

**ORDINANCE 22-06/LDCT-21-08 – COUNTY INITIATED LAND
DEVELOPMENT CODE TEXT AMENDMENT TO DELETE ALL
REFERENCES TO THE NORTH CENTRAL OVERLAY (NCO)
DISTRICT**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, AMENDING THE MANATEE COUNTY LAND DEVELOPMENT CODE; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FINDINGS; AMENDING THE LAND DEVELOPMENT CODE CHAPTER 2, DEFINITIONS, SECTION 200, DEFINITIONS; CHAPTER 4, SECTION 403, OVERLAYS; SECTION 403.12, NORTH CENTRAL OVERLAY (NCO) DISTRICT; AND CHAPTER 6, SECTION 605.1, SIGN STANDARDS; SECTION 610. NORTH CENTRAL OVERLAY DISTRICT SIGNS; TO DELETE ALL REFERENCE TO AND STANDARDS OF THE NORTH CENTRAL OVERLAY (NCO) DISTRICT FROM THE LAND DEVELOPMENT CODE; PROVIDING FOR OTHER AMENDMENTS AS MAY BE NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR CODIFICATION; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED by the Board of County Commissioners of Manatee County, Florida:

Section 1. Purpose and Intent. This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in, the Community Planning Act, Part II of Chapter 163, Florida Statutes, and Chapter 125, Florida Statutes, as amended.

Section 2. Findings. The Board of County Commissioners relies upon the following findings in the adoption of this Ordinance:

1. Chapter 4, Overlays, Section 403.12, North Central Overlay (NCO) District provides for the purpose, intent, and applicability of the district and sets forth design guidelines and standards for property located within NCO District.
2. The County has initiated LDC Text Amendment No. LDCT-21-08 (the “LDC Text Amendment”) to remove all reference and requirements of the North Central Overlay (NCO) District from the Land Development Code.
3. The Manatee County Planning Commission has been duly designated in Section 301, Land Development Code as the Local Planning Agency of the County.
4. Section 163.3174(4)c, Florida Statutes, provides that the Local Planning Agency shall review proposed land development regulations and make

recommendations to the governing body as to consistency of the proposed land development regulations with the adopted Comprehensive Plan.

5. Section 301.1.D., Land Development Code, authorizes the Planning Commission to hold public hearings and make recommendations as to proposed amendments to the text of the Land Development Code.
6. The Planning Commission acting its capacity as the Local Planning Agency, held a duly noticed and advertised public hearing on February 10, 2022, as to the proposed LDC Text Amendment and found them to be consistent with the Manatee County Comprehensive Plan and the standards for review in Section 341, Land Development Code and has recommended their adoption to the Board.
7. The Board held two (2) duly noticed and advertised public hearings on March 3, 2022, and April 7, 2022, to receive public comments and consider the recommendation of the Planning Commission as to the LDC Text Amendments.
8. The adoption of the LDC Text Amendments will foster and preserve the public health, safety and welfare and aid in the harmonious, orderly and progressive development of the County and thus will serve a valid public purpose.

Section 3. Adoption of the Land Development Code Text Amendment. The Land Development Code Text Amendments attached to this Ordinance and incorporated herein as Exhibit "A" are hereby adopted as Amendments to the Land Development Code of the County. The Land Development Code Text Amendment shall consist of the following Chapters and Sections of the Land Development Code as set forth in the following Exhibit "A", with new text indicated by underline and deleted text indicated by ~~strikethrough~~:

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- (a) Chapter 2, Definitions, Section 200, Definitions
- (b) Chapter 4, Section 403, Overlays; Section 403.12, North Central Overlay District
- (c) Chapter 6, Section 605.1, Signs; Section 610. North Central Overlay District Signs

Section 4. Codification. The publisher of the County's Land Development Code, the Municipal Code Corporation, is directed to incorporate the amendments in Section 3 of this Ordinance into the Land Development Code.

Section 5. Applicability. The amendments set forth in this Ordinance shall apply to all applications, decisions or controversies pending before the County upon the effective date hereof or filed or initiated thereafter.

Section 6. Severability. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 7. Effective Date. This Ordinance shall become effective as provided by law.

PASSED AND DULY ADOPTED, with a quorum present and voting, by the Board of County Commissioners of Manatee County, Florida, this the 7th day of April 2022.

**BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA**

By: _____
Kevin Van Ostenbridge, Chairman

ATTEST: ANGELINA COLONNESO
Clerk of the Circuit Court and Comptroller

By: _____
Deputy Clerk

Section 200 Definitions.

~~North Central Overlay District~~

~~*Architectural Feature* shall mean a prominent or significant part or element of a building or structure.~~

~~*Awning* shall mean a roof-like cover that is temporary or portable in nature and that projects from the wall of a building for the purpose of shielding a doorway or window from the elements and is periodically retracted into the face of the building. Awnings are temporary or portable devices.~~

~~*Building, Multi-tenant* shall mean a structure for the use of multiple businesses with a roof supported by columns or walls, separated by dividing walls without interior openings to the individual businesses, where each business has a separate exterior access.~~

~~*Building Scale* shall mean the relative size of a structure in relationship to other nearby and adjacent structures or to the human form.~~

~~*Colonnade* shall mean a series of columns set the same distance apart to support a roof.~~

~~*Column* shall mean a vertical shaft or pillar that supports, or appears to support, a structure such as a roof, porch, or portico.~~

~~*Cornice* shall mean a horizontal molded projection that finishes or completes a wall or building.~~

~~*Court* shall mean any open space, unobstructed from the ground to the sky, bounded on two (2) or more sides by the walls of a building or buildings located on the same lot.~~

~~*Eaves* shall mean a projecting overhang at the lower borders of a roof.~~

~~*Elevation* shall mean a scaled drawing of the side, front, or rear project view of a structure without any allowance for the laws of perspective.~~

~~*Facade* shall mean the front or principal face of a building or any side of a building that faces a street or other open space.~~

~~*Fascia* shall mean a flat board with a vertical face that forms the trim along the edge of a flat roof, or along the eaves of a pitched roof. The rain gutter is often mounted to it.~~

~~*Kiosk* shall mean a free-standing structure upon which temporary information and/or posters, notices, and announcements are posted.~~

~~*Mass* shall mean the physical bulk or volume of a building. In architectural terms, a single mass building is a single geometric form such as a rectangle or square, and may include simple roof form with no variation in the roof line. Massing refers to variation in the mass and may involve multiple masses joined together.~~

~~*Natural* shall mean materials present in or produced by nature and not produced or changed artificially.~~

~~*Outdoor Gathering Space* shall mean a plaza, courtyard, or other open space designed for the assembly of people.~~

~~*Parapet* shall mean the extension of the main walls of a building above the roof level.~~

~~*Pavers* shall mean the reformed paving blocks that are installed on the ground to form patterns that articulate pathways or driveways.~~

~~*Pediment* shall mean a wide low-pitched gable surmounting the facade of a building in a classical style, and any similar triangular crowing elements used over doors, windows, and niches.~~

Section 200 Definitions.

Pitch shall mean the angle of a roof, usually expressed as a ratio of units of vertical distance to twelve (12) units of horizontal distance. For example, 4:12 means four (4) units of vertical rise to every twelve (12) units of horizontal run.

Plaza shall mean an open space that may be improved and landscaped, usually surrounded by streets and buildings.

Primary Structure shall mean a structure designed to serve as a focal point to the site and to suggest a point of activity. On parcels with more than one (1) structure, it is the primary or anchor tenant building.

Roof shall mean the outside top covering of a building.

Roof, Flat shall mean a roof that is pitched less than 1:12 and the surface of which is generally parallel to the ground.

Roof, Gable shall mean a ridged roof forming a gable at both ends of the building.

Roof, Gambrel shall mean a roof with two (2) slopes on each side, the lower steeper than the upper.

Roof, Hip shall mean a roof with sloping ends and sides.

Roof, Mansard shall mean a roof with two (2) slopes on each of four (4) sides, the lower steeper than the upper. In current use the upper slope may be flat.

Scale of Development shall mean the relationship of a particular project or development, in terms of size, height, bulk, intensity, and aesthetics, to its surroundings.

Storefront shall mean that portion of the front of a building which is especially arranged to afford extensive show windows for a shop or store. Characteristically, it is a screen of windows, glazed with large sheets of plate or tempered glass so as to give the greatest possible space for display of goods.

Section 201 Abbreviations & Acronyms.

A	General Agriculture
A-1	Suburban Agriculture
AASHTO	American Association of State Highway and Transportation Officials
ACSC	Areas of Critical State Concern
AD	Administrative Determination
ADA	Americans with Disabilities Act (1990)
ADT	Average Daily Traffic (or Average Daily Trips)
ADU	Accessory Dwelling Unit
AG/R	Agriculture/Rural
AHCA	Agency for Healthcare Administration
AI	Airport Impact
AI	Airport Impact Overlay
AIA	American Institute of Architects
AICP	American Institute of Certified Planners
ALF	Assisted Living Facilities
ANSI	American National Standards Institute
AO-D	Airport Overlay District
APA	American Planning Association
APTA	American Public Transit Association
APWA	American Public Works Association
AQI	Air Quality Index
ASAP	As Soon As Possible
ASCE	American Society of Civil Engineers
AT	Major Attractors
BEBR	Bureau of Economic & Business Research
BFE	Base Flood Elevation
BLM	Bureau of Land Management (US)
BMPs	Best Management Practices
BOCC	Board of County Commissioners
BPA	Bayshore Planning Area
BPAB	Bicycle Pedestrian Advisory Board
CA	Coastal Area
CAA	Clean Air Act (see also FCAA)
CAC	Citizen Action Center
CAC	Citizen Advisory Committee
CARL	Conservation & Recreational Lands Committee
CCCL	Coastal Construction Control Lines
CDBG	Community Development Block Grant

Chapter 2 - DEFINITIONS
Section 201 Abbreviations & Acronyms.

CEA	Coastal Evacuation Area
CEM	Comprehensive Emergency Management
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFASPP	Continuing Florida Aviation System Planning Process
CFR	Code of Federal Regulations
CHHA	Coastal High Hazard Area/Overlay
CIE	Capital Improvements Element
CIP	Capital Improvements Plan
CLOS	Certificate of Level of Service
CMAQ	Congestion Mitigation and Air Quality Improvement Program
CMAQ	Congestion Mitigation and Air Quality Program
CO	Certificate of Occupancy
COD	Corridor Overlay District
COG	Council of Governments
COMP	Comprehensive Planning
CON	Conservation
CON	Conservation Lands
CPA	Costal Planning Area
CPTED	Crime Prevention Thru Environmental Design
CRA	Community Redevelopment Area
CS	Community Services
CTC	Citizen Trail Committee
CUTR	Center for Urban Transportation Research (USF)
DA	Duplex Access Overlay
DBH	Diameter Breast Height
DDA	Downtown Development Authority
DEM	Florida Department of Emergency Management
DEO	Florida Department of Economic Opportunity
DEP	Florida Department of Environmental Protection
District 8	Tampa Bay LEPC area (Hillsborough, Manatee, Pasco & Pinellas Counties)
(F)DNR	(Florida) Department of Natural Resources
DO	Development Order
DOE	Department of Energy (US)
DOT	Department of Transportation (US)
DP	Property Identification Number
DRC	Development Review Committee
DRI	Development of Regional Impact
DU	Dwelling Unit
EAR	Evaluation & Appraisal Report
ELMAC	Environment Lands Management & Acquisition Committee
EMD	Environmental Management Department

Chapter 2 - DEFINITIONS
Section 201 Abbreviations & Acronyms.

EMS	Emergency medical services
EOC	Emergency Operations Centers
EPA	(Federal) Environmental Protection Agency
EPCRA	Emergency Planning & Community Right-To-Know Act
ER	Estate Rural
ESCP	Erosion and Sediment Control Plan
EX	Extraction
EZ	Enterprise Zone
F.S.	Florida Statutes
FAA	Federal Aviation Administration
FAC	Florida Administrative Code
FAR	Floor Area Ratio
FBC	Florida Building Code
FCC	Federal Communications Commission
FDAB	Future Development Area Boundary
FDEO	Florida Department of Economic Opportunity
FDER	Florida Department of Environmental Regulation
FDF	Florida Department of Forestry
FDOH	Florida Department of Health
FDOEA	Florida Department of Elder Affairs
FDOT	Florida Department of Transportation
FEMA	Federal Emergency Management Agency
FFWCC	Florida Fish & Wildlife Conservation Commission
FHA	Farmers Housing Administration
FHP	Florida Highway Patrol
FHWA	Federal Highway Administration
FIA	Federal Insurance Administration
FIF	Facility Investment Fee
FIRE	Finance, Insurance, and Real Estate
FIRM	Flood Insurance Rate Map
FISH	Florida Institute of Saltwater Heritage
FLUC	Future Land Use Category
FLUM	Future Land Use Map
FMSF	Florida Master Site File (Historical)
FPE	Flood Protection Elevation
FPL	Florida Power & Light
FPZA	Florida Planning and Zoning Association
FQD	Florida Quality Development
FSP	Final Site Plan
FSUTMS	Florida Standard Urban Transportation Modeling Structure
FTA	Federal Transit Administration

Chapter 2 - DEFINITIONS
Section 201 Abbreviations & Acronyms.

FTC	Florida Communities Trust
FTCM	Future Traffic Circulation Map
GC	General Commercial
GDP	General Development Plan
GFA	Gross Floor Area
GIS	Geographic Information Systems
GLA	Gross Leasable Area
GOPs	Goals, Policies & Objectives
GPM	Gallons Per Minute
GPS	Global Positioning System
HA	Historical and Archaeological Overlay
HBA	Home Builders Association
HC	Heavy Commercial
HC	Manatee County Historical Commission
HM	Heavy Manufacturing
HMGP	Hazard Mitigation Grant Program
HOV	High Occupancy Vehicle
HPB	Historic Preservation Board
HR	Historic Resources
HUD	US Department of Housing and Urban Development
ICMA	International City/County Managers Association
IH	Industrial-Heavy
IL	Industrial-Light
ISTEA	Intermodal Surface Transportation Efficiency Act
ITE	Institute of Transportation Engineers
ITS	Intelligent Transportation System
IU	Urban Industrial
LDA	Local Development Agreement
LDC	Land Development Code
LEPC	Local Emergency Preparedness Committee
LIS	Land Information System
LM	Light Manufacturing
LOS	Level of Service
LULU	Locally Unwanted Land Use
MDPEA	Master Development Plan Eligibility Area
MF	Multi-Family
MGD	Million Gallons Per Day
MPO	Metropolitan Planning Organization
MPOTAC	Metropolitan Planning Organization Technical Advisory Committee
MP-I	Master Planned Institutional District
MRSWCD	Manatee River Soil and Water Conservation District

Chapter 2 - DEFINITIONS
Section 201 Abbreviations & Acronyms.

MSL	Mean Sea Level
MSO	Manatee County Sheriff's Office
MU	Mixed Use
MU-C	Mixed Use Community
MUTCD	Manual for Uniform Traffic Control Devices
MX	Mixed Use District
NAAQS	National Ambient Air Quality Standards
NACo	National Association of Counties
NAHB	National Association of Home Builders
NCG	North County Gateway Overlay
NC-M	Neighborhood Commercial - Medium
NGO	North Central Overlay
NC-S	Neighborhood Commercial - Small
NEP	National Estuary Program
NFIP	National Flood Insurance Program
NFPA	National Fire Protection Association
NGVD	National Geodetic Vertical Datum
NHPA	National Historic Preservation Act
NIABY	Not in Anyone's Back Yard
NIMBY	Not in My Back Yard
NIMTO	Not in My Term of Office
NOAA	National Oceanic and Atmospheric Administration
NOI	Notice of Intent
NOPC	Notice of Proposed Change
NTHP	National Trust for Historic Preservation
NWS	National Weather Service
OFW	Outstanding Florida Waters
OGT	Office of Greenways and Trails (FDEP)
OHWM	Ordinary High Water Mark
OL	Low Intensity Office
OM	Medium Intensity Office
OMB	Office of Management and Budget
OPP	Off-Street Parking Plan
ORD	Ordinance
ORV	Off-Road Vehicle
OSHA	Occupational Safety and Health Administration
P/SP(1)	Public/Semi-Public(1)
P/SP(2)	Major Public/Semi-Public(2)
P-2000	Preservation 2000 Program
PC	Planning Commission

Chapter 2 - DEFINITIONS
Section 201 Abbreviations & Acronyms.

PCS	Personal Communication Services
PCV	Parrish Commercial Village Overlay
PHT	Peak Hour Traffic (or Peak Hour Trips)
PHU	Manatee County Parks & Recreation Department
PPB	Parts Per Billion
PPM	Parts per Million
PR-M	Professional - Medium
PR-S	Professional - Small
PSM	Professional Surveyor and Mapper
QCT	Quality Communities Team
R/OS	Major Recreation/Open Space
RAC	Regional Activity Center
RCRA	Resource Conservation and Recovery Act
RDD (3, 4.5, 6)	Residential Duplex
RES-1	Residential-1 DU/GA
RES-12	Residential-12 DU/GA
RES-16	Residential-16 DU/GA**
RES-3	Residential-3.0 DU/GA
RES-6	Residential-6 DU/GA
RES-9	Residential-9 DU/GA
RFCM	Roadway Functional Classification Map
RFP	Requests for Proposals
RFO	Requests for Qualifications
RMF (6, 9, 12, 16)	Residential Multi-Family
ROR	Retail/Office/Residential
ROW	Right-of-Way
RPC	Regional Planning Council
RSF (1, 2, 3, 4.5, 6)	Residential Single-Family
RSMH (4.5, 6)	Residential Single-Family Mobile Home
RV	Recreational Vehicle
RV	Restricted Vehicle Overlay
RVP	Recreational Vehicle Park Zoning District
SAIL	State Apartment Incentive Loan Program
SARA	Title III of the Superfund Amendments and Reauthorization Act of 1986, often referred to as "SARA Title III."
SBNEP	Sarasota Bay National Estuary Program
SCS	U.S. Dept. of Agriculture, Soil Conservation Service
SERC	State Emergency Planning Commission for Hazardous Materials
SF	Single Family
SLOSH	Sea, Lake and Overland Surges from Hurricanes
SMAA	Sarasota-Manatee Airport Authority

Chapter 2 - DEFINITIONS
Section 201 Abbreviations & Acronyms.

SMATS	Sarasota Manatee Area Transportation Study
SOV	Single Occupancy Vehicle
SP	Special Permit
SQG	Small Quantity Generator
ST	Special Treatment Overlay
STP	Sewage Treatment Plant
SWFWMD	Southwest Florida Water Management District
TBNEP	Tampa Bay National Estuary Program
TBRPC	Tampa Bay Regional Planning Council
TCO	Temporary Certificate of Occupancy
TDM	Transportation Demand Management
TDR	Transfer of Development Rights
TIF	Tax Increment Financing
TIP	Transportation Improvement Program
TOD	Transit Oriented Design
TSD	Technical Support Document
UF-3	Urban Fringe-3.0 DU/GA
UIRA	Urban Infill and Redevelopment Area
ULI	Urban Land Institute
UMTA	Urban Mass Transit Administration
URPL	Urban and Regional Planning
USCG	US Coast Guard
USDA	US Department of Agriculture
USDI	US Department of the Interior
USFS	US Forest Service
USFWS	US Fish and Wildlife Service
USGS	US Geological Survey
USPLS	US Public Land Survey
UTM	Universal Transverse Mercator Grid
VFP	Vehicle Fueling Positions
VIL	Villages—Myakka, Parrish, Rubonia
VMT	Vehicle Miles Traveled
VOAD	Volunteer Organizations Active in Disasters
WMD	Water Management District
WO	Potable Water Reservoir Watersheds
WO-E	Evers Reservoir Watershed Overlay District
WO-M	Lake Manatee Reservoir Watershed Overlay District
WPE	Evers Reservoir Watershed Protection Overlay
WPM	Lake Manatee Reservoir Watershed Protection Overlay
WR	Whitfield Residential Overlay
WRAP	Waste Reduction Assistance Program (FDEP)

Chapter 2 - DEFINITIONS
Section 201 Abbreviations & Acronyms.

Section 403. Overlay Districts.

403.1. Overlay Districts Established.

The following overlay districts are hereby established:

Type of Overlay District	Overlay District Description
Airport Impact	AI: Airport Impact Overlay District Sarasota Bradenton International Airport (SRQ) SRQ-Special Area of Consideration SRQ-AI Height Overlay (Part 77 Surfaces) SRQ-AI Noise Overlay
Corridor and Gateway	FIG: Florida International Gateway Overlay District
	PCV: Parrish Commercial Village Overlay District
Historic Preservation	HA: Historical and Archaeological Overlay District
	HV: Historic Vista Protection Area Overlay District
Duplex Access	DA: Duplex Access Overlay District
Environmental Resource Protection	CHHA: Coastal High Hazard Area Overlay District CEA: Coastal Evacuation Area Overlay District CPA: Coastal Planning Area
	ST: Special Treatment Overlay District
	WPE: Evers Reservoir Watershed Protection Overlay District
	WPM: Lake Manatee Reservoir Watershed Protection Overlay District
	WPR: Peace River Watershed Protection Overlay District
Neighborhood Preservation	NC: North Central Overlay District
	WR: Whitfield Residential Overlay District
Restricted Vehicle	RV: Restricted Vehicle Overlay District

403.4. Parrish Commercial Village Overlay District (PCV).

- A. **Purpose and Intent.** The purpose of the Parrish Commercial Village (PCV) Overlay District is to provide an administrative approval process as an incentive for appropriately scaled and compatible commercial development along U.S. 301. The purpose of this section includes:
1. Provide a vehicle for applications meeting the standards of the underlying zoning district and this section to obtain administrative approval;
 2. Promote new and renovated commercial development that will be harmonious with the existing Parrish community and its evolving vision for its future;
 3. Provide standards for building placement, architecture, landscaping, and signs for commercial development that enhance the community by being visually distinctive and drawing from the historic,

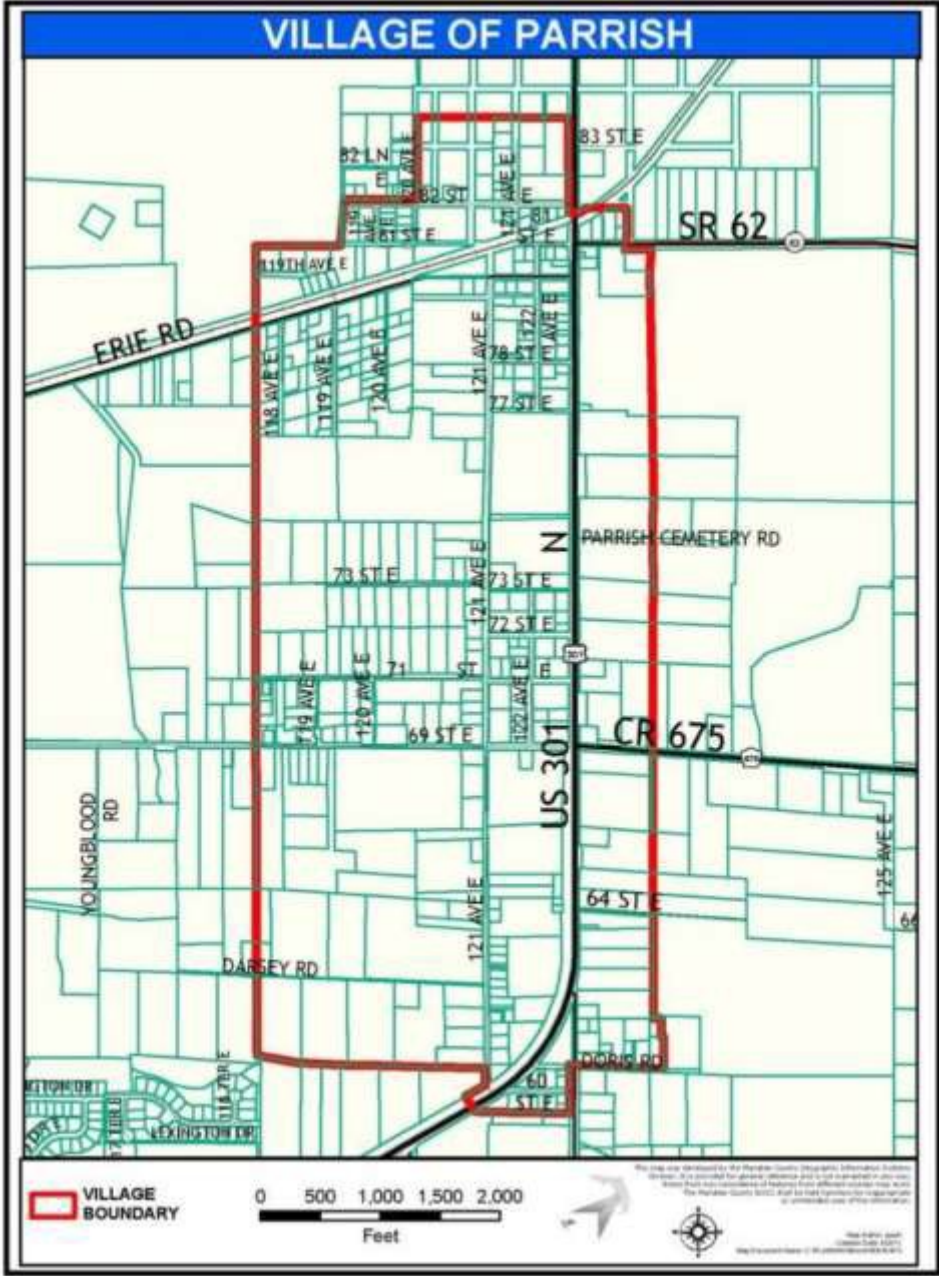
Chapter 4 - ZONING
Section 403. - Overlay Districts.
403.1. Overlay Districts Established.

rural heritage of the Parrish community, while remaining flexible enough to encourage creativity and diversity;

4. Encourage the establishment of functional outdoor gathering spaces at appropriate places in the Parrish community;
5. Create pedestrian-friendly places, conveniently located pathways, and increased accessibility for a range of travel modes that contribute to the character of individual sites and the overall built environment in Parrish; and
6. Promote building-to-street interaction and greater visibility of businesses by encouraging parking to be located away from U.S. 301, ideally at the side or rear of non-residential buildings.

Map 4-6: Village of Parrish

Chapter 4 - ZONING
Section 403. - Overlay Districts.
403.1. Overlay Districts Established.



- B. **Applicability.** The requirements of this section apply to any new or improved commercial, multi-family, mini-warehouse, and mixed-use developments (if they include a commercial component) located within the PCV Overlay District and requiring Site Development Plan approval. The provisions of this section are intended to

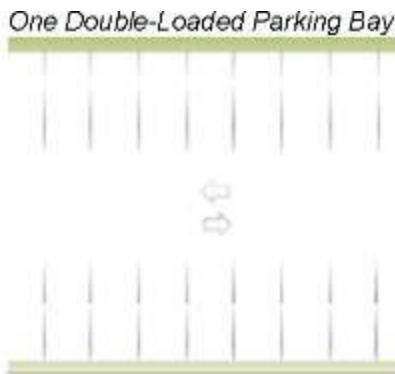
Chapter 4 - ZONING
Section 403. - Overlay Districts.
403.1. Overlay Districts Established.

supplement the regulations in this Code. In the event of a conflict between other provisions of the Code and this section, the more restrictive of the provisions shall prevail unless where specifically provided otherwise.

- C. **Exemptions.** The following development is exempt from the standards of the PCV Overlay District:
1. Development that has obtained General Development Plan, Preliminary Site Plan or Plat approval prior to January 1, 2009.
 2. Structures and uses that do not require Final Site Plan approval, as specified under Section 320.2.C.
 3. Projects with a valid Final Site Plan as of January 1, 2009.
 4. Structures for which building permit applications have been received prior to January 1, 2009.
 5. Community Service Uses, Open Uses of Land, Recreation Uses, Residential Uses except Multi-Family Uses, Residential Support Uses, and Transportation Facilities.
 6. Historical sites or districts as designated by federal, state, or county governments or other structures deemed by Manatee County to be culturally or architecturally significant, including those historic structures on the Florida Master Site File identified in the Survey Report, Manatee County Historical Structures Survey, Phase I Project, prepared for Manatee County, dated August 29, 2008, a copy of which is on file at the Building and Development Services Department.
- D. **Development Standards.** The following standards shall be met if the applicant wishes to take advantage of the expedited review incentive. It is recognized that there may be circumstances where property configuration prohibits complete compliance with these requirements. Additionally, it is recognized that dedications to the public may place constraints upon projects in the planning process. These factors may be found to be adequate justification for the Board of County Commissioners to approve deviations from these standards.
1. *Site Design.*
 - a. *Orientation.* Buildings adjacent to U.S. 301 shall have the main entrance face U.S. 301.
 - b. *Access.* To minimize access points onto U.S. 301, shared access shall be provided whenever appropriate as determined by the Department Director and permitted by FDOT. Stub-outs for driveways and a cross access easement may be required to accommodate future shared access as a condition of site plan approval. Where stub-outs for shared access have been provided by adjacent property, the owner of the subject property shall connect to the shared access unless substantial evidence can be provided that the two (2) uses are incompatible due to health, safety, or welfare concerns or that connection to the shared access substantially limits proposed development of the site in question. Shared access may or may not be accompanied by a combined or shared off-street parking plan pursuant to Chapter 10 as determined by the Department Director.
 - c. *Dimensional Requirements.* In addition to the standards contained in Table 4-4, commercial, multi-family, mini-warehouse, and mixed use projects containing a commercial component in the PCV Overlay shall meet the following dimensional standards:
 - i. Commercial Building Footprint: Twenty thousand (20,000) square feet max. (larger buildings require Special Permit approval).
 - ii. Front Yard Setback along U.S. 301: The twenty-five (25) feet minimum setback required by the zoning district may be reduced by the Department Director to ten (10) feet min., provided that:

Chapter 4 - ZONING
Section 403. - Overlay Districts.
403.1. Overlay Districts Established.

- The site is located on U.S. 301 between Moccasin Wallow Road and CR 675,
 - A ten (10) feet deep porch or gallery is provided along forty (40) percent or more of the building frontage, or
 - A ten (10) feet deep outdoor gathering space (subject to approval by the Department Director) is provided along U.S. 301. The space shall include street furniture such as benches, tables, or resting area for the general public, or a fountain, public art, or other visual focal point for the enjoyment of the general public.
- iii. Front Yard Setback (build-to-line) along Other Roads: Fifteen (15) feet; eight (8) feet for corner lots on roads intersecting with U.S. 301.
- iv. Side Yard Setback (build-to-line): Eight (8) feet except for the following:
- Twenty-five (25) feet if adjacent to residential uses or zoning; or
 - As prescribed by the Department Director for the provision of gathering spaces.
- v. Rear Yard Setback (build-to-line): Fifteen (15) feet; twenty-five (25) feet when adjacent to residential uses or zoning.
- vi. Open Space: Twenty (20) percent minimum.
- d. *Parking.*
- i. *Parking in Front Yard.* In no case shall parking in front of the building adjacent to U.S. 301 exceed one (1) double-loaded bay of parking.



- ii. *Parking Setback.* Except for the double row of parking allowable by paragraph i, above, all parking along U.S. 301 must be located behind the required front yard building setback. However, if the building setback is ten (10) feet as permitted by paragraph c, above, the parking setback may also be reduced to ten (10) feet as long as the width of the parking area along U.S. 301 does not exceed fifty (50) percent of the lot width. Any remaining parking must be setback twenty-five (25) feet from U.S. 301.
- e. *Pedestrian and Non-motorized Circulation.*
- i. Walkways shall be provided to link the building main entrance directly to the street.
- ii. Walkways shall be functionally separated from parking lots and driveways, except where they cross driveways or parking areas.
- iii. Pavers, texturing, or color changes shall be used to differentiate walkways at driveways.

Chapter 4 - ZONING
Section 403. - Overlay Districts.
403.1. Overlay Districts Established.

- iv. Buildings shall be linked to one another by a secondary walkway system.
- v. Public sidewalks may be considered part of the walkway system if they provide convenient pedestrian connections between structures.
- f. *Landscape Design Standards.* Landscaping shall conform to the requirements of Section 1002, Visibility Triangle, and Section 701, Landscape and Screening Standards. However, screening buffers shall not be required between properties with adjoining outdoor gathering areas. In addition, buffers shall not impede pedestrian or bike circulation along roadways or between parcels.
- g. *Roadway Buffers.* Landscape buffer shall be provided within the front yard setback, based on the depth of the setback as follows:

Setback Width	Required Plantings per 100 LF		
	Canopy	Understory	Shrubs
10 feet	2	2	20 ^{1,2}
25 feet	3	4	50 ^{1,3}

Plant Standards	Height	Width	Caliper
Canopy Trees	12 feet	6 feet	3 inches
Understory/Accent	6 feet	36 inches	2 inches ⁴
Shrubs ³	18—24 inches	18 inches	—

Table Notes:

¹ Where parking areas are adjacent to the required buffer, a continuous hedge shall be required with shrubs planted at an appropriate spacing. The hedge may count towards the required shrubs for the selected buffer option.

² Once the minimum tree and shrub quantity requirements are met, the remaining space may be planted with additional shrubs or ornamental grasses but not turf grass.

³ Once the minimum tree and shrub quantity requirements are met, the remaining space may be planted with additional shrubs or ornamental grasses. Turf grass may be used as well.

⁴ No minimum caliper if multi-trunk form.

h. Additional Landscaping Design Considerations.

- i. *Planting Arrangement.* In required landscape areas, tree plantings shall be staggered and clustered in natural arrangements rather than in long, straight, formal arrangements. View corridors to buildings or ground signs are encouraged.
- ii. *Plant Selection.* Plantings in required landscape areas shall be with plant species that are native or naturalized to Florida. Landscape plant material shall be a minimum Florida No. 1 Nursery Grade, as identified in Grades and Standards, Florida Department of Agriculture. All required landscape areas shall retain existing native trees, shrubs, ground cover, and grasses to the greatest extent possible. Existing trees and shrubs meeting the minimum standards of Section 701 may be counted towards fulfilling planting requirements. Native plant species typical to the vegetative communities found in non-coastal Manatee County shall be encouraged.

Chapter 4 - ZONING
Section 403. - Overlay Districts.
403.1. Overlay Districts Established.

2. *Building Design.* Buildings shall be designed in accordance with the requirements in this section and any adopted Parrish Commercial Village Design Manual. The Board of County Commissioners may adopt by resolution a Parrish Commercial Village District Design Manual to clarify and illustrate the design alternatives of the PCV District. This PCV Design Manual may be amended from time-to-time by the Board of County Commissioners by Resolution. Amendments to the PCV Design Manual may be made to reflect the design concept of a particular project, provided that sufficient detail is provided to enable adequate review of the concept as applications are made.
- a. *Architectural Styles.* The following architectural styles, which reflect the historic and rural characteristics of Parrish, shall be used in the Parrish Commercial Village District.
- i. Cracker. Cracker is a traditional architecture typically found in the rural areas of Florida. Elements of the Cracker style include:
 - Large open porches (Generally with a lower pitch than main roof);
 - Simple trim - Corner boards, fascia boards, window and door surrounds;
 - Horizontal siding;
 - Large window openings;
 - Metal or flat shingle hip or gable roofs;
 - Shed dormers;
 - Cupolas or roof monitors (Preferably functional, rather than decorative).
 - ii. Folk Victorian. The Folk Victorian style combines simple building forms with the use of decorative detailing. Typical elements include:
 - Porches with spindle work or jigsaw cut trim;
 - Horizontal or brick siding;
 - Architectural details along eaves and gable edges;
 - Steeply pitched hip or gable roofs;
 - Side or front gables;
 - Multiple cross gables;
 - Brackets under eaves.
 - iii. Florida Ranch. The Florida Ranch style borrows elements from a variety of other architectural styles. In particular, it is heavily influenced by folk architectural styles such as Cracker combined with Colonial and Victorian styles but not Mediterranean or Spanish Colonial Revival. Elements reflective of this style may include:
 - Low buildings;
 - Walls of brick, stucco, stone, or horizontal or vertical siding;
 - Simple trim and shutters;
 - Metal or flat shingled hip or gable roofs or flat roofs with parapets;
 - Wide overhanging eaves.

Chapter 4 - ZONING
Section 403. - Overlay Districts.
403.1. Overlay Districts Established.

- b. *Roof Materials and Design.* Hip and gable roofs are preferred. Shed roofs are permitted. Flat roofs, with staggering heights, are permitted if the parapet wall fully screens all rooftop mechanical equipment, as viewed from adjacent properties. Mansard roofs shall not be used.

Standing seam metal or traditional shingle roofs are preferred within the Parrish Commercial Village Overlay District. Roofs may be clad with flat ceramic or cement tile with the appropriate style of architecture, but not barrel or ribbed tile.
- c. *Massing.* Reducing the perceived mass of the building and creating interesting building design shall be achieved by application of two (2) or more of the following architectural features or treatments:
 - i. Canopy, awnings, or roofed promenade spanning a minimum of thirty-five (35) percent of the wall length. Minimum pedestrian clearance height within the first story walkway shall be twelve (12) feet;
 - ii. Horizontal shifts in walls equal to or greater than four feet with a shift or alteration in the roof design;
 - iii. Roofs that have a pitch of 4:12 or greater with multiple articulation;
 - iv. Vertical shifts of single run of ridge, cornice, or fascia that include a transition in height equal to or greater than four (4) feet; and
 - v. Cupolas or similar roofline features reflective of Cracker or Folk Victorian architecture.
- d. *Additional Architectural Design Considerations.* Regardless of architectural style, the following principles shall be taken into consideration in reviewing building design:
 - i. Consideration shall be given to compatibility in style, materials, rooflines, colors, and other finishes with adjacent buildings that also meet the general site and building design criteria of these regulations.
 - ii. Materials on all façades (except windows) shall be limited to pre-cast concrete, decorative concrete block, stucco, quarried stone, cast stone, brick, wood, and wood-like materials.
 - iii. Building color shall be compatible with the neighborhood. Muted shades shall be used for the primary building façades and roof. Non-vibrant, richer or complementary, hues shall be used for architectural accents such as doors and shutters.
 - iv. Accessory uses shall match the principal building(s) in form, materials, color, and detailing.
 - v. Tenant-specific building styles or motifs that are inconsistent with the architectural style of the Parrish Commercial Village Overlay District are prohibited.
 - vi. Neon or tube lighting, exposed or concealed, shall not be used for architectural accent purposes, such as outlining architectural features.
 - vii. Awnings shall not be backlit or otherwise illuminated from behind unless the awning fabric is completely opaque.
 - viii. Any window glazing shall be clear or lightly tinted glass with a visible light transmittance factor of 0.6 or higher. The use of reflective, translucent, or mirrored windows is prohibited.

3. *Signs.*

Chapter 4 - ZONING
Section 403. - Overlay Districts.
403.1. Overlay Districts Established.

- a. *Prohibited Signs.* In addition to signs prohibited in Chapter 6, the following signs not representative of the character of the Parrish Commercial Village District are prohibited:
- Pole Signs.
 - Neon signs, except for those designed within the overall allowable area for signage and occupying no more than four (4) square feet of sign area individually and a total of twelve (12) square feet cumulatively; neon may not be used for architectural accent purposes.
 - Florescent Signs.
- b. *Ground Signs.* In addition to the standards provided in Chapter 6, ground signs shall be limited to a monument sign nine (9) feet in height and no more than forty-eight (48) square feet.
- A ground sign may be shared by multiple businesses located separately on individual lots or parcels. The shared ground sign may be located on the lot or parcel of any of the businesses in lieu of a ground sign on the lots of the other businesses sharing the sign. Shared signage shall be limited to a monument sign eight (8) feet in height and no more than seventy-two (72) square feet.
- The design of ground signs and their support structures shall be consistent with the style of the primary building onsite and use natural elements, such as stone, wood, or similar materials.
- c. *Wall, Gallery, or Awning Signs.* Wall signs shall be limited to no more than thirty-two (32) square feet per façade and be limited to wall surfaces parallel to the roadway frontage and parking areas. Where two (2) or more non-residential buildings are located on the subject property, wall signs shall not exceed twenty (20) square feet per unit in a multi-tenant building and up to sixty (60) square feet for all buildings combined.
- Signs painted on, attached to, or otherwise permanently displayed on a canopy or awning shall be allowed, provided no such sign exceeds twenty (20) percent of the area of each awning or canopy (top plus all sides). Such signs shall count towards the maximum allowable wall signage for the building.
- d. *Hanging Signs.* In addition to allowable wall and ground signs, buildings containing a porch, gallery, or promenade may erect one (1) hanging sign per tenant (unit) at the covered building entrance. Hanging signs must not project beyond the footprint of the gallery, canopy, or awning and must be rigidly fixed (no swinging parts) to the underside of the structure. No individual hanging sign shall exceed six (6) square feet in area. Minimum pedestrian clearance of eight (8) feet shall be provided below the sign.

(Ord. No. 16-24 , § 3(Exh. A-4), 11-15-16; Ord. No. 19-03 , § 3(Exh A-4), 3-21-19)

Chapter 4 - ZONING
Section 403. - Overlay Districts.
403.12. North Central Overlay District (NC).

~~403.12. North Central Overlay District (NC).~~

Chapter 4 - ZONING
Section 403. - Overlay Districts.
403.12. North Central Overlay District (NC).

- A. **Purpose and Intent.** It is the purpose of this section to promote development within the North Central Overlay District which will be harmonious with the existing community and in accord with the vision of the community for its future. This purpose includes:
1. Preserving the look and feel of the North Central area which has been described by the community as "green," "open," "quiet," "natural," and "agricultural" as the community transitions in the manner anticipated by the Comprehensive Plan.
 2. Striving for development that is visually attractive, compatible with the existing rural components of the community, harmonious with a small town atmosphere and the residential character of the area and respectful of the natural environment;
 3. Utilizing characteristics of the existing landscape in the area such as clusters of native trees and vegetative screening to soften the appearance of new development;
 4. Promoting the incremental development of a multi-use trail network connecting neighborhoods, parks, schools, shopping, and other community focal points by providing development incentives; and
 5. Providing for safe and convenient pedestrian circulation and provide standards for building placement that will aid in enhancing the pedestrian qualities of development.
- B. **Applicability.** The provisions of this section are intended to supplement the regulations in this Code. In the event of a conflict between other provisions of the Code and this section, the more restrictive of the provisions shall prevail unless where specifically provided otherwise. The provisions of this section shall apply to:
1. The geographic area outlined in the Official Zoning Atlas; and
 2. Development and Substantial Improvement, as defined in this Code.
- Nothing shall prevent a property owner from requesting Specific Approval, in accordance with Section 402.4, to provide an alternative to the requirements of this section.
- It is recognized that there may be circumstances where property configuration prohibits complete compliance with these requirements. Additionally, it is recognized that dedications to the public may place constraints upon projects in the planning process at the time of adoption of this ordinance. These may be reasons for granting Specific Approval.
- C. **Exemptions.** The following uses are exempt from the standards of the North Central Overlay District:
1. — Houses of Worship.
 2. Public and private schools.
 3. Single family detached residences on existing lots of record.
 4. — Single family detached residences zoned A or A-1.
 5. — Agricultural uses.
- D. **Landscape Planting Design.**
1. *Purpose.* The purpose of this section is to preserve the visual characteristics of the natural environment in the North Central Overlay District Area through the use of a diversity of native and naturalized (a non-native plant that is acclimated to this environment) plant species and informal plant arrangement

Chapter 4 - ZONING
Section 403. - Overlay Districts.
403.12. North Central Overlay District (NC).

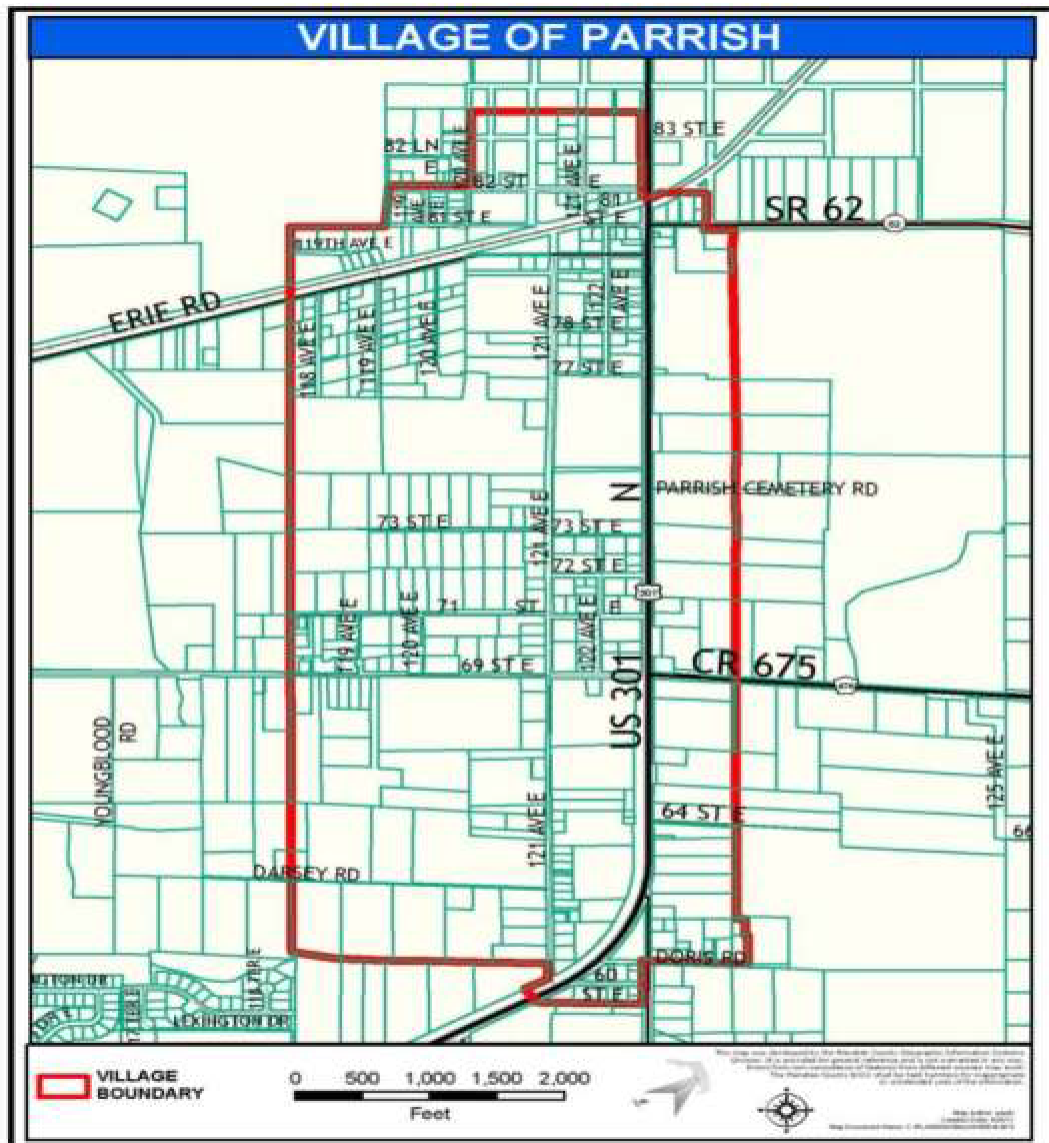
in required landscape areas, and to provide physical and visual separation between neighboring developments and between developments and Major Thoroughfare Roads.

2. ~~Exemptions. The following are exempt from the standards in this section:~~
- a. ~~Development that does not require Site Development Plan or Final Plat approval.~~
 - b. ~~Proposed development that has obtained General Development Plan or Plat approval prior to April 15, 2005.~~
 - c. ~~Historic sites or districts as designated by federal, state, or county governments.~~
 - d. ~~Sites used primarily for agricultural purposes.~~
 - e. ~~Development within the Area shown on Map 4-3: Village of Parrish.~~
 - f. ~~Landscaping in accordance with the North Central Overlay Planting Manual. The North Central Overlay Planting Manual shall be adopted by the Board of County Commissioners by Resolution and may be amended by the Board from time to time by Resolution. The purpose of the manual is to offer landscape alternatives which will achieve the desired results for the North Central Overlay and which will eliminate the uncertainty to developers of proposing an alternative through the Specific Approval process.~~

Map 4-6: Village of Parrish

Chapter 4 - ZONING
Section 403. - Overlay Districts.
403.12. North Central Overlay District (NC).

Chapter 4 - ZONING
Section 403. - Overlay Districts.
403.12. North Central Overlay District (NC).



3. *Design Standards.* Required landscaping in the North Central Overlay District shall conform to the following standards:
 - a. Landscaping shall conform to the requirements of Section 701, Landscape and Screening Standards, and applicable development approvals unless otherwise provided for in this section.
 - b. Plantings in required landscape areas shall be with plant species that are native and/or naturalized to Florida. All required landscape areas shall retain existing native trees, shrubs, ground cover, and grasses to the greatest extent possible. Existing trees and shrubs meeting the minimum standards of Section 701 may be counted towards fulfilling planting requirements.

Chapter 4 - ZONING
Section 403. - Overlay Districts.
403.12. North Central Overlay District (NC).

- c. ~~In addition to prohibited plant species listed in Section 701.4.D, the following coastal plant species shall not be planted in required landscape areas: beach sunflower; buttonwood;~~

Chapter 4 - ZONING
Section 403. - Overlay Districts.
403.12. North Central Overlay District (NC).

~~seagrape; and sea-oxide daisy.~~

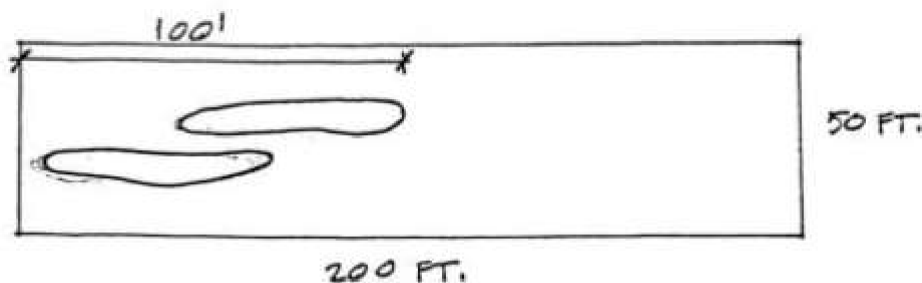
- d. ~~Native plant species typical to the vegetative communities found in non-coastal Manatee County shall be encouraged.~~

- e. ~~For landscape buffers in excess of one thousand (1,000) feet total for the entire project, a minimum of three (3) different species for each plant category (e.g., canopy tree, understory tree, and shrub) shall be planted within required landscape areas. When palm trees are used as canopy trees, a minimum of two (2) palms in a grouping will serve as the equivalent of one (1) canopy tree pursuant to Section 701. Use of palms as canopy trees shall be subject to limitations on total percentage of palms in Section 701. Additionally, if palms are used as canopy trees opacity requirements still apply.~~

- f. ~~Intermittent contouring of soil to achieve a natural appearance and to facilitate drainage and air flow in roadway and greenbelt buffers is permitted provided contouring is designed in accordance with i.—iv. below. Contouring shall not be located in areas that would potentially affect the viability of protected trees or required vegetation. Opacity shall not be the primary purpose of contouring. Any opacity achieved through contouring shall be clearly incidental to the opacity from vegetation. Vegetation shall be the primary means of achieving opacity.~~

~~Contouring requirements:~~

- i. ~~Maximum height: Three (3) feet;~~
- ii. ~~Maximum slope: Twenty (20) percent;~~
- iii. ~~Maximum length of individual contours: Thirty-five (35) feet; and~~
- iv.



CONTOURS

SCALE: 1" = 40'

~~No more than fifty (50) percent of the buffer length shall be contoured. Contours that overlap shall not be double counted.~~

~~Notwithstanding the provisions of this section relative to contouring in circumstances where the site is elevated or will be elevated above the adjacent roadway, the landscape buffer area shall be elevated to the flood protection elevation, except as provided below. Required landscaping shall be located above the flood protection elevation to ensure that the landscaping provides the required level of screening. In these circumstances, the elevation shall not be considered part of the permissible three-foot contour. However, such elevation is neither required nor encouraged if it would necessitate removal of existing vegetation worthy of preservation or intrusion upon~~

Chapter 4 - ZONING
Section 403. - Overlay Districts.
403.12. North Central Overlay District (NC).

~~significant natural features such as wetlands. In such circumstances, opacity requirements may be met by existing vegetation or new plantings below the base flood elevation.~~

- ~~g. In required landscape areas, tree plantings shall be staggered and clustered in natural arrangements rather than in long, straight formal arrangements.~~
- ~~h. Required roadway buffers shall not count toward the total interior landscaping required for parking areas.~~
- ~~i. The survival of required plantings shall be guaranteed through performance security which will be released upon certification by a professional qualified for this purpose and approval by the Department Director that required height and opacity standards have been achieved. Upon such certification, annual reporting shall no longer be required.~~
- ~~j. Overhead power lines or detention or retention ponds shall not be located within required landscape areas or tree stands designated for preservation. Detention and/or retention ponds~~

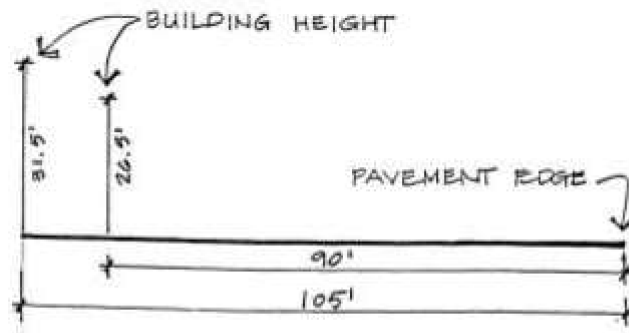
Chapter 4 - ZONING
Section 403. - Overlay Districts.
403.12. North Central Overlay District (NC).

may be incorporated into a landscape buffer design, provided, however, that such inclusion does not change the overall required buffer either in terms of width of buffer area or overall opacity.

- k. ~~To avoid conflicts with buffer vegetation, lots adjacent to roadway and greenbelt buffers shall have a minimum fifteen (15) feet building setback for buildings, swimming pools, pool cages, or other structures that would potentially conflict with buffer vegetation.~~
- l. ~~To ensure that buildings and other structures on lots adjacent to roadway buffers are obscured from view from the Major Thoroughfare Road, the maximum top height of buildings or other structures shall be determined through the following equation: $(\text{Distance}/3) - 3.5 \text{ feet} = \text{maximum top height}$ where:~~
 - i. ~~D is the distance between the structure and the ultimate edge of pavement of the most proximate travel lane of the Major Thoroughfare Road.~~
 - ii. ~~The ultimate edge of pavement shall be based on the right of way required by the Comprehensive Plan. It shall be assumed that the edge of pavement is twenty (20) feet from the edge of ROW. However, in circumstances where the 20-foot assumption is inappropriate, the Department Director may establish a different measure, based on existing conditions, planned improvements, and existing or available right of way.~~
 - iii. ~~The allowable maximum top height shall be allowed to increase as portions of the building are farther from the edge of pavement.~~
 - iv. ~~The top building height shall be the highest point of the building, exclusive of decorative features which are exempt from the height limitations of the Land Development Code.~~

Chapter 4 - ZONING
Section 403. - Overlay Districts.
403.12. North Central Overlay District (NC).

Chapter 4 - ZONING
Section 403. - Overlay Districts.
403.12. North Central Overlay District (NC).



BUILDING HEIGHT MAY INCREASE AS THE DISTANCE
FROM PAVEMENT EDGE INCREASES.

Building Height

For example, if a building is proposed ninety (90) feet from the edge of pavement, the maximum height at the ninety-foot mark would be twenty-six and one-half (26.5) feet.

$$(90/3) - 3.5 \text{ feet} = 30 - 3.5 = 26.5 \text{ feet}$$

At one hundred five (105) feet from the ultimate edge of pavement, the top of the building could be at thirty-one and one-half (31.5) feet.

- v. Nothing in this provision shall be construed to permit building height to be greater than that authorized either elsewhere in this Code or with a specific project approval.
 - m. Vegetation within preservation areas shall remain in its natural state. Plants in required landscape areas shall be maintained in a manner that preserves the natural shape and growth characteristics of the species. Pruning that grossly alters the characteristic form of tree canopy (e.g., lollipop pruning) is prohibited.
 - n. Required stormwater and open space areas shall be located adjacent to roadway and greenbelt buffers to the greatest extent possible to enhance the buffer's capacity as visual screen and wildlife corridor. It is recognized that the placement of required stormwater facilities is dependent upon the physical characteristics of the site and the natural features such as wetlands on site. The aesthetic contouring of stormwater retention ponds, in conjunction with other landscape features, is encouraged.
4. *Commercial and Office Uses Roadway Buffers.*
- a. For commercial and office uses, a minimum fifty-foot wide roadway buffer shall be provided along all property lines adjacent to designated Major Thoroughfare Roads. The required landscaping in the roadway buffer, unless a landscaping design from the North Central Overlay Planting Manual is used is as follows:
 - Three (3) Canopy Trees:
 - Three-inch caliper as measured six (6) inches from the base of the tree, twelve foot height, five-foot spread.
 - Six (6) Evergreen Understory Trees:

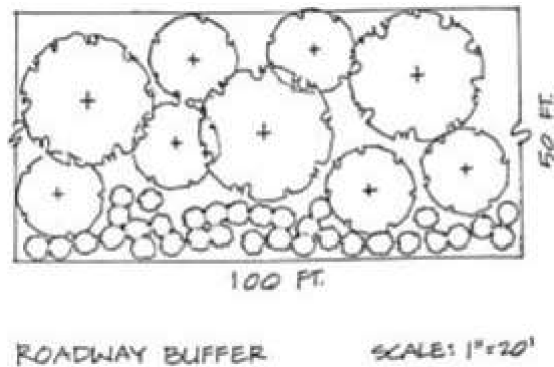
Chapter 4 - ZONING
Section 403. - Overlay Districts.
403.12. North Central Overlay District (NC).

◆ ~~Two-inch caliper as measured six (6) inches from the base of the tree, six foot height, three-foot spread.~~

Chapter 4 - ZONING
Section 403. - Overlay Districts.
403.12. North Central Overlay District (NC).

➤ Thirty-three (33) Shrubs:

➤ Thirty (30) inches at time of planting:



Buffers shall be planted in an informal, staggered arrangement. Buffers shall be entirely planted prior to first Final Plat approval.

The buffer shall provide eighty five (85) percent opacity to a height of six (6) feet when viewed from the edge of pavement from the nearest outside travel lane of the adjacent major thoroughfare road within three (3) years from the date of the first Final Plat or Certificate of Occupancy, whichever occurs first.

- b. For fifty (50) feet on both sides of driveway and roadway entrances, the buffer planting may be reduced to create a view window. In this area, the plantings may be reduced to the following:
 - i. Thirty (30) inches in height at time of planting;
 - ii. Thirty inch spread;
 - iii. Maintained height between three (3) and four (4) feet. The landscape design shall provide for a transition from the driveway and view corridor to the more heavily planted portion of the buffer. Additional view corridors may be provided in accordance with the North Central Overlay Planting Manual; and
 - iv. A minimum of eight (8) palm trees shall be planted in a staggered arrangement within the fifty foot window. Such palm trees shall be planted with a minimum clear trunk height of fourteen (14) feet and shall not be included in the calculation of palm trees as required in Section 701.4.A of the Land Development Code.
 - c. Meandering sidewalks or trails within roadway buffers are permitted.
5. *Roadway buffers for residential and other uses:*
- a. For residential and other non-commercial/office uses, a minimum fifty foot wide roadway buffer shall be provided along all property lines adjacent to designated Thoroughfare Roads. The required landscaping in the roadway buffer, as specified in the following and generally depicted below, shall provide eighty five (85) percent opacity to a height of six (6) feet as viewed from the

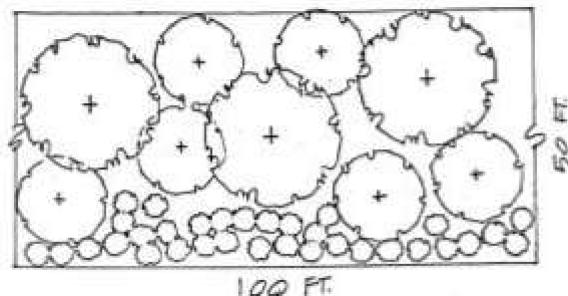
Chapter 4 - ZONING
Section 403. - Overlay Districts.
403.12. North Central Overlay District (NC).

~~edge of pavement from the nearest outside travel lane of the adjacent thoroughfare road within three (3) years from the date of the first Final Plat or Certificate of Occupancy, whichever occurs first.~~

Chapter 4 - ZONING
Section 403. - Overlay Districts.
403.12. North Central Overlay District (NC).

Unless a Landscaping design from the North Central Overlay Planting Manual is used, the following plantings are required in the buffer:

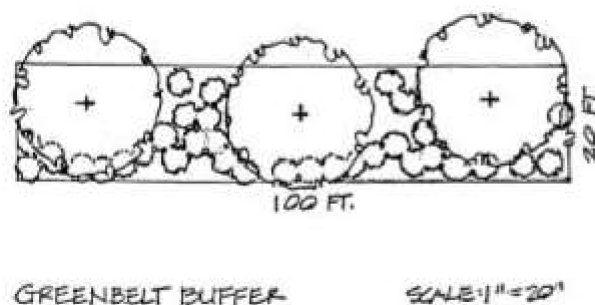
- i. ~~Canopy trees. Three (3) canopy trees per one hundred (100) linear feet of buffer, or fraction thereof, whichever occurs first, which meet the following minimum standards:~~
 - ~~(a) Three-inch caliper as measured six (6) inches from the base of the tree;~~
 - ~~(b) Twelve (12) feet in height; and~~
 - ~~(c) Five (5) feet spread.~~



- ii. ~~Understory evergreen trees. Six (6) understory evergreen trees per one hundred (100) linear feet of buffer, or fraction thereof, which meet the following minimum standards:~~
 - ~~(a) Two-inch caliper as measured six (6) inches from the base of the tree;~~
 - ~~(b) Six (6) feet in height; and~~
 - ~~(c) Three (3) feet spread.~~
 - iii. ~~Evergreen shrubs. Thirty-three (33) evergreen shrubs per one hundred (100) linear feet of buffer, or fraction thereof. The shrubs shall be thirty (30) inches in height. Buffers shall be planted in an informal, staggered manner. Buffers shall be entirely planted prior to the first Final Plat approval.~~
- b. ~~Meandering sidewalks or trails within roadway buffers are permitted.~~
6. ~~Greenbelt buffers:~~
- a. ~~For all projects within the North Central Overlay District, a 20-foot wide greenbelt buffer shall be provided along all project lines with exception of project lines that coincide with designated Major Thoroughfare Roads. The greenbelt shall be planted with canopy trees and evergreen shrubs in accordance with the following, unless a landscape design from the Florida International Overlay Planting Manual is used:~~
 - i. ~~Three (3) canopy trees (three-inch caliper as measured six (6) inches from the base of the tree, twelve (12) feet high, five-foot spread);~~
 - ii. ~~Thirty-three (33) shrubs (thirty (30) inches at time of planting); and~~
 - iii. ~~Per one hundred (100) linear feet.~~

Chapter 4 - ZONING
Section 403. - Overlay Districts.
403.12. North Central Overlay District (NC).

Chapter 4 - ZONING
Section 403. - Overlay Districts.
403.12. North Central Overlay District (NC).



- b. ~~Meandering sidewalks or trails within greenbelt buffers are permitted.~~
- c. ~~Exemptions:~~
 - i. ~~For new residential subdivisions located in the A or A-1 zoning districts, no greenbelt shall be required.~~
 - ii. ~~For lot splits resulting in the creation of one additional lot, no greenbelt shall be required.~~
 - iii. ~~For replatting of existing lots if the total number of lots either remains the same or is reduced, no greenbelt shall be required.~~
- E. **Non-motorized Circulation.**
 - 1. ~~Purpose.~~ The purpose of this section is to facilitate an integrated system of sidewalks and multi-use trails (including equestrian trails) connecting neighborhoods and community focal points through regulations and incentives to encourage developer participation.
 - 2. ~~Exemptions.~~ The following are exempt from the standards in this subsection:
 - a. ~~Development that does not require Final Site Plan or Final Plat approval.~~
 - b. ~~Proposed development that has obtained Preliminary Site Plan or Plat approval prior to the effective date of these regulations.~~
 - 3. ~~Standards:~~
 - a. ~~Sidewalks:~~
 - i. ~~Sidewalks or an approved pedestrian way shall be installed in accordance with Chapter 10.~~
 - ii. ~~To promote a higher level of awareness of pedestrians, the use of alternate paving materials, landscaping, bollards, and other features which delineate pedestrian ways and street crossings shall be used.~~
 - iii. ~~In areas where pedestrian activity is intended, reduced intersection turning radii may be permitted to minimize the distance of roadway crossings and to reduce speeds.~~
 - b. ~~Non-motorized multi-use trails.~~ See Chapter 10.
- F. **Signs.** All signs in the North Central Overlay District shall also comply with the provisions of Chapter 6, Signs, North Central Overlay District.
- G. **Nonresidential Site and Building Design.**
 - 1. ~~Purpose.~~ To provide site design standards for commercial and employment centers promoting a visual identity and a connection with the multimodal transportation network. Also, to require higher architectural design standards for those building facades that are visible from the street and parking

Chapter 4 - ZONING
Section 403. - Overlay Districts.
403.12. North Central Overlay District (NC).

~~areas, to create buildings which appeal to both pedestrians and the motoring public. The standards and guidelines will assist in reducing the overall bulk and appearance of large buildings.~~

Chapter 4 - ZONING
Section 403. - Overlay Districts.
403.12. North Central Overlay District (NC).

2. ~~*Applicability.* The provisions of this section shall apply to non-residential Development and Substantial Improvement, as defined in this Code, except as exempted below.~~
3. ~~*Exemptions.* The following are exempt from the standards in this section:~~
 - a. ~~Structures and uses that do not require Final Site Plan approval, as specified under Section 320.2.~~
 - b. ~~Historic structures or districts as designated by federal, state, or county governments or other structures as deemed by Manatee County to be culturally or architecturally significant to community.~~
 - c. ~~Structures used primarily for agricultural purposes.~~
 - d. ~~Structures incurring damage from a disaster in the area that is ultimately declared a disaster area by the Governor of the State of Florida, the President of the United States, or the Manatee County Department Director.~~
 - e. ~~Expansion of existing structures in the Parrish Village as shown on Map 4-3.~~
 - f. ~~Structures for which Building Permit applications have been received by Manatee County prior to April 5, 2005.~~
 - g. ~~Accessory structures such as clubhouses which are accessory internal to residential developments.~~
 - h. ~~Projects with a valid Site Development Plan are exempt from the on-site pedestrian circulation and outdoor gathering space provisions of this section.~~
4. ~~*On-Site Pedestrian Circulation.*~~
 - a. ~~Purpose. To create pedestrian friendly places and increase accessibility for a range of travel modes by providing distinct and conveniently located pedestrian ways that contribute to the overall design character of the site.~~
 - b. ~~Buildings shall be served by walkways that directly link the building's main entrance to the street. These primary walkways must be visually distinct from parking lot and driveway surfaces and may include textured or colored materials. Paint or striping will not suffice to meet this requirement. Walkways must be functionally separate from parking lots and driveways except where they cross driveways.~~
 - c. ~~Buildings shall be linked to each other by a secondary walkway system. Public sidewalks may be considered part of the walkway system if they provide convenient movement between structures.~~
5. ~~*Outdoor gathering space.*~~
 - a. ~~Purpose. Provide functional open space such as plazas, green spaces and focal elements for nonresidential developments that are appropriate for public gatherings, outdoor dining, open air markets, seasonal events, vendor carts and kiosks and other year round activities~~
6. ~~*Building Scale and Mass.*~~
 - a. ~~No retail building utilized principally by a single tenant shall exceed seventy five thousand (75,000) square feet unless the site is located within the ROR Retail Office Residential or MU Mixed Use Future Land Use categories of the Comprehensive Plan.~~

Chapter 4 - ZONING
Section 403. - Overlay Districts.
403.12. North Central Overlay District (NC).

- b. ~~Each building face shall incorporate scale and massing-related design elements based on the building's gross square footage that equal or exceed the number of points found in Table 4-14. Projects shall be required to incorporate any combination of features as provided in Table 4-15.~~

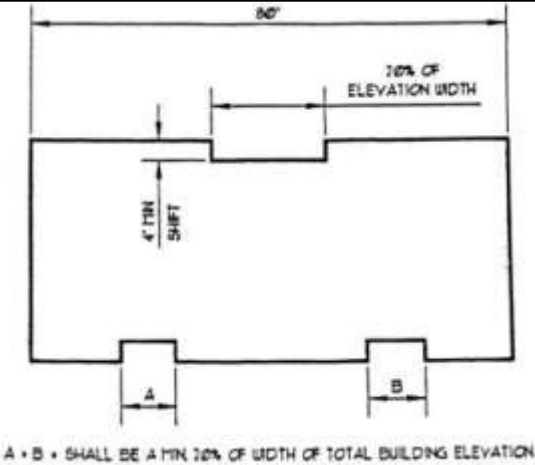
Table 4-14: Point System for Building Design

Building Size	Required Points for Each Building Face ¹
Less than 10,000 sq. ft.	4
10,000 to 40,000 sq. ft.	5
Greater than 40,000 sq. ft.	7

Chapter 4 - ZONING
Section 403. - Overlay Districts.
403.12. North Central Overlay District (NC).

¹ Building faces which do not face customer parking areas, public streets, and which are used only as service areas may subtract two (2) points from those required.

**Table 4-15: Point
System Criteria**

Design Feature	Points	Graphics
(1) Horizontal shifts for walls > 80' in length¹		
Width of shift > 20 percent of wall length	1	
Width of shift > 30 percent of wall length	2	
-No walls > 80'	1	
¹ The depth of the shift shall be equal to or greater than four (4) feet. To assure that footprint shifts are evenly distributed across the building facade, shifted wall planes shall have a width proportion of between 1:1 and 3:1 of the width of adjacent wall planes on the same facade. Horizontal shifts, when required, shall be reflected by a shift or alteration in the roof design.		
(2) Vertical shifts of single run of ridge, cornice, or fascia > 50'		
-Transition in height > 4'	1	

Chapter 4 - ZONING
Section 403. - Overlay Districts.
403.12. North Central Overlay District (NC).



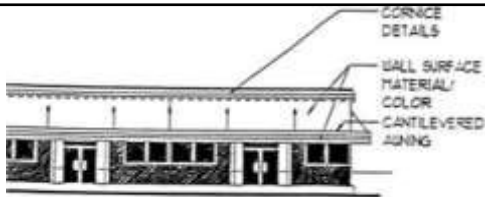
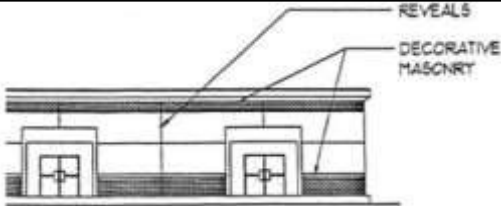
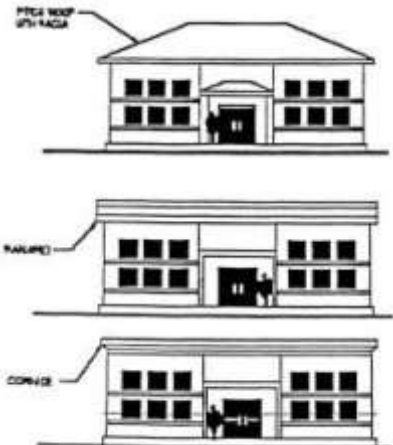
Chapter 4 - ZONING
Section 403. - Overlay Districts.
403.12. North Central Overlay District (NC).

No single runs > 50'	1-	
(3) Single stand of trees within 20' of building (4 points per face maximum)²		
Planting bed for a single stand of trees must be a minimum of 320 square feet and 8' in width.	1	
² The stand may include existing or planted trees and shall be in addition to the required perimeter buffer and internal parking lot landscaping. A stand of trees shall consist of a minimum of three (3) trees, with a minimum caliper of two (2) inches, or twelve (12) feet in height. Trees may also be in separate tree wells within twenty (20) feet of the building and bed.		
(4) Individual mural (maximum 3 points)		
Square footage > 10 percent of wall area	1-	
Square footage > 25 percent of wall area	2	
(5) Individual sculpture or water fountain adjacent to wall (maximum 2 points per face)³		
$(0.25 \times (\text{perimeter} + \text{height})) > 10 \text{ percent of wall length}$	1	
³ Wall area behind water plume shall count toward wall coverage percentage.		

Chapter 4 - ZONING
Section 403. - Overlay Districts.
403.12. North Central Overlay District (NC).

(6) Windows and doors

Chapter 4 - ZONING
Section 403. - Overlay Districts.
403.12. North Central Overlay District (NC).

Square footage > 30 percent of wall area	1-	
(7) Canopy or awning		
Length > 10 percent of wall length	1	
Length > 25 percent of wall length	2	
(8) Decorative masonry, distinguishable etchings or relief, pillars, or columns⁴(refer to Figure 604.10.6.6(5))		
Area covered > 10 percent of wall area	1	
Area covered > 25 percent of wall area	2	
⁴ Solitary line etchings given a one (1) inch wide band as credit.		
(9) Visual wall terminus or cornice required on all building sides		
Pitched roof with fascia	1	
Parapet	1	
Projecting cornice	1	
(10) Vertical trellis with climbing vines or plant materials adjacent of walls		
Area covered > 10 percent of wall area	1	
Area covered > 25 percent of wall area	2	

Editor's note(s)—See the editor's note to Table 4-1.

7. *Architectural Style.*

- a. Non-residential buildings shall be designed in accordance with the North Central Overlay District Design Manual which shall be adopted by the Board of County Commissioners by resolution.
Said Design Manual may be amended from time to time by the Board of County Commissioners by Resolution. Amendments may be made to reflect the design concept of a particular project;

Chapter 4 - ZONING
Section 403. - Overlay Districts.
403.12. North Central Overlay District (NC).

~~provided that sufficient detail is provided to enable adequate review of the concept as applications are made.~~

~~Standardized trade or franchise styles that do not conform to the approved Design Manual are prohibited.~~

- ~~b. A multi-building complex shall achieve a unity of design through the use of similar architectural elements.~~
- ~~c. Accessory structures shall match the principal building(s) in form, color, and detailing.~~
- ~~d. Tenant-specific building styles or motifs that are inconsistent with the architectural styles in the North Central Overlay District Design Manual are prohibited.~~
- ~~e. Neon or tube lighting, exposed or concealed, shall not be used to outline architectural features.~~
- ~~f. Awnings shall not be backlit or otherwise illuminated from behind unless the awning fabric is completely opaque.~~

Chapter 4 - ZONING
Section 403. - Overlay Districts.
403.12. North Central Overlay District (NC).

- ~~g. Awnings shall be limited to traditional locations over windows, walkways, and entrances or over other architectural features where weather protection is needed.~~
- ~~h. The use of reflective or mirrored windows is prohibited.~~
- 8. ~~Color:~~
 - ~~a. Natural colors that are representative of forested and agricultural landscapes in the North Central Area shall be used on buildings.~~
 - ~~b. Base (i.e., main color of the exterior walls) colors shall be limited to the subtle earth tones. Appropriate color palettes include whites, sands, grays, light pastels, deep foliages, and rich earth colors.~~
 - ~~c. Trim (i.e., fascia, cornice, window and door trim, kick panels, etc.) colors may contrast or compliment the base color but shall not be bright or bold. Using a lighter or darker shade of the base color or white are appropriate trim colors. Primary colors for trim shall be avoided.~~
 - ~~d. Accents (i.e., moldings, molding indentations, medallions, shadow lines of window and doorframes, doors, etc.) may be brighter in color than the base or trim.~~

403.12. Reserved.

605.1. Sign Standards Matrix

All signs requiring a permit shall comply with the size, height, setbacks and other specifics identified in Table 6-1, Sign Standards Matrix, in addition to the general standards stated in the following subsections:

Table 6-1: Sign Dimensional Standards

PROJECT TYPE	SETBACKS (FROM PROPERTY LINE)				MAX HEIGHT	MAX SIZE	LOCATION RESTRICTIONS	ILLUMINATION ALLOWED?	TIME LIMIT?	MISC.
	Front	Side	Rear	Other						
FREE STANDING SIGNS										
RESIDENTIAL										
Subdivision/Multi-family	12'	10'	10'		12'	48 sf	Intersection entrances only, one on each side of entrance	Yes	No	LED not permitted
NON-RESIDENTIAL										
Interstate										See 606 Master Sign Plan Option
North Central Overlay District (NCO)										See 610
Outdoor Advertising Signs										See 611
Temporary Signs	5' from front lot line	10' from side lot line	10' from rear lot line		25' banner signs; 10' all other signs	Residential districts 6 sf Non-res. districts 32 sf		No	See 609	See 609
Subdivision/Project	12'	10'	10'	25'	20'	75 sf	Intersection entrances only, one on each side of entrance	Yes	No	LED not permitted
Single/Multi-Establishment Premises:										
Lot with <50' Frontage	12'	10'	10'		25'	50 sf	One sign per frontage	Yes	No	LED not permitted
Lot with 50'—150' frontage	12'	10'	10'		25'	75 sf	One sign per frontage	Yes	No	LED not permitted
Lot with 150'—1,000' frontage	12'	10'	10'		25'	75 sf plus 1 sf or each 6' of frontage (max 150 sf)	One sign per frontage	Yes	No	LED Permitted on collector or arterial roadways
Lot on arterial and >1,000' frontage	20'				25'	150 sf each (2 signs max) or one 300 sf sign	One sign per frontage 1,000' min. between signs. No other permanent signs along frontage.	Yes	No	LED Permitted on collector or arterial roadways
Wall, Mansard & Canopy	Cannot project beyond roofline or sidewalls attached to	Cannot project more than 24" away from attached wall	Cannot project onto streets. Must be 8' above pedestrian walkways	Less than 1,000 ft. of frontage on single street		2 sf per linear foot of building frontage (200 sf max)	One sign per frontage for establishments in single or multi occupancy premises. Multi establishment premises with less than 1,000'	Yes	No	Corner locations get one sign for each frontage

							frontage on a single street may have one 200 sf wall sign in lieu of all freestanding signs on the same frontage			
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sf = square feet; ft./" = feet; min. = minimum; " = inches

Section 610. North Central Overlay District Signs.

~~Section 610. North Central Overlay District Signs.~~

~~610.1. Purpose.~~

~~The purpose of this section is to provide standards for the design and construction of signs in the North Central Overlay District to reflect the character of the community and to be expressive of individual businesses.~~

610.2. Applicability:

The provisions of this Section shall apply to new and replacement signs within the North Central Overlay District, as outlined in the Official Zoning Atlas. In the event of a conflict between other provisions of this Code and this Section, the more restrictive of the provisions shall prevail. Government signs are exempt from this Section.

610.3. Prohibited Sign Types:

In addition to the sign types prohibited in this Chapter, the following sign types which are not representative of the character in the North Central Area are prohibited:

- A. Pole signs.
- B. Changeable copy signs, if message is changed electronically only.
- C. ~~Fluorescent signs.~~
- D. ~~Neon signs, except when designed within the area of a permitted sign type and occupying no more than four (4) square feet of sign area. Neon may not be used for architectural accent purposes.~~

610.4. Standards:

- A. **Generally.** Signs in the NCOD shall conform to the following standards in addition to, and subject to, the requirements of this Chapter, and applicable development approvals:
 - 1. ~~Permitted signs shall include those classified as being on-site, temporary, or exempt.~~
 - 2. ~~The total area of all sign faces on a sign shall not exceed one hundred (100) square feet.~~
 - 3. ~~Sign materials, colors, and shapes considered for approval must be architecturally consistent with the building they identify. Architectural consistency includes compatibility of forms, materials, finishes, and colors.~~
- B. **Ground signs.** Ground signs shall be designed and constructed to complement the architectural character of on-site buildings that conform to these design standards by using natural materials, direct lighting, and limiting the size and number of signs:
 - 1. ~~Maximum sign area and height shall be as follows:~~

Section 610. - North Central Overlay District Signs.
610.4. Standards.

Table 6-2: North Central Overlay District Maximum Sign Area & Height

Specification	Length of Roadway Frontage		
	<300 Linear Feet	300—600 Linear Feet	>600+ Linear Feet
Maximum Sign Area	60-sf	80-sf	100-sf
Maximum Sign Height	8-ft.	12-ft.	16-ft.

2. The exterior base structure shall be made or faced with natural materials such as native stone, brick, wood, or timber materials.
3. One (1) ground sign is allowed for each road frontage per premises, regardless of the length of roadway frontage. In the case of a shopping center with freestanding buildings, each freestanding building may be permitted a separate ground sign provided the outparcel has a minimum of one hundred (100) feet of frontage on the roadway where the sign is located.
4. Ground signs shall be set back a minimum of twelve (12) feet from the front lot line and ten (10) feet from side and rear lot lines.
5. For properties abutting residential districts, ground signs shall be set back twenty five (25) feet from the residential district.
6. The use of roof, capital, landscape, or base design detail on signs is encouraged.
7. Landscaping is encouraged in the area surrounding the sign base.

Section 610. Reserved.

Chapter 6 - SIGNS

Manatee County, Florida, Land Development Code

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