

ORDINANCE #2001-11

AN ORDINANCE AMENDING THE HERNANDO COUNTY CODE OF ORDINANCES APPENDIX A, ZONING; BY AMENDING ARTICLE I, (SHORT TITLE; DEFINITIONS) SECTION 3. DEFINITIONS, THROUGH ADDITION; BY AMENDING APPENDIX A, ARTICLE III, SPECIFIC REGULATIONS, THROUGH ADDITION OF DESIGN STANDARDS FOR LARGE RETAIL PROJECTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION INTO THE CODE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, design standards are desirable to address current trends in large retail projects; and

WHEREAS, changes to the Land Development Regulations are required to implement standards that serve to ensure compatibility of large retail projects with the unique character of Hernando County; and

WHEREAS, Hernando County desires to further clarify community design standards for large retail projects in a clear and concise manner; and;

NOW THEREFORE BE IT ORDAINED by the Hernando County Board of County Commissioners as follows:

SECTION 1. BY AMENDING ARTICLE I (SHORT TITLE; DEFINITIONS), SECTION 3. DEFINITIONS, THROUGH ADDITION AS FOLLOWS:

- 115. Facade: the front of a building and/or any of its sides facing a public right-of-way whose side is predominantly visible from a public right-of-way, public park or facing an adjacent residential land use.
- 116. Large Retail Project: Any new commercial retail project, whose total gross building area equals or exceeds 25,000 square feet, specifically mercantile uses, and or shopping center uses. For the purpose of determining building area, multiple buildings located closer than 20 feet together shall be considered one building.
- 117. Full-cutoff light fixture: a light fixture designed such that no light is projected at or above a 90-degree plane running through the lowest point on the fixture where the light is emitted and less than ten percent (10%) of the rated lumens are projected between 90-degrees and 80-degrees.

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118. Semi-cutoff fixture: a fixture that projects no more than five percent (5%) of the rated lumens above a 90-degree plane running through the lowest point on the fixture where the light is emitted and less than twenty percent (20%) of the rated lumens are projected between 90-degrees and 80-degrees.
119. Light Source: a complete lighting unit consisting of a lamp and all necessary mechanical, electrical and decorative parts, such as reflectors (mirrored enclosures surrounding the lamp), refractors (glass or plastic enclosures surrounding the lamp) and lenses, designed to direct light rays.
120. Outdoor Light Fixtures: all outdoor illuminating devices, reflective surfaces, lamps and other devices, either permanently installed or portable, which are used for illumination or advertisement. Such devices shall include, but are not limited to, search, spot and floodlights for:
 1. buildings and structures;
 2. recreational areas;
 3. parking lot lighting;
 4. landscape lighting;
 5. billboards and other signs;
 6. street lighting;
 7. product display lighting;
 8. building overhangs and open canopies.

SECTION 2. BY AMENDING APPENDIX A, ARTICLE III, SPECIFIC REGULATIONS, SECTION 3. SPECIFIC USE REGULATIONS, THROUGH ADDITION OF DESIGN STANDARDS FOR LARGE RETAIL PROJECTS AS FOLLOWS:

J. DESIGN STANDARDS FOR LARGE RETAIL PROJECTS

1. Purpose. These standards are intended to provide developers of large retail building development with guidelines for creating safer, efficient, pedestrian-friendly projects with human scale orientation, while discouraging large, nondescript buildings and “unfriendly” pedestrian design, limited landscaping, and vast non-shaded parking lots. As a basis for developing such guidelines, Hernando County Citizens and visitors alike will benefit from enhanced large retail project design, which accomplishes the following objectives.
 - A. To encourage large, single building construction with definition and good architectural design rather than enormous, warehouse appearance with unbroken, blank walls. Good design encourages clearly defined entryways, articulated roof lines to prevent monotony, pedestrian amenity areas, and concealment of unsightly mechanical structures from public view;

- B. To encourage pedestrian-oriented design which effectively resolves the incompatibility between pedestrians and motorists, while providing interconnectivity between buildings, parking areas, and other internal/external components;
 - C. To encourage parking lot design which meets vehicular needs, while providing a safer, efficient comfortable pedestrian flow;
 - D. To encourage adequate landscaping that allows large buildings and their components to blend with their surroundings, while providing screening and shade for the public benefit;
 - E. To encourage enhanced lighting and signage design, to avoid forms of nuisance and intrusiveness into adjacent areas, while enhancing public safety.
2. Additional Development Standards. The following additional standards shall be required for all large retail projects:
- A. Facades. No uninterrupted and/or unadorned length of any portion of the facade shall exceed 100 linear feet (this measurement shall not apply to the backs of buildings that are not visible to the public). Interruptions of such continuous lengths of the facade shall include wall plane projections and/or recesses of not less than five feet in off-set, and 20 feet in length, and one or more of the following: Architectural features such as pilasters, columns, canopies/porticos, arcades, colonnades, and/or parapets. At least one architectural feature shall be required on each wall plane.
 - (1). Multiple Stores within a single building. Where a large retail project contains individual stores that are less than 25,000 square feet of gross floor area each, with separate, exterior customer entrances, the street level facade of each store shall provide fenestration such as windows between the height of a minimum of three feet and eight feet above the walkway grade, for no less than 60 percent of the horizontal length of the building facade of each store.
 - (2). Detail features. All facades shall include patterns at intervals of no more than 30 feet either horizontally or vertically. Such patterns shall include windows, color changes, texture changes or material module changes, and/or surface modeling changes such as offsets, reveals, or ribs of no less than 12 inches in width.

- B. **Materials.** Predominant exterior building material shall include architectural or split face block, brick, glass, wood, stucco, artificial stucco, stone or concrete with architectural finish.
- C. **Entryways.** All facades shall include at least one customer entrance, or be screened from public view with no less than a ten (10') foot wide buffer with foundation landscaping in planters or planting beds which extend a minimum of 18" from the building along the entire length of the ten foot buffer with a minimum of one over-story tree every 30'. Customer entrances shall be clearly defined and include at least two of the following features: canopies/porticos, overhangs, recesses/projections, arcades, raised above-the-doorway cornice parapets, peaked roof forms, arches, outdoor patios, display windows, integrated architectural details such as tile work, moldings, planters or wing walls, and/or landscaped sitting areas.
- D. **Service Areas.** Service areas which include areas designated for loading and unloading of goods, and refuse collection shall be buffered from right-of-ways and residentially zoned areas. Buffering shall consist of construction of a wall between the service area and abutting land use. All other applicable LDRs must be met in addition to this requirement.
- E. **Roofs.** Flat roof lengths, longer than 100 feet in length shall be concealed or addressed utilizing at least one of the following options.
- (1). Effective concealment of flat roof lines, rooftop equipment and heating, ventilating, and air conditioning (HVAC) units from any facade view by adjacent land uses of lesser intensity, and public rights-of-way by constructing a parapet. The parapet design shall be a minimum of three feet in height and shall incorporate a three dimensional cornice treatment. Alternative designs such as varying the parapet height for a minimum linear distance of 100 feet, and a minimum vertical height of two feet shall be subject to approval by the County Administrator or designee.
 - (2). Two or more sloping roof planes that extend a minimum of three feet (3') above the eave.
- F. **Pedestrian Circulation.** Large retail projects shall encourage pedestrian-oriented ingress and egress through design features that enhance pedestrian safety, efficiency, and connectivity with a clear definition between vehicular areas and pedestrian walkways.
- (1). **Sidewalks.** Pedestrian connectivity between the building facade and each grouping of parking spaces, public sidewalks, out parcel buildings, and

transit stops shall be clearly indicated through the use of landscaped areas and sidewalks. Along each facade with customer entrances there shall be a sidewalk along the full length of the facade. For multiple store developments all facades with multiple customer entrances shall include a covered sidewalk connecting all entryways. For single store developments, a covered canopy shall be provided from the entryways to the edge of the sidewalks connecting to the remote parking area.

Sidewalks remote from the building shall be a minimum of 5-feet (5') in width and provide a minimum of 3-feet (3') of green/landscaped area between the edge of sidewalk and the vehicle use area.

- (2). Pedestrian Amenity Area. Large retail projects shall include design features such as pedestrian amenity areas that include landscaped sitting areas with design components such as covered seating elements and/or other amenities in shaded areas. One pedestrian amenity area shall be required for each retail establishment with a building area between 25,000 and 100,000 square feet. For each retail establishment with a building area greater than 100,000 square feet, an amenity area shall be provided for each customer entrance. The amenity areas should be placed in areas which have the highest pedestrian traffic.

G. Parking areas. Parking lots and access aisle-ways shall be designed utilizing the following standards:

- (1). Parking lot design. Vast unbroken parking lots are prohibited. Parking areas shall be designed so that no more than 100 spaces (150 spaces for uses that require 501 or more parking spaces according to the LDRs) of the total required spaces are part of a clearly defined grouping of spaces. Such groups shall be broken into individual areas and/or clearly separated by landscaped or weather-protected pedestrian walkways, significant landscape or geographic features and/or by design components of the proposed building(s). The design of these separators shall consider pedestrian movements, conflict points with vehicles, site distance and angles, security site lighting and safety within the parking lot area. Separations shall be no less than eight feet in width at any point. A pedestrian access way shall be provided to every customer entrance. The parking lot shall be designed with traffic calming features along the fire lanes fronting the building facades. Parking lots shall be designed to reduce vehicle movement along the fire lane. Design features may include cross driveways, ninety (90) degree parking space design, and consideration of site access points. At least 20 percent of the required parking spaces shall be placed in the rear or side areas of the proposed

development if feasible as determined by the County Administrator or designee. Alternative designs that incorporate existing natural resources are encouraged, subject to approval by the County Administrator or designee.

- (2). **Parking Spaces.** The number of parking spaces shall be determined in accordance with the LDRs. Each parking space in excess of the minimum shall require an additional landscaped area of ten (10) square feet to be placed within the internal parking area, and/or right-of-way buffer. Pervious parking areas, including turf block or grass shall be used for at least 5 percent but no more than 20 percent of the total constructed parking spaces, subject to approval by the County Administrator or his designee. If grass parking is proposed, the parking shall be designed and constructed with a structural support (i.e. go-grid, go-block, etc.). The area designated for pervious parking would have to be maintained shall be located at the perimeter of the parking lot, and if possible, remote from the building. The pervious parking area does not count as part of the landscaping requirements.

H. **Landscaping.** The following landscaping standards shall be incorporated into the design of all large retail projects.

- (1). **Foundation.** Foundation landscaping shall be required for at least fifty (50%) percent of the facade length and located between the drive aisle and the first vertical wall of the building facade. A minimum of twenty-five (25%) of the required foundation landscaping shall be placed between the required sidewalk and the first vertical wall of the building facade. The foundation landscaping shall be in planters or planting beds that extend a minimum of eighteen inches (18") from the building.
- (2). **Parking areas.** Every ten (10) spaces shall be designed with a minimum 400 square feet of landscaping to be placed in medians or islands and shall include at least one over-story tree, one under story tree and six shrubs. No median or island shall be less than five feet in width. No row of parking spaces shall have more than 10 spaces without landscaping interruption. Grouping of landscaped islands is encouraged to promote the healthy growth of larger trees. Alternative designs are subject to approval by the County Administrator or designee.
- (3). **A perimeter buffer shall be required along the full length of all streets serving a large retail development. The buffer shall be a minimum of 35 feet in width and comprised of retained natural vegetation, or planted with native plant species.**

- I. Signage. Signage shall be designed as part of a complete development system. The location(s) and design shall be reviewed and approved as part of the overall site plan. The predominant sign material shall include architectural or split faced block, brick, glass, wood, stucco, artificial stucco, or stone and be compatible with the principal building design.

This section does not apply to site directional signage, traffic control signage, or building signage. Building signage shall comply with the LDRs.

- J. Outdoor display and sales. Any permanent display areas not within the building which face a public right-of-way shall be shielded from view by a wall made from architectural or split face block, brick, glass, wood, stucco, artificial stucco, stone, or concrete with architectural finish and incorporated into the overall design of the building. The wall must extend a minimum of four feet (4') in height. As an alternative, landscaping of the display area in lieu of a solid wall with a minimum height of four feet (4') may be utilized.

- K. Lighting:

- (1). All outdoor light fixtures emitting 2050 or more lumens shall be shielded as follows:
 - (a). Within thirty (30) feet of the property boundary must be full-cutoff fixtures.
 - (b). All other outdoor lighting fixtures must be semi-cutoff or full-cutoff fixtures.

- L. Compliance. In addition to the application requirements of the LDRs, a colored facade rendering shall be submitted at time of application submission to ensure that the development standards required herein are adhered to.

- M. In case of any conflict between these requirements and the requirements contained in the Hernando County Building code, and/or Florida building Code, those codes shall prevail.

SECTION 3. SEVERABILITY

If any section, subsection, sentence, clause, or phrase of this ordinance, for any reason, is held to be unconstitutional, void or invalid, the validity of the remaining portions of said ordinance shall not be affected thereby.

SECTION 4. INCLUSION INTO THE CODE

The provisions of this ordinance shall be included and incorporated in the Code of Ordinances of Hernando County, as an addition or amendment thereto, and shall be appropriately renumbered to conform to the uniform numbering system of the Code.

SECTION 5. APPLICABILITY

This ordinance shall be effective for all projects that have not received and maintained a valid Development Review Site Plan Approval.

SECTION 6. EFFECTIVE DATE

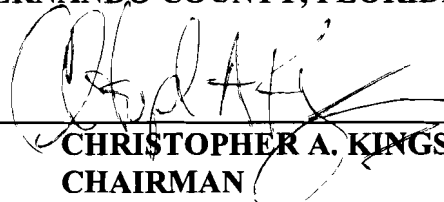
This Ordinance shall become effective upon receipt of the official acknowledgment from the office of the Secretary of State of the State of Florida that this Ordinance has been filed with said office.

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS IN REGULAR SESSION THIS 31th DAY OF JULY, 2001.



SEAL

**BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA**

BY 
CHRISTOPHER A. KINGSLEY,
CHAIRMAN

ATTEST 
KAREN NICOLAI, CLERK

