

PART 55. - SCENIC CORRIDOR OVERLAY ZONING DISTRICT

Sec. 30.1041. - Title.

This part shall be known and may be cited as the "East Seminole County Scenic Corridor Overlay District Ordinance".

Sec. 30.1042. - Legislative findings.

The following findings are hereby adopted as legislative findings by the Board of County Commissioners:

- (1) The Comprehensive Plan of Seminole County provides for the protection and maintenance of the rural landscape and community character of East Seminole County.
- (2) The visual character of the landscape along the major and minor roads defines the rural landscape and community character of East Seminole County.
- (3) The rural landscape and community character of East Seminole County is an important resource that contributes to the high quality of life of Seminole County.
- (4) Agricultural activities in East Seminole County are an important historical, cultural and economic resource that contributes to the quality of life of Seminole County.
- (5) The character, location and distribution of uses and structures along the major and minor roads in East Seminole County defines the visual character of East Seminole County.

Sec. 30.1043. - Purpose.

The purposes of the Scenic Corridor Overlay District are to:

- (1) Preserve and enhance the rural character and scenic qualities along major and minor roads in the rural parts of Seminole County; and
- (2) Prevent the visual encroachment of buildings and structures which restrict scenic views or are architecturally incompatible with the scenic character along major and minor roads in the rural parts of Seminole County; and
- (3) Maintain existing vegetation along the major and minor roadway system in rural Seminole County; and
- (4) Provide for safe and efficient traffic flow by minimizing individual property curb cuts; and

(5) Implement, and be consistent with, the Comprehensive Plan of Seminole County.

Sec. 30.1044. - Applicability.

All development within a designated scenic corridor including, but not limited to (to the extent permitted by law) development undertaken by agencies of local, regional, state or federal government, shall be carried out in accordance with each and every requirement of this part, in addition to each and every requirement of any underlying land development regulations.

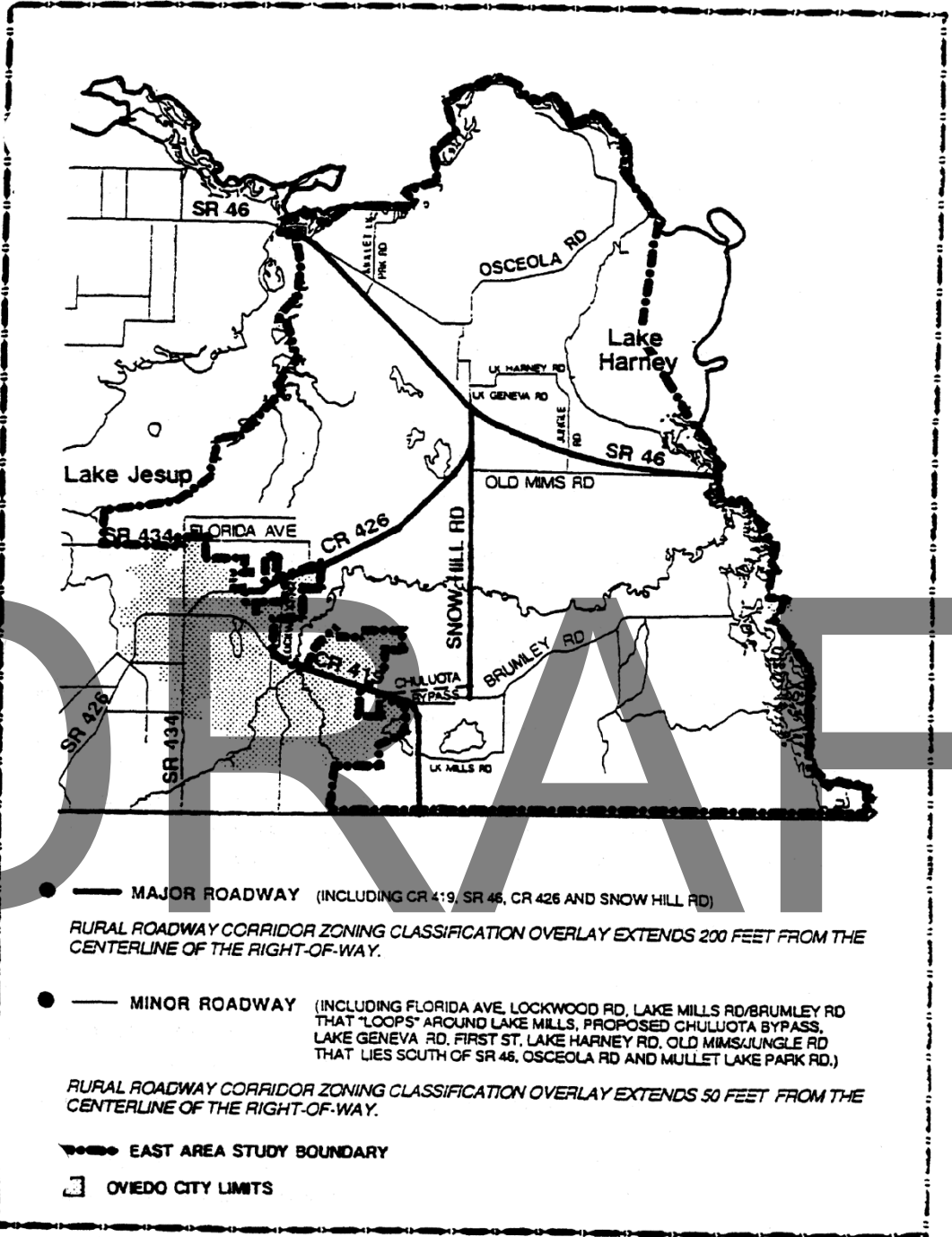
Sec. 30.1045. - Establishment of scenic corridors.

(a) Scenic corridors, in addition to those designated in subsection (b) of this section, shall be established by the Board of County Commissioners pursuant to the procedures for designating land uses on the future land use map of the comprehensive plan and as an amendment to this Code.

(b) The following scenic corridors are hereby designated within the East Area Study Boundary of Seminole County as depicted in the map below:

(1) *Major roads (as the term is used in this part):* County Road 419 from Lockwood Road to the Seminole County line, State Road 46 from Lake Jesup to the Seminole County line, County Road 426 from State Road 434 east to the Seminole County line and the entire length of Snowhill Road.

(2) *Minor roads (as the term is used in this part):* The entire length of Florida Avenue, Lockwood Road, Lake Mills Road/Brumley Road that "loops" Lake Mills, the Chuluota By-Pass, Lake Geneva Road, 1st Street, Lake Harney Road, Old Mims Road/Jungle Road south of State Road 46, Osceola Road and Mullet Lake Park Road.



Scenic Corridor

Sec. 30.1046. - Development standards.

(a) *Scenic corridor setbacks.*

(1) Except for those structures expressly authorized in this section and except for land designated as ~~ee~~ Commercial, Suburban Estates, or Low Density Residential on the future land use map, no structure, parking or outdoor storage shall be located:

- a. Within two hundred (200) feet from the centerline of the right-of-way in scenic corridors along a major road; or
- b. Within fifty (50) feet from the centerline of the right-of-way in scenic corridors along a minor road.

(2) ~~Notwithstanding any other provision of this Code,~~ Except within the Commercial, Suburban Estates, and Low Density Residential future land use designations, the following structures and uses shall be the only structures and uses permitted within the designated scenic corridor setbacks:

- a. Agricultural buildings in accordance with the standards of this part.
- b. Signs in accordance with the sign standards of this part.
- c. Landscaping features required by this part and other permitted landscape materials.
- d. Fences, gates, mailboxes, bus stops and entranceways in accordance with the architectural design standards of this part.
- e. Access ways or access points in accordance with the access standards of this part.
- f. Bus stops, bus shelters, signage and other such improvements related thereto.
- g. Signs, markings, traffic control devices and such other improvements related to the safe and efficient movement of traffic.

(b) *Signage.*

(1) All signs shall reflect the rural character of Central Florida and incorporate a traditional typeface and format. Examples of appropriate signage are set out in an attachment to this part. These signs are to be constructed in accordance with the other provisions of this Code unless otherwise specified in this part.

(2) The faces of all signs shall be made of natural materials or substances derived from natural materials including, but not limited to, wood, stucco, stone, brick and clay tile.

(3) No sign shall be internally lighted. Externally illuminated sign lights shall be focused, directed, and so arranged as to prevent glare or direct illumination or traffic hazard from said lights onto residential districts or onto the abutting roadways. No flashing or pulsating lights shall be permitted on any sign.

(4) Each primary residence with access on a major or minor road shall be permitted one (1) sign of not more than one and one-half (1.5) square feet per dwelling unit.

(5) Each non-residential use shall be permitted one (1) sign of not more than ~~twenty-four (24) square feet per use~~ thirty-six (36) square feet in area and six (6) feet in height.

(6) One street name or identification sign of not more than one and one-half (1.5) square feet shall be allowed at each permitted access way or access point along major and minor roads.

(7) Notwithstanding any other provision of this part, no more than one (1) sign per parcel of land or five (5) acres, whichever is greater in land area, shall be located within the scenic corridor setback along major roads; provided, however, that all signs located within the scenic corridor setback along major roads shall:

- a. Be ground signs and shall not exceed six (6) feet in height; and
- b. Be landscaped with native species in a manner consistent with the landscape treatment portrayed in an attachment to this part.

(c) Fences, gates, mailboxes, bus stops and entranceway features.

(1) All fences, gates, mailboxes, bus stops and entranceways developed in conjunction with a non-agricultural use within the scenic corridor setback shall be made of natural materials or substances derived from natural materials including, but not limited to, wood, stucco, stone, brick and clay tile.

(2) No entranceway feature shall be internally lighted.

(3) No fence, gate, mailbox or entranceway feature within the scenic corridor setback shall be greater than four and one-half (4.5) feet in height.

(4) No more than forty (40) percent of the surface area of any fence within the scenic corridor setback shall be opaque.

(d) Landscaping and bufferyards.

(1) All landscaping required in conjunction with the Land Development Code requirements for the scenic corridor setback shall be native plant species ~~as set forth in~~ in accordance with the landscape list in the Florida Friendly Landscaping Guide to Plant Selection & Landscape Design ~~an attachment to this part.~~

(2) All non-residential uses shall be separated from residential uses on adjacent properties by one of the following bufferyards:

- a. A bufferyard of two hundred (200) feet between residential and non-residential buildings; or
- b. A bufferyard of one hundred (100) feet between residential and non-residential buildings landscaped with:

1. One (1) canopy tree per fifty (50) lineal feet; and
2. Two (2) understory trees per fifty (50) lineal feet of common property line; and
3. Eight (8) shrubs per fifty (50) lineal feet of common property line; or

c. A bufferyard of fifty (50) feet between residential and non-residential buildings landscaped with:

1. One (1) canopy tree per twenty-five (25) lineal feet of common property line; and
2. Two (2) understory trees per twenty-five (25) lineal feet of common property line; and
3. Eight (8) shrubs per twenty-five (25) lineal feet of common property.

(3) No existing canopy trees shall be removed in the scenic corridor setback unless the clearing is necessary to provide access, the tree is diseased or to address public safety emergencies.

(4) No clearing within the scenic corridor setback shall be permitted except in conjunction with a permit issued for development authorized under the provisions of this part or for public safety requirements.

(e) *Access standards.*

(1) Notwithstanding any other provision of this part, no access way or access point for rural subdivisions or waivers to plats shall be located within four hundred forty (440) feet of any other driveway or other way of access on the same side of a major road in any scenic corridor unless such denial of access would be contrary to law.

(2) No access way or access point driveway along a major road in a scenic corridor shall be developed on a parcel of land which has frontage on a public road other than the major road.

(3) To the maximum extent feasible, driveways along a major or minor road shall curve or wind so as to restrict views of the structure located on the parcel from the public roadway.

(f) *Permitted uses.*

(1) Notwithstanding any other provision of this Code, no development shall be carried out on land within a designated scenic corridor except for land designated as commercial on the future land use map and except for agricultural uses and structures.

(2) Open space which is created by clustering shall be subjected to an open space easement limiting the use of the property to open space and/or agricultural purposes in perpetuity. The developer shall provide for the ownership and maintenance of the open space from which development is clustered, unless dedicated to and accepted by a public agency.

(g) Nonresidential Building Design Standards

(1) The development criteria enumerated in this Paragraph shall apply generally to commercial and other nonresidential structures throughout the Scenic Corridor Overlay District. However, the following structures and uses shall be exempt from these provisions:

- a. Residential structures and accessory structures thereto.
- b. Churches.
- c. Public schools.
- d. Public Utility structures.
- f. Barns and other structures accessory to a bona fide agricultural use.

(2) Setbacks

- a. Structures on lots having a Commercial, Suburban Estates, or Low Density Residential future land use designation and fronting on a major or minor road as designated in Sec. 30.1045 shall have a minimum street yard setback of twenty-five (25) feet.
- b. Structures on lots having a Rural-3, Rural-5, Rural-10, or Preservation Managed Lands (PML) future land use designation and fronting on a major or minor road as designated in Sec. 30.1045 shall have a minimum street yard setback as required under Sec. 30.1046(a)(1).
- c. All properties shall meet required side and rear setbacks as set forth in the applicable zoning district.

(3) Site Furnishings

- a. Benches and bollards shall be made of wood or wood-like materials.

(4) Exterior Building Materials

Brick, stucco or wood-type construction will be the standard exterior facade material required for all applicable development and redevelopment. Metal buildings will only be permitted when a primary exterior façade with the appearance of brick, stucco or wood-type construction visible from Major or Minor street is provide.

(5) Color Scheme

- a. No building or structure shall exhibit more than three colors.
- b. Fluorescent or neon colors are prohibited.

(6) Roof Design

- a. All mechanical equipment and appurtenances placed on the roof will be screened so that they are not visible from any public right-of-way.

(7) Doors

a. Main entrance doors shall be 30 to 80 percent glass. Glass shall not be required in service doors and emergency exits.

(8) Awnings

Awning color shall be solid and neutral, and with no more than one color on any given awning. Both awning and flat canopy treatments are permitted provided one or the other is uniformly applied to the entire building. Internally illuminated awnings, stretch awnings on curved aluminum frames, and backlighted awnings with plastic fabric shall be prohibited.

(9) Signs

a. Wall Signs

Wall signs shall be designed as an integral architectural feature of the structure. The maximum area (expressed in square feet) of wall signs for single-occupant buildings or buildings within a cluster shall be calculated by multiplying the building front footage by one and one-half (1.5) feet. Placement of signs on a building shall not obscure or conflict with awnings, canopies, windows, cornices or other similar architectural details.

b. Window Signs

Window signs shall not occupy more than 25 percent of available glass area, and shall not visually obstruct the display or inside of the building. Neon signs are not permitted.

c. Ground Signs

Ground signs shall be designed to be compatible in appearance with the principal building.

d. Prohibited Signs

In addition to the signs prohibited in Sec. 30.1245, the following sign types shall be prohibited:

1. Blinking lights, changeable message boards and electronic message signs.
2. Reverse illuminated (receive light from an internal source) plastic signs.
3. Reader boards and information displays.
4. Neon signs and changeable copy signs.
5. Ground signs constructed at an angle with the façade of the associated building.
6. Pole signs.
7. Billboards.