilizing, etc..
- C. Maintenance of visual barriers or fences shall include keeping such structures in good appearance and repair including replacement of damaged or deteriorated sections.

**SECTION 17. Creation of Code of Ordinances Sec. 46-823, Outdoor Lighting.**

City of Quincy Code of Ordinances Sec. 46-823, Outdoor lighting, is hereby created as follows:

*[Words that are underlined are being added, words that are ~~struck through~~ are being deleted, and words that are neither underlined nor struck through are not being amended.]*

Sec. 46-823 Outdoor Lighting

- (a) Purpose. To provide regulations for outdoor lighting that will:
  - (1) Protect and promote the public health, safety, and welfare;
  - (2) Promote safety and security in vehicular use areas;
  - (3) Protect neighbors, the environment, and the night sky from adverse lighting impacts such as light pollution, light trespass, glare, excessive lighting, and offensive light sources; and
  - (4) Promote energy and resource efficient lighting.
- (b) Applicability. All outdoor lighting uses within the city including, but not limited to, multi-family residential, commercial, industrial, public and private recreational and institutional uses, architectural, and landscape lighting.
- (c) Installation and Maintenance Responsibility:
  - (1) It shall be the responsibility of the property owner to install the lighting fixtures using the services of a professionally licensed contractor, based on an approved lighting plan.



- (2) All lighting fixtures, including their supports, braces, guys and anchors, electrical parts and all painted and display areas, shall be maintained in accordance with the building and electrical codes adopted by the city, and shall present a neat and clean appearance.

(d) Exemptions.

- (1) Properties with a single-family or two-family dwelling.
- (2) Lighting for public rights-of-way, public streets, and approved private streets.
- (3) Lighting necessary for emergency equipment and work conducted in the interests of law enforcement, fire rescue, storm debris clean-up or other similar public safety efforts.
- (4) Lighting for construction, renovation, or repair of roads and utilities.
- (5) Temporary general construction lighting, which shall be regulated in accordance with building construction standards and shall be valid during the active period of a building permit.
- (6) Holiday decorative lighting.
- (7) Sign lighting, which is regulated elsewhere in this Land Development Code.
- (8) Lighting required by federal or state laws or regulations.

(e) General requirements.

- (1) Luminaire design and operation.
  - a. For the lighting of predominately horizontal surfaces such as, but not limited to, parking areas, recreational areas, and building entrances, luminaires shall be full-cutoff fixtures and shall be aimed downwards.
  - b. For the lighting of predominately non-horizontal surfaces such as, but not limited to, facades, landscaping, fountains, displays, and statuary, luminaires shall be shielded and shall be installed and aimed so as to not project output past the object being illuminated, skyward, onto a public roadway, or onto adjacent uses.
  - c. Lighting shall be designed, located, aimed, shielded, and maintained so as to minimize light pollution.
  - d. Luminaires shall consist of lighting at least as energy and resource efficient as high performance LED lighting.
  - e. Controls shall be provided that automatically extinguish all outdoor lighting when sufficient daylight is available using a control device or system such as a photoelectric switch, astronomic time switch or equivalent functions from a programmable lighting controller, building automaton system or lighting energy management system, all with battery or similar backup power. Automatic lighting controls are not required for the interior of parking structures.

- f. Vegetation and landscaping may be required to control glare and light trespass; however, vegetation screens shall be planted and maintained in a manner that does not obstruct security lighting. Where landscaping is used for light screening, it shall be in addition to the applicable landscaping requirements of the City's code.

The use of search lights, lasers, lighting or lights that pulse, flash, rotate or simulate motion for advertising or promotions is prohibited. No exceptions or waivers shall be permitted.

(2) Pole height.

- a. Except as otherwise regulated by this section, the height of luminaires shall not exceed 30 feet.

- b. During approval of a development plan, building permit or special use permit, the appropriate reviewing board, city manager or designee may permit by special exception pole heights up to 50 feet provided the following conditions are met:

1. The development for which the special exception is requested has a total floor area of 100,000 square feet or greater;

Any property adjacent to the property for which a special exception is requested has a zoning that allows a similar use; and

3. The special exception is requested for an area that is greater than 75 feet from any adjacent property that either contains a residential dwelling or that has a residential zoning district classification as established by [section 30-41](#).

In granting the special exception, the city may impose any reasonable conditions, restrictions or limitations to preserve and promote the purpose and intent of this section.

(3) Illumination standards.

- a. Lighting shall have illuminances, uniformities and glare control in accordance with the published standards of the Illuminating Engineering Society of North America (IESNA).

- b. Except as follows, light trespass onto adjacent property shall not exceed 1.0 footcandles measured line-of-sight from any point on the receiving property.

1. Residential property. Light trespass onto any adjacent property that either contains a residential dwelling or that has a residential zoning district classification as established by [section 30-41](#) shall not exceed 0.5 footcandles measured line-of-sight from any point on the receiving property.

2. Nature parks. Light trespass onto any adjacent nature park shall not exceed 0.4 footcandles measured line-of-sight from any point on the receiving nature park.
- (f) Specific requirements. In addition to the general requirements applicable to all outdoor lighting uses, this subsection outlines additional requirements for the following specific outdoor lighting uses or areas. If provisions in this subsection conflict with any of the general requirements, the provisions in this subsection shall prevail.
- (1) Recreational lighting. Lighting for outdoor recreational uses (including pole heights) may be designed in accordance with the published standards of the Illuminating Engineering Society of North America (IESNA).
  - (2) Nature parks. Buildings shall not be externally illuminated on any vertical faces fronting a nature park.
  - (3) Building exteriors. Lighting provided for the general security of areas such as, but not limited to, building entrances, stairways, ramps and main walkways shall not exceed an average horizontal illuminance of five footcandles at ground level, a uniformity ratio of 6:1, a maximum uniformity ratio of 10:1, and an average vertical illuminance of 0.2 footcandles measured five feet above the height of the luminaire.
  - (4) Parking lots.
    - a. Lighting shall be uniform throughout the parking lot, with no dark patches or pockets, for safety and identification of features.
    - b. Luminaire locations shall not be in conflict with existing and proposed landscaping.
    - c. Except as provided in the next subsection, lighting shall maintain a minimum horizontal illuminance of 0.5 footcandles at ground level and shall not exceed an average horizontal illuminance of 2.5 footcandles, a uniformity ratio of 5:1, and a maximum uniformity ratio of 15:1.
    - d. Parking lots within 75 feet of any adjacent property that either contains a residential dwelling or that has a residential zoning district classification as established by [section 30-41](#) shall meet the following requirements:
      1. Luminaires shall be full-cutoff fixtures from which no light is emitted at or above an angle of 80 degrees from the pole;  
The height of luminaires shall not exceed 15 feet; and
      3. Lighting shall maintain a minimum horizontal illuminance of 0.2 footcandles at ground level and shall not exceed an average horizontal illuminance of 1.0 footcandles, a uniformity ratio of 5:1, a maximum uniformity ratio of 10:1, and an average vertical illuminance of 0.1 footcandles measured five feet above the height of the luminaire.

- e. Multiple-family residential developments shall have additional lighting at the entrance and exit points of parking lots sufficient to light the area for pedestrians entering and exiting the parking area. Lighting levels at entrances and exits shall maintain a minimum horizontal illuminance of 1.0 footcandles at ground level.
- f. Lighting shall be provided in accordance with this section throughout the nighttime hours of operation and/or use by the public of a business or facility. However, lighting shall be automatically extinguished no later than one hour after the close of business or facility operation and/or use by the public. After-hours security lighting may be permitted when such lighting does not exceed 50 percent of the number of luminaires or the illumination level required or permitted during regular nighttime operation hours.

(5) Parking structures.

- a. Applicability. These standards for parking structures shall apply to any multilevel parking structure and any floor of a building, including but not limited to the first floor and/or basement level, used for parking or storage of vehicles. However, when either the top floor of a building used for parking or storage of vehicles or the top floor of a multilevel parking structure is uncovered and open to the sky, said floor shall be regulated in accordance with the standards for parking lots but shall have luminaires that do not exceed a height of 15 feet.
- b. Luminaires shall be full-cutoff, semi-cutoff and/or refractor high intensity discharge (HID) fixtures. The exact type, configuration and placement of luminaires shall be designed to prevent glare, cavern effect and to facilitate vertical illumination of the floor so that drivers are able to discern objects within the facility. Designs shall attain a cutoff angle of 24 degrees to 38 degrees on driver approach and 60 degrees to 75 degrees on driver retreat as shown in Figure 1.
- c. Lighting intensities for all floors, ramps, entrance/exit areas, and stairways shall be sufficient to provide a very clear illumination of all corners and parts of the parking floor.
- d. The IES Lighting Handbook and the 2011 National Electrical Code, Article 100, define a *luminaire* as, "a complete lighting unit consisting of a lamp or lamps together with the parts designed to distribute the light, to position and protect the lamps, and to connect the lamps to the power supply."
- (g) Lighting plan submission. Lighting plans demonstrating compliance with the requirements of this section shall be submitted to the technical review committee for review and approval for development plan review, a building permit, and special use

permit applications. Lighting plans shall be certified by a registered architect, engineer, or lighting professional holding a current lighting certification (LC) from the National Council on Qualifications for the Lighting Profession (NCQLP) as providing illumination in accordance with the applicable standards of this section and shall include the following information:

- (1) A brief written narrative, with accompanying plan or sketch, which demonstrates the objectives of the lighting.
- (2) A statement of the proposed hours when the luminaires will be on and when they will be extinguished.
- (3) A layout of all existing and proposed luminaires by type, location, mounting height, aiming direction, orientation, lamp, and photometry.
- (4) Description of the proposed equipment, including luminaire catalog cuts, glare reduction devices, lamps, lamp color temperature, on/off control devices, mounting heights, mounting methods, pole foundation details, and pole protection means.
- (5) Manufacturer specification sheets, cut-sheets or other manufacturer-provided information for all existing and proposed luminaires, including designation as full-cutoff fixtures if applicable and/or required.
- (6) Photometric data and drawings to illustrate how light sources are shielded to prevent spillover lighting and how the aiming of lights will prevent light trespass and glare to drivers, pedestrians, adjacent properties, and the night sky.
- (7) An illustration showing lighting levels (illuminance in footcandles), uniformity ratios, lamp wattages, shades, deflectors, beam directions, and luminous areas for each source of light.
- (8) A photometric grid showing footcandle readings every ten feet within the property or site, and 25 feet beyond the property lines, plotted out to 0.0 footcandles. The map or grid shall be drawn to a scale acceptable to the city manager or designee, but in no instance to a scale smaller than one inch equals 100 feet. Iso-footcandle contour line style plans are also acceptable.
- (9) Landscaping information demonstrating that the site lighting and existing and proposed landscaping have been coordinated to minimize conflict between vegetation and intended light distribution, both initially and at vegetation maturity.
- (10) A description of adjacent properties that may be adversely impacted by the lighting. The lighting plan may require the inclusion of illuminance values on specific adjacent properties (e.g. adjacent properties with residential dwellings).
- (11) For parking structures, the lighting plan shall include the following additional information:

- a. Minimum horizontal and vertical lighting intensities for each floor, floor ramps, entrance areas and stairways. Data may be requested for certain daylight periods.
  - b. Uniformity ratios and maximum uniformity ratios for each floor, floor ramps, entrance areas and stairways. Data may be requested for certain daylight periods.
  - c. The cutoff angles on driver approach and retreat.
  - d. Any cavern effects from light shielding.
- (h) Nonconforming luminaires and lighting. Any luminaire or lighting installation lawfully existing on the date of the adoption of this regulation, that does not conform with the requirements of this section shall be deemed legally nonconforming.
- (1) A nonconforming luminaire or lighting installation shall be made to conform with the requirements of this section when:
- a. Minor corrective action, such as re-aiming or shielding, can achieve conformity with the applicable requirements of this section;
  - b. Fifty percent or more of the existing luminaires on a property are replaced;
  - c. The number of existing luminaires on a property is increased by 50 percent or more; or
  - d. The city manager or designee deems the nonconforming luminaire or lighting installation a safety hazard.
- (2) A development that becomes nonconforming with this section due to a change in operational hours from daytime only to include nighttime operation shall be required to comply with these regulations within 90 days of the effective date of the change.

## **SECTION 18. Repeal of Code of Ordinances Sec. 46-794, Setbacks and landscaping for parking and loading areas and Sec. 46-819, Landscaping.**

City of Quincy Code of Ordinances Sec. 46-794, Setbacks and landscaping for parking and loading areas and Sec. 46-819, Landscaping, are hereby repealed as follows:

*[Words that are underlined are being added, words that are ~~struck through~~ are being deleted, and words that are neither underlined nor struck through are not being amended.]*

~~Sec. 46-794. — Setbacks and landscaping for parking and loading areas.~~

~~(a) Setbacks generally. All offstreet parking and loading areas, except those for single-family residential uses, shall be set back a minimum of ten feet from the front property line and six feet from the side and rear property lines, except that the minimum setback shall be reduced to four feet between access aisles, drives, and side or rear property lines.~~

~~(b) Exceptions to setback requirements.~~

~~(1) If there is joint use of common access aisles or drives along side or rear property lines of two or more building lots, the setbacks need not be provided.~~

~~(2) When a continuous curb or wheel stop is used adjacent to a required setback area or an interior landscape area large enough to allow a two-foot vehicular overhang, the parking space depth may be reduced from 19 to 17 feet.~~

~~(c) Landscaping.~~

~~(1) Parking lots shall be landscaped with one shade tree per six spaces. The owner of the business shall maintain the planted trees.~~

~~(2) No paving may be placed within 12 feet of any tree, and new trees shall be located so that they are surrounded by at least 200 square feet of unpaved area.~~

~~Sec. 46-819. Landscaping.~~

~~Offstreet parking facilities shall be landscaped so as to clearly delineate and buffer vehicular use areas, and to limit internal movement of vehicles and pedestrians to the designated traffic configuration.~~

**SECTION 19. Severability.**

If any portion of this ordinance is deemed by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then the remaining provisions and portions shall remain in full force and effect.

**SECTION 20. Copy on File.**

A certified copy of the enacting Ordinance as well as certified copies of the City of Quincy Zoning Map Amendment cited in Section 3 above shall be filed with the City Clerk of the City of Quincy.

**SECTION 21. Effective Date.**

This Ordinance shall become effective upon passage.

**INTRODUCED** on first reading in open session of the City Commission of the City of Quincy, Florida, on this 24th day of May, A.D. 2016.

**PASSED** on second and final reading in open session of the City Commission of the City of Quincy, Florida, on this 14<sup>th</sup> day of June, A.D. 2016.

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Derrick D. Elias, Mayor  
Presiding Officer of the City Commission of  
the City of Quincy, Florida

ATTEST:

Approved as to Form:

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Sylvia Hicks  
Clerk of the City of Quincy and  
Clerk of the City Commission thereof

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Scott Shirley  
City Attorney