

Section 401.02

Ronald Reagan Parkway Plan District (*Revised 11/09/05 Ord. - 65; 06/08/04 Ord. 03-94*)

A. *Purpose and Intent*

The Ronald Reagan Parkway Plan district implements the Ronald Reagan Parkway Selected Area Plan (SAP) portion of the Polk County Comprehensive Plan. The Ronald Reagan Parkway Selected Area Plan vision is to create a series of urban communities and neighborhoods interspersed within the natural environment while creating commerce nodes and villages to foster community interaction and public gathering spaces. The district encompasses a wide residential spectrum, commercial centers, corporate centers and natural preserves arranged in a manner to ensure an environmental, economic, and socially sustainable community.

The Ronald Reagan SAP is intended to develop as a more urban community relative to the rest of Polk County. The majority of the housing stock in this community serves three main residential markets; Orlando Metro Area Commuter, Extended Stay Tourist, and Empty Nesters. Retail and employment uses must be granted flexibility to meet the needs of these three different markets. Within the selected area plan there is a mix of regional retail, regional employment centers, and residential neighborhoods that form an interconnected hierarchy of streets, public spaces and vistas.

B. *Applicability*

Development within the CR 54 plan district shall comply with all land use requirements and development standards contained in the CR 54 SAP in Section 2.131-B of the Polk County Comprehensive Plan. This Section applies to development within the CR 54 plan district, the boundaries of which are shown on the FLUMS.

C. *Use Table*

Ronald Reagan Selected Area Plan (SAP) establishes modified future land use districts that include urban uses and urban design aspects that more specifically target the positive market forces attracting development to the area. These vary from those allowed under the general provisions for each specific land use category in with the Comprehensive Plan because of the differences in development styles and urban perspective that this area of the County embodies. Where plan language is in conflict between the standards and characteristics of this Selected Area Plan and other areas of the Comprehensive Plan the provisions of this Selected Area Plan shall apply. The land use categories and uses allowable in this district are shown in Table 4.3. Land use categories and uses not shown are prohibited. Land uses shown with a C1, C2, C3 or C4, shall comply with applicable review processes that correspond with their number.

D. *Density and Dimensional Regulations*

The density and dimensional regulations for these SAP districts are outlined in Table 4.4, Density limits for the Ronald Reagan Parkway SAP.

Table 4.3 Use Table for Standard Land Use Districts for the Ronald Reagan Selected Area Plan
 (For revision history, please see last row in table)

	RL-1X	RL-4X	RMX	CCX	NACX	TCX	CACX	RACX	OCX	ECX	BPC-1 X	BPC-2 X	INDX	INST1 X	INST2 X	ROX	PRES VX
Residential Uses																	
Duplex or Two-family Attached	C3	C2	P			C2											
Group Home, Small (6 or less residents)	C1	C1	C1														
Group Home, Large (7-14 residents)			C1											C1	C1		
Group living Facility (15 or more residents)	C3	C3												C2			
Mobile Home Park			C3														
Mobile Homes, Individual & Subdivision	C1	C4															
Multi-family	C3	C2	P	C2	C2	C2	C2	C2	C2	C2	C3			C3	C3		
Short-Term Rental Unit	C3	C2	C2				C2										
Single-family Detached Home & Subdivision	P	P	C2														
Mixed Uses																	
Planned Development	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3
Residentially Based Mixed Development (RBMD)	C3	C3	C3														
Transitional Area Development	C3	C3	C3														
All Other Uses																	
Adult Day Care Center (7 or more clients)	C3	C3	C3											C2	C2		
Adult Use							C1	C1									
Alcohol Package Sales				C1	C1	C1	C1	C1	C3	C1	C1	C1	C1				
Bars, Lounges, and Taverns				3	C2	C2	C1	C1	C3	C1	C2	C2	C2				

	RL-1X	RL-4X	RMX	CCX	NACX	TCX	CACX	RACX	OCX	ECX	BPC-1 X	BPC-2 X	INDX	INST1 X	INST2 X	ROSX	PRES VX
Bed and Breakfast	C3	C3	P			C2				C2							
Car Wash, Full Service							P	P									
Car Wash, Incidental				C2	C2		P	P									
Car Wash, Self Service							P	P									
Cemetery														C2	C2	P	
Childcare Center	C3	C3	C2		P	P	P	P	C2	C2	C2	C2		P	P		
Clinics & Medical Offices				C2	C2	C2	P	P	P	C2				C2	C2		
Commercial Vehicle Parking							C2	C2			C2	P	P				
Communication Towers, Guyed and Lattice							C3	C3		C3	C3	C2	C2	C2	C2	C3	C3
Communication Tower, Monopole							C2	C2		C2	C2	C2	C2	C2	C2	C3	C3
Community Center	C3	C3	C3	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	
Construction Aggregate Processing													C3				
Construction Aggregate Storage													C3				
Crematorium													P				
Cultural Facility	C3	C3	C3	C2	C2	P	C2	C2	C2		C2	C2	C2	C2	C2	C2	
Emergency Shelter, Small (6 or less residents)	C1	C1	C1														
Emergency Shelter, Medium (7-14 residents)			C1											C1	C1		
Emergency Shelter, Large (15 or more residents)	C3	C3	C3											C2	C2		
Financial Institution				P	P	C2	P	P	C2	C2	C2	C2	C2	C3			
Financial Institution, Drive Through				C2	P		P	P	C3		C2	C2	C2				
Flea Market								C3									
Funeral Home & Related Facilities									C2						C2		

	RL-1X	RL-4X	RMX	CCX	NACX	TCX	CACX	RACX	OCX	ECX	BPC-1 X	BPC-2 X	INDX	INST1 X	INST2 X	ROSX	PRES VX
Gas Station				P	P	C2	P	P		C2	C2	C2	C2	C3			
Golf Course	C1	C1	C3			C1				C1	C1	C1	C1	C1	C1	C1	C2
Government Facility	C3	C3	C2					C3	P		P	P	P	P	P	C3	
Heavy Machinery Equipment Sales and Services								C3			C2	C2	P		C2		
Heliports							C2	C2		C2	C2	C2	C2	C2	C2		
Helistops	C3	C3	C3	C3	C3		C3	C2	C2	C2	C2	C2	C2	C2	C2	C2	
Hospitals									C3					C3	C2		
Hotels and Motels					C3	C3	P	P		C2	C2	C2	C2				
Institutional Campground	C3	C3												P	P		
Kennels, Boarding and Breeding					C2		C1	P			C3	C2	P				
Lime Stabilization Facility											C3	C3	C3	C3	C3		
Manufacturing, Explosives/ Volatile Material													P				
Manufacturing, General													P				
Manufacturing, Light											C2	P	P				
Medical Marijuana Dispensaries				C2	C2	C2	C2	C2	C3	C2	C2	C2	C2				
Mining, Non-phosphate	C4	C4	C4	C4	C4	C4	C4	C4	C4	C4	C4	C4	C4	C4	C4	C4	C4
Motor Freight Terminal												P	P				
Nightclubs and Dance Halls						C3	C3	C1		C2							
Nurseries, Retail					P		P	P			C2	C2	C2				
Nurseries and Greenhouses	P										P	P	P				
Nursing Home			C2				C2	C2						C2	C2		
Office				C2	C2		P	P	P	P	P	P	P	C2	C2		
Office Park									P	P	P	P	P	C2	C2		
Personal Service				C2	C2	C2	P	P	C2	C2	P	P	P				

	RL-1X	RL-4X	RMX	CCX	NACX	TCX	CACX	RACX	OCX	ECX	BPC-1 X	BPC-2 X	INDX	INST1 X	INST2 X	ROSX	PRES VX
Recreation, High Intensity	C3	C3	C3							C2				C1	C1	C1	C3
Recreation, Low Intensity	C2	C2	C2							C2				C2	C2	C2	C3
Recreation, Passive	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1
Recreation, Vehicle Oriented	C3	C3	C3							C3				C2	C2	C2	
Recreation & Amusement Intensive				C3	P	C3	C2	C2	C3	C2							
Recreation & Amusement General				C2	C2	C2	C2	C2		C2							
Religious Institution	C3	C3	C3	C2	C2	C3	C2	C2	C2		C2	C2	C2	C2	C2	C2	
Research & Development								P	P	P	P	P	P	C2	C2		
Restaurant, Drive-thru/Drive-in				C2	C2		C2	C2			C2	C2	C2				
Restaurant, Sit-down/Take-out				C2	P	P	P	P			C2	C2	C2				
Retail, Less than 5000 sq. ft.			C2	P	P	P	P	P	C3	P	C2	C2	C2				
Retail, 5,000 – 34,999 sq. ft.				C3	P	P	P	P	C3	P	C2	C2	C2				
Retail, 35,000 - 64,999 sq. ft.					C3	C3	P	P		C2	C2	C2	C2				
Retail, More than 65,000 sq. ft.					C3		P	P			C3	C3	C3				
Retail, Outdoor Sales/Display							C3	C3				P	P				
Riding Academies	C3	C3														C3	
Salvage Yard													C4				
School, Elementary	C2	C2	C2											P	C2		
School, Middle	C2	C2	C2											P	C2		
School, High	C3	C3	C2											C3	P		
School, Leisure/Special Interest	C3	C3	C3	C3	C2		P	P	C3	C2	C2	C2	C3	P	P	P	
School, Technical/Vocational/Trade & Training				C3	C3		C2	C2	C2	P	C2	C2	P	C3	P		
School, University/College		C3	C3		C3		C3	C3		P	C2	C2	C3	C3	P		
Self-storage Facility							C4	C3		C2	C2	C2	C2				

	RL-1X	RL-4X	RMX	CCX	NACX	TCX	CACX	RACX	OCX	ECX	BPC-1 X	BPC-2 X	INDX	INST1 X	INST2 X	ROSX	PRES VX
Solar Electric-Power Generation Facility											C2	C2	C2	C2	C2		
Studio, Production								P	P	P	P	P	P	P	P		
Truck Stop								P			C2	C2	C2				
Utilities, Class I	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utilities, Class II	C1	C1	C1	P	P	P	P	P	C1	P	P	P	P	P	P	P	
Utilities, Class III	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C2	C3	C3	C3	
Vehicle Recovery Service/Agency												C2	C2				
Vehicle Repair, Auto Body												P	P				
Vehicle Service, Mechanical					P		P	P			C3	P	P				
Vehicle Sales, Leasing							C2	P			C2	C2					
Veterinary Service				C1	P		P	P	P			C2	C2				
Warehousing/Distribution											P	P	P		C3		
Wholesale, Enclosed											P	P	P				

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Key to Table: **P = Permitted by right;**
 C = Conditional Use/Level of Review;
 if blank = Not Permitted

Table 4.4 Density and Dimensional Regulations for the Ronald Reagan Selected Area Plan (Revised 11/09/05 - Ord. - 65)

	RL-1X	RL-4X	RMX	CCX	TCX	NACX	CACX	RACX	OCX	ECX	BPC-1X	BPC-2X	INDX	INST1 X	INST2 X	ROSX	PRES VX
RESIDENTIAL GROSS DENSITY ^{1,2,3}	1	3	6	5	15	5	15	15	5	10	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MINIMUM	du/ac	du/ac	du/ac	du/ac	du/ac	du/ac	du/ac	du/ac	du/ac	du/ac							
MAXIMUM	1	5	15	10	25	10	25	25	10	15							
	du/ac	du/ac	du/ac	du/ac	du/ac	du/ac	du/ac	du/ac	du/ac	du/ac							
AVERAGE RESIDENTIAL LOT AREA	40,000 sf	5,000 sf	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MAX. NON-RESIDENTIAL IMPERVIOUS SURFACE RATIO (ISR) ^{4,5}	0.50	0.70	0.80	0.80	0.90	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.75	0.70	0.70	0.20	0.0001
								0.70-GS			0.70-GS	0.70-GS					
MAX. NON-RESIDENTIAL FLOOR AREA RATIO (FAR) ^{2,6}	0.25	0.25	0.30	0.25	0.5	0.25	0.40	0.40	0.30	0.75	0.75	0.75	0.75	0.25	0.25	0.10	0.00005
MINIMUM SETBACKS FROM ROAD RIGHTS-OF-WAY^{7,8,9}																	
LIMITED ACCESS	100'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	100'

¹ Residential density is the average number of dwelling units per acre of land. Gross density is calculated by dividing the total number of dwelling units on a site by the gross site area, exclusive of existing water bodies (Note: The term "water bodies" does not include man made wet retention/detention areas, man made lakes, or man made ponds). The area for computing gross density shall include all public and institutional land areas (e.g. internal streets, sewer plants, schools, and parks) located within a site, as well as one half of the right of way area for perimeter local streets, and one fourth of the right of way area for perimeter local street intersections.

² Higher densities and Floor Area Ratio (FAR) may be achieved through a Planned Development. See Sections 303 and 401.02.E.7

³ Residential is only permitted in NACX, CCX, and OCX when accessory to commercial or office development.

⁴ The impervious surface ratio (ISR) is the relationship between the total amount of impervious surface which is present on a site and the total site area. Impervious surfaces are those which do not absorb water. They include buildings, parking areas, driveways, roads, sidewalks, and any areas of concrete or asphalt. The ISR is calculated by dividing the total area of all impervious surfaces on a site by the gross site area, excluding existing water bodies (Note: The term "water bodies" does not include man-made wet-retention/detention areas, man-made lakes, or man-made ponds).

⁵ Impervious surface ratio (ISR) does not apply to single family residential development. GS indicates lower ISR standard for properties in the Green Swamp Area of Critical State Concern.

⁶ The floor area ratio (FAR) is the relationship between the total floor area on a site and the total site area. The FAR is calculated by adding together all floor areas of all floors and dividing this total by the gross site area, exclusive of existing water bodies (Note: The term "water bodies" does not include man-made wet-retention/detention areas, man-made lakes, or man-made ponds).

⁷ Front, exterior side, and exterior rear setbacks for principal and accessory structures shall be determined by the distance from the road right-of-way (R/W). Setbacks from private roads shall be calculated in the same manner or from the edge of pavement, whichever is greater. All linear dimensions are given in feet.

⁸ All development is subject to Section 220 - Compatibility.

⁹ All residential garage entrances for vehicles shall be setback a minimum of 20 feet from the property line or right-of-way easement.

	RL-1X	RL-4X	RMX	CCX	TCX	NACX	CACX	RACX	OCX	ECX	BPC-1X	BPC-2X	INDX	INST1 X	INST2 X	ROSX	PRES VX
PRINCIPAL ARTERIAL	65'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	65'
MINOR ARTERIAL	50'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	50'
URBAN COLLECTOR	35'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	35'
LOCAL ROAD	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'
MINIMUM SETBACKS (Principal Structure / Accessory Structures)																	
INTERIOR SIDE ^{5,8, 9,10}	10' / 5'	5' / 0	5' / 0	5' / 0	5' / 0	5' / 0	5' / 0	5' / 0	5' / 0	5' / 0	5' / 0	5' / 0	5' / 0	5' / 0	5' / 0	5' / 0	15' / 15
INTERIOR REAR ^{8,10,11}	15' / 10'	5' / 0	5' / 0	5' / 0	5' / 0	5' / 0	5' / 0	5' / 0	5' / 0	5' / 0	5' / 0	5' / 0	5' / 0	5' / 0	5' / 0	5' / 0	30' / 10
MAX. STRUCTURE HEIGHT (ft) ^{10,12,13}	50'	50'	50'	50'	50'	50'	75'	75'	50'	75'	75'	100'	N/A ¹⁸	50'	130'	25' ⁽¹⁹⁾	25'

¹⁰ Chimneys, smoke stacks, communication towers, and Religious Institution symbols, including but not limited to: minarets, prayer towers, steeples, crosses, menorahs, Stars of David, and bell towers are exempt from the structure height limitations.

¹¹ All structures shall comply with Section 214 - Distance between Buildings.

¹² Residential structures exceeding 35 feet in height, setbacks shall be increased by one-half of one foot for each one foot of height over 35 feet.

¹³ All structures are subject to compliance with the Polk County Airport Zoning Regulations, adopted and administered by the Joint Airport Zoning Board (JAZB).

E. *Performance Standards*

The performance standards for development in the Ronald Reagan Parkway SAP are embodied in seven primary categories; Vehicle Transportation, Pedestrian Accessibility, Recreation, Wetlands, Landscaping, Signs, and Specific Use Standards.

1. Transportation - To accommodate the urban densities and intensities intended for this planning area, a network of collector roads is needed to provide multiple routes to the major transportation corridors that connect this area with the Orlando Metropolitan Area. Ronald Reagan Parkway (CR54), US Highway 27, Lake Wilson Road, and U.S. Highway 17/92 alone cannot provide the needed capacity in the long run. Parallel routes must be created to divert traffic seeking a multitude of destinations. Employment, retail, and residential development must be interconnected to mitigate the burden of growth upon this area. The following standards apply to all development within the SAP:
 - a. Where a future roadway is indicated on the Comprehensive Plan Future Land Use Map to lie within the property to be developed, there are two options
 - i. The developer may construct the road, as set forth in the SAP, through the property from the general location depicted on the FLUMS where it enters the property to the general location where it terminates; or,
 - ii. The developer may dedicate, fee simple prior to Level 2 development approval, the maximum amount of right-of-way to the County for the road type specified in the plan per the Florida Department of Transportation Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways.
 - b. Where different types¹ of development meet there shall be at least one direct vehicle connection to the greatest extent practicable.
 - c. All residential development of two hundred (200) units or more shall have more than one access or entrance.
 - d. All residential development of more than five hundred units shall have at least three forms of access or entrance.
 - e. Within developments that have an internal roadway system, streets will be designed to be as narrow as possible, without compromising auto safety and access to public service vehicles. Table 4.5 shall be used as a guide:

¹General types such as residential, commercial, office, service, employment etc.

Table 4.5

TYPE OF ROADWAY	ROW	TRAFFIC LANES	FRONT SETBACK	MIN. SIDEWALK WIDTH	MIN. PLANTER WIDTH	SIDE W/ PARALLEL PARKING
RESIDENTIAL STREETS						
Residential Alley	14'	2	5'	N/A	²	N/A
Parkside Neighborhood Street	24'-32'	2	15'	4'-5'	5'	³
Frontage Road	24'-32'	2	15'	4'-5'	5' ⁴	1 ³
Minor Neighborhood St.	24'-32'	2	15'	4'-5'	5'	2 ³
Neighborhood Collector	30'-38'	2	7' or 15' ⁵	4'-5'	5'	2 ³
Mid-Block Green	46' min.	2 one-way loop	15'	4'-5'	5' & 10' min.	2
Neighborhood Boulevard	56' min	2	15'	4'-5'	8' ⁶	2 ^{3,6}
COMMERCIAL STREETS						
Commercial Main Street	34'	2	10'	15'	8' ³	2 ³
Commercial Street	36'	2	10'	15'	6'	2
Collector	58'	4	20'	6' Bike (opt.)	7'	N/A
Arterial	112'	6	20'	6' Bike (opt.)	7'	N/A

2. Pedestrian Accessibility - In order to ensure adequate safety for the non-motorized public in an area developed to an urban intensity, it is imperative that stabilized pedestrian facilities are provided internally and externally in all development to create an efficient, effective and safe circulation throughout the plan=s area. All development shall include an internal pedestrian network that links directly to adjacent development and to existing or planned external pedestrian facilities. The following criteria identify the minimum extent of internal sidewalk patterns and pedestrian connections:

- a. Where streets exceed an uninterrupted⁷ distance of 800 feet or more, there shall be sidewalks on both sides.
- b. Where streets terminate with a cul-de-sac, sidewalks may be discontinued within 150 feet of the end of pavement unless there is a corresponding pedestrian connection located within that distance.
- c. Where open space areas, recreation areas, utility easements or stormwater tracts from neighboring developments meet, a pedestrian connection shall

² 5' planter within rear yard setback.

³ See CR 54/ Loughman Development Handbook.

⁴ Tree wells at 40' on-center in parking areas.

⁵ 7' setback at side yard.

⁶ Parallel parking and planter share same 7 foot width of ROW and alternative.

⁷ Street intersection or traffic calming device.

be constructed. Such facility shall be a minimum 4 feet wide and constructed of a dust free surface or clearly marked stabilized base surface.

3. Recreation Facilities - 380 square feet of park-and-recreation space per unit shall be provided within each residential development and related specifically to that development. Each dwelling unit shall be within 1/4 mile of park or recreation facility within the residential development. The following types of land shall be allowed to meet the park-and-recreation space requirements:
 - a. Right-of-way over-sizing with accommodation for pedestrian sidewalks, bicycle pathways and pocket parks.
 - b. Stormwater retention/detention provided it is designed in an aesthetically pleasing manner that creates a sense of place and opportunities for community gatherings and includes a pedestrian/bicycle path that is connected to a linked system;
 - c. Passive recreation areas; and
 - d. Active recreation areas.

4. Wetlands - All wetland areas deemed under the jurisdiction of the Army Corps of Engineers, Florida Department of Environmental Protection or the Water Management District (South or Southwest Florida) are considered Preservation (PRESVX) regardless of their appearance on the generalized Future Land Use Map. The purpose of the preservation district is to offset and mitigate the impact upon the regional environmental system that is anticipated to result from the urbanization of the area. The following uses shall be the only development allowed in wetlands:
 - a. access to the site where other alternatives do not exist;
 - b. internal traffic or pedestrian circulation, where other alternatives do not exist, or for purposes of public safety;
 - c. utility transmission and collection lines;
 - d. passive recreation facilities; and,
 - e. pre-treated storm-water management.

5. Landscaping and Reforestation - It is essential when creating an urban environment to replenish and protect the natural landscape. The benefits are: reduction of ambient temperatures, creation a more drought tolerant environment, mitigation of the hardscape of urban areas, restoration of wildlife habitat, reduction of noise pollution, and the reduction of light pollution. The Ronald Reagan Parkway SAP requires the following minimum standards for Canopy Tree Planting, Roadway Landscape and Parking Lot Areas in all development:

- a. Canopy trees shall be planted in all development and consist of mixture of deciduous and non-deciduous trees. The minimum number of canopy trees, exclusive of buffers, to be planted or preserved as follows:
 - i Residential Low (RLX) -- 1 tree shall be planted or preserved for every 5,000 square feet of developable residential land area or fraction thereof, up to a maximum of 8 trees.
 - ii Residential Medium (RMX) and Residential High (RHX) -- 8 trees per gross developable acre shall be planted or preserved.
 - iii Activity Centers (RACX, CACX, NACX, CCX, OCX, and ECX) and Institutional (INSTX) -- 6 trees per gross developable acre shall be planted or preserved.
 - iv Industrial (INDX), Business Park Center (BPCX) -- 4 trees per gross developable acre shall be planted or preserved.

- b. Roadway Landscape Design within all development shall conform to the following:
 - i A 25'-wide landscape/buffer area shall be provided on both sides of all arterial collector roads. This landscape/buffer area shall be landscaped with trees and shrubs to achieve a 25% coverage after one year of planting. Landscape/Buffer areas are in addition to the street right-of-way.
 - ii Landscaping shall also be encouraged within road rights-of-way but must be based on a plan approved by the County.
 - iii Developers of properties shall plant Live Oak trees along collector and arterial roadways at a ratio of one tree for every 40 linear feet of right-of-way frontage.
 - iv A site plan showing the easement landscape plan and driveway access points shall be required prior to the approval of horizontal plans.

- c. Parking lots shall be landscaped pursuant to the following provisions:
 - i Parking lots shall be required to be landscaped so that no less than 50% of the parking is underneath a canopy at tree maturity.
 - ii Minimum Landscaped Area - A minimum area not less than 5% of the total off-street parking area shall be devoted to landscaping.
 - iii Location - Not more than 20% of the parking area landscaping requirement may be provided adjacent to the building it is intended to serve. All other landscaping shall be provided in the form of

interior islands, divider medians, and perimeter landscape strips. Landscaped areas shall be located in such a manner as to divide and breakup the expanse of paving and to guide traffic flow. Landscape islands and divider medians shall measure not less than 5 feet in width. At least 1 tree shall be provided in each landscaped area. The remainder of the area shall be landscaped using grass, ground cover, mulch, shrubs, trees, or other landscaping material excluding sand or pavement. All landscaped areas shall avoid overhang encroachment with curb stops or bumpers. If curbing is used abutting landscaped areas, it shall be perforated to permit drainage where necessary.

iv Required Landscaping Adjacent to Public ROWs -- Where a paved off-street parking area is abutting a public right-of-way, landscaping shall be provided between the off-street parking area and the right-of-way in accordance with the following:

(a) landscaped strip of land, a minimum of five feet in width, shall extend along the length of the boundary between the parking area and the abutting right-of-way except at point of access. This landscaped strip shall contain at least one (1) tree for each 75 lineal feet, or fraction thereof. Trees may be planted separately or in clusters.

(b) The required landscaped strip shall contain a hedge, wall, fence, berm, or other opaque screen, a minimum of 3 feet high, but no more than 6 feet high attained within one year of installation. If non-living barriers are used, one shrub or vine shall be planted along the street side for each 15 lineal feet of screen. The remainder of the landscaped strip shall be landscaped with grass, ground cover, or other appropriate landscaped treatment.

d. Parking shall be minimized and provided the least priority in the Ronald Reagan SAP to provide for more desired open space or to encourage pedestrian activity in an urban environment. Parking requirements of Section 720 may be reduced through shared parking agreements and for all mixed use and interconnected developments by approval of the Land Development Director.

6. Signs - Signage shall be more restrictive than typical standards for Polk County. The SAP shall use visually pleasing, lower height and smaller signs to compliment the overall selected-area site and building design. Flapping flags, blinking lights, and portable signs shall be prohibited. The construction of billboards along the roadways and Interstate 4 shall be specifically prohibited except for temporary billboards advertising the availability of industrial and commercial space located within the SAP for the respective property(ies).

7. Planned Development - Densities may be increased and a greater floor area ratio may be sought provided the following is accomplished with design and approved by the Planning Commission:
 - a. substantial effort is made to soften the hardscape of development through:
 - i preservation of mature landscaping or increased and more mature plantings; and,
 - ii curved streets and drive aisles,
 - b. multiple connections a provided to adjacent properties (both pedestrian and vehicle); and
 - c. a substantial effort has been made to step down intensity and ease the transition to abutting existing developments of lesser intensity.

Self-Storage Facility (Conditional Use Standards) (Added by Ord. No. 17-038 – 08/08/17)

8. The following conditional use standards are considered to be more specific and shall be required in lieu of those conditional use standards for Self-Storage Facilities as identified in Section 303 of the Code.
 - a. Storage of hazardous materials is prohibited. Storage of vehicles, boats, recreational vehicles, etc. shall occur in designated areas, entirely screened from view of adjacent residential property and from public rights-of-way. Except as provided herein, outdoor storage of any kind shall be prohibited.
 - b. Personal storage facilities shall provide one parking space per 200 bays, plus one space per employee.
 - c. Building facades visible from the public right-of-way shall have the appearance of an office and/or retail building through the use of doors, windows, awnings, and other appropriate building and design elements.
 - d. Exterior building material shall be stucco, brick, stone, split-faced block, or a combination of those materials. Building modulation shall be employed to break up long facades and create a visually unique project. Building modulation may be achieved through the use of horizontal and vertical projections or recesses, including awnings, overhangs or other similar architectural features.
 - e. Buildings that can accommodate two or more stories shall be designed to have the appearance of a multi-story building through the use of windows, doors, awnings, canopies and other appropriate building elements. For purposes of these design standards, these may consist of transparent windows, vehicular breezeways, or spandrel architectural elements may be used to further enhance facades.

- f. Access to all storage units shall be from the interior of the building.

Table 4.6 and 4.7 Deleted due to Ordinance 05-65 Adopted November 14, 2005