

SCHEDULE F

REQUIREMENTS FOR BUILDINGS, PARCELS, YARDS, BUILDING SETBACKS AND LIGHTING

SECTION 1.0 BUILDINGS

- A. **Approved Access.** No building shall be erected on any parcel with less than the minimum required frontage on a street or an accessway as shown on an approved site plan.
- B. **Approved Water Supply and Sewage-Disposal Facilities.** It shall be unlawful to construct any building without water supply and sewage-disposal facilities approved by the City Utilities Department. All required certifications, including those of any legally responsible governmental agency, approving proposed and completed public or private water supply and sewage disposal facilities, as applicable, shall accompany all applications for site development permits and/or certificates of completion.
- C. **Principal Building.** Only one (1) principal building and permitted accessory structures shall be erected on any tract or lot except for approved site plans and/or approved planned development project plans. Temporary construction activities are permitted during construction only and shall be removed prior to the issuance of a certificate of occupancy for the premises.
- D. **Accessory Buildings and Structures.** The following regulations apply to the construction of all accessory buildings and structures:
1. Accessory buildings and structures shall be designed to blend aesthetically with the main structure. Accessory buildings or structures of two-hundred (200) square feet or greater shall match the principal building in materials, color and architectural style.
 2. Accessory buildings and structures are not permitted in front or side yards except garages and carports over 200 sq. ft. that meet the required setbacks may be permitted in the side yard.
 3. No accessory building or structure shall be erected or modified for residential purposes, unless specifically provided for in these land development regulations.
 4. The total square footage of all accessory buildings cannot exceed the square footage of the principal building. With the exception of a screened pool structure, the height of an accessory structure or building shall not exceed the height of the principal structure.
 5. In no event shall an accessory building or structure be established prior to the principal use to which it is accessory.
- E. **Height Exceptions.** Fire towers and water towers are excluded from the height requirements of these regulations.

F. **Building Color.** Refer to Schedule G.

G. **Height Exceptions.** Height requirements apply to buildings. Height requirements do not apply to necessary mechanical appurtenances or structures which are not intended for occupancy by human beings unless such mechanical appurtenances or structures exceed one hundred twenty-five feet (125') in SR-1AA, SR-1A, SR-1, SR-2, MR-1, MR-2, MR-3 and AG zoning districts or two hundred feet (200') in any other zoning district in which case conditional use approval shall be required. Fire towers and water towers however, are specifically excluded from the height requirements of these regulations. All structures are required to comply with FAA regulations.

SECTION 2.0 PARCELS

A. **Reduction Of Parcel Area Prohibited.** Every parcel, including those comprised of one (1) or more adjacent tracts and/or lots of record, shall maintain an area sufficient to comply with all land development regulations.

B. **Double Frontage and Corner Parcels.**

1. Multiple frontage and corner parcels shall comply with front yard requirements and street building setbacks on all adjacent streets.
2. On corner parcels abutting two (2) intersecting streets there shall be only one (1) side yard. The remaining parcel line shall be deemed the rear parcel line. The side parcel line shall be determined as follows:
 - a. The parcel line opposite the parcel line having the greatest street frontage; or
 - b. If the parcel lines abutting on both streets are of equal length, the side parcel line shall be determined by the orientation of the structure.
3. On corner parcels abutting three (3) intersecting streets, the remaining parcel line shall be deemed the side parcel line.

C. **Obstruction to Vision at Intersections.** On corner parcels where front yards and/or building setbacks are required, no obstruction, including landscaping, shall be permitted to impede visibility between a height of two and one-half feet (2 ½') and ten feet (10') above the grades of the intersecting streets or alleys at their point of intersection in an area bounded by the intersection of any two (2) right-of-way lines of streets, a street and alley, two (2) alleys or a street and railroad, and a straight line intersecting those two (2) right-of-way lines at points twenty-five feet (25') from their intersection.

SECTION 3.0 YARDS AND BUILDING SETBACKS

A. **Permitted Encroachments.** The following yard and building setback encroachments shall be permitted:

1. **Breezeways and Porte Cocheres.** Breezeways and porte cocheres are permitted in front, rear and side yards, subject to meeting the required setbacks. For commercial and office uses a porte-cochere must have a minimum horizontal dimension of 18 feet. A clear space of not less than nine feet (9') shall be provided for residential uses. Breezeways may be designed so that they provide a covered entrance into any building provided, however, that such breezeways shall not be designed so as to be considered as, or function as, an outdoor covered patio area. In addition, no porte cochere shall be designed so as to be considered as, or function as, a carport.
 2. **Screened Swimming Pool Enclosure.** Any swimming pool enclosure shall be considered as an accessory building for the purposes of determining setbacks even if attached to the principal building.
 3. **Patio and Porch Areas.** All rear patio and porch areas, whether screened or open on the sides, whether attached or unattached to the principal building and whether covered or uncovered shall be subject to all the requirements for accessory building setbacks.
 4. **Building Projections.** Building projections may encroach into front, side and rear yards as follows:
 - a. Sills or belt courses may project up to twelve inches (12") into a yard.
 - b. Awnings or canopies shall project a minimum of 4 feet from the building when located over pedestrian areas and no less than 2 feet otherwise. Awnings or canopies shall maintain a minimum clearance of 8 feet above any sidewalk or pedestrian route.
 - c. Chimneys, fireplaces or pilasters may project up to two feet (2') into a required yard.
 - d. Projected or recessed covered public entry providing a minimum horizontal dimension of eight feet and a minimum area of 100 square feet.
 - e. Overhangs, minimum of 3 feet.
- B. **Prohibited Encroachments.** No electrical, plumbing and mechanical equipment, dumpster or area specifically designated for garbage cans shall be located within a front yard or front yard setback.
- C. **Prohibited Encroachments.** Vehicles shall not be parked in the front or side yards of a lot or in the right-of-way adjacent to any lot unless parking occurs in the area of a lot permitted for a driveway with an associated curb cut permit.

SECTION 4.0 LIGHTING STANDARDS

- A. **Intent.** It is the intent of this Section to encourage lighting practices that will benefit the public by minimizing light pollution, glare, light trespass and sky glow and maintaining night time safety, utility and security.
- B. **Scope and Applicability.**
All exterior outdoor lighting installed after the effective date of this section in any and all zones in the City shall comply with the requirements established by this section unless otherwise exempted. This ordinance does not apply to indoor lighting.

When an outdoor lighting installation is being modified, extended, expanded or added to, the entire lighting installation shall be subject to the requirements of this section.

When outdoor lighting installation or replacement is part of a development proposal for which site plan approval is required, the Planning and Zoning Commission shall review and approve the lighting installation as part of its site plan approval.

For commercial and office uses refer to Schedule G.

C. **Definitions.**

Active. Refers to an area, entrance or feature that is frequently used and has a high level of activity or movement.

Cut off fixture. An outdoor light fixture shielded or constructed in such a manner that no more than two and one-half percent (2 ½%) of the total light emitted by the fixture is projected above the horizontal plane of the fixture.

Footcandle. A unit of measure for luminance. A unit of luminance on a surface that is everywhere one (1) foot from a uniform point source of light of one (1) candle and equal to one (1) lumen per square foot.

Fully Cutoff Fixture. An outdoor light fixture shielded or constructed in such a manner that it emits no light above the horizontal plane of the fixture.

Fully Shielded Lighting. Lighting constructed in such a manner that all light emitted by the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal. Such fixtures usually have a flat, horizontally oriented lens and opaque (usually metal) sides. They are often described as "shoebox" luminaires if the luminaire has a predominantly rectangular form. Fixtures that either has reflecting surfaces or lenses (clear or prismatic) located below the lamp and visible from the side or above and fixtures that can be mounted such that the shielding is ineffective are not considered fully shielded lighting.

Glare. The effect produced by a light source within the visual field that is sufficiently brighter than the level to which the eyes are adapted, to cause annoyance, discomfort or

loss of visual performance and ability.

Horizontal Luminance. The measurement of brightness from a light source, usually measured in footcandles or lumens, which is taken through a light meter sensor at a horizontal position.

Inactive. Refers to an area, entrance or feature that is infrequently used and normally locked.

Light Trespass. Light from an artificial light source that is intruding into an area where it is not wanted or does not belong.

Lumen. A quantitative unit measuring the amount of light emitted by a light source.

Uniformity Ratio (U. Ratio). Describes the average level of illumination in relation to the lowest level of illumination for a given area. Example: U. Ratio is 4:1; the lowest level of illumination should be no less than twenty-five percent (25%) or four (4) times less than the average level of illumination.

Wall Pack. A type of light fixture typically flush-mounted on a vertical wall surface.

D. **Exemptions.** The following types of lighting are exempted from these regulations:

1. Reasonable holiday lighting during the period from October 15 to February 15, if the lighting does not create a hazard or nuisance from glare or luminance.
2. Traffic control signals and devices installed by or at the direction of a public agency.
3. Temporary emergency lighting in use by law enforcement or government agencies or at their direction.
4. Temporary lighting, used for a period not to exceed thirty (30) days in any one (1) year period, for festivals, celebrations or other public activities subject to the same conditions as holiday lighting.
5. Security lighting controlled by a motion sensor switch that remains on for no longer than ten (10) minutes after activation, but shall in all cases be shielded and directed only to the areas where such lighting is required.
6. Temporary construction lighting used for a period not to exceed thirty (30) days in any one (1) year period.
7. Outdoor recreational facilities such as tennis courts, sports fields, golf courses, driving ranges and miniature golf courses; and outdoor assembly uses such as stadiums, arenas, amphitheaters and drive-in movie theaters.

8. One (1) and two (2) family dwellings.

E. General Requirements.

1. All exterior lights shall be designed, located, installed and directed in such a manner as to prevent objectionable light trespass and glare across the property lines and/or disability glare at any location on or off the property.
2. All parking lot lighting shall use fully cutoff fixtures.
3. All fully cutoff fixtures shall be installed in a horizontal position as designed.
4. All building lighting for security or aesthetics shall use fully cutoff or fully shielded fixtures, not allowing any upward distribution of light.
5. Flood lighting is discouraged. If used, flood lights must be shielded to prevent:
 - i. Disability glares for drivers or pedestrians.
 - ii. Light trespass beyond the property line.
 - iii. Light above a ninety degree (90°) horizontal plane.
 - iv. Otherwise creating a public hazard or nuisance.
6. All wall pack fixtures shall be cutoff fixtures except those adjacent to an arterial or collector road, in or adjacent to a residential zoning district or adjacent to a dwelling unit which shall be of the shoe box type. The lighting use or location of the wall pack shall determine the maximum footcandle allowed. Except as noted above, wall packs may be of the non-cutoff type, if located in a commercial or industrial area that cannot be seen from a roadway or residential parcel or district.
7. Adjacent to residential property, no direct light source shall be visible at the property line at ground level or above.
8. The maximum height of any outdoor light, as measured from the ground to the top of the lighting fixture or light pole, whichever is higher, shall be twenty-five (25) feet.
9. The location of outdoor lights shall not conflict with landscaping.
10. The minimum setback of a light-source from a property line shall be a horizontal distance of twenty (20) feet.
11. Where practicable, electrical service to outdoor lighting installations shall be underground.
12. The use of high pressure sodium lamps is recommended.

F. Lighting Standards.

- The City hereby adopts the following outdoor lighting recommendations of the Illuminating Engineering Society of North America (IESNA):

LIGHTING TABLE

Parking Lots	Horizontal Illuminance (Footcandles)		Uniformity Ratio
	Maximum	Minimum	
High Level of Activity: Major Athletic Events Major Cultural or Civic Events Regional Shopping Centers Fast Food Facilities	3.6	0.9	4/1
Medium Level of Activity: Community Shopping Center Cultural, Civic, Recreational Event Office Parking Airport, Commuter Lots, etc. Residential Complex Hospital	2.4	0.6	4/1
Low Level of Activity: Neighborhood Shopping Industrial Employee Parking Educational Facilities Churches	0.8	0.2	4/1
Building Exterior: Entrance, Active Entrance, Inactive Vital Locations or structures Building Surrounds	Lighting Level (Footcandles)		
		5	
		1	
		5	
		1	
	Dark surroundings	Bright surroundings	
	(Residential, Rural & Undeveloped Areas) (Maximum Footcandles)	(Commercial areas) (Maximum Footcandles)	
Service Stations: Approach Driveway Pump Island Service Area	1.5 1.5 20 3	3 5 30 7	
Auto Lots: Circulation Merchandise Display	5 20	7 30	
Outdoor retail selling areas:	Shall not exceed ten (10) times the illumination of the adjacent street		
Storage Yards: Active Inactive	20 1		
Loading Platforms	20		

G. **Lighting of Gas Stations, Convenience Stores and All Outdoor Canopies.** In addition to the above standards, the following shall apply:

1. Lighting of gas stations and convenience stores shall not be used to attract attention to the business. Signs (and any illumination relating thereto) allowed under the appropriate Schedule of the Sanford Land Development Regulations shall be used for that purpose.
2. Areas on the apron away from the gasoline pump islands which are used for parking or vehicle storage shall be illuminated in accordance with the requirements for parking areas set. If no gasoline pumps are provided, the entire apron shall be treated as a parking area.
3. Light fixtures mounted on canopies shall be recessed so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy.

H. **Lighting Plan Required.** The applicant shall submit a lighting plan depicting the foot-candle dispersion on the site and detail of the proposed fixtures as part of the site plan/development application. The plan shall include at least the following:

1. A site plan, drawn to scale, showing all buildings, landscaping, parking areas, all proposed exterior lighting fixtures;
2. Specifications (details) for all proposed lighting fixtures including photometric data; designation is IESNA 'cutoff' fixtures, and other descriptive information on the fixtures;
3. Proposed mounting height of all exterior lighting fixtures;
4. Analyses and luminance level diagrams showing that the proposed installation conforms to the lighting level standards of this section. Off-site lighting shall be considered in the analyses;
5. Drawing of all relevant building elevations showing the fixtures, the portions of the walls to be illuminated, the luminance levels of the walls and the aiming points for any remote light fixtures.

SECTION 5.0 FENCES AND WALLS

A. **Height.** The following are the fence and wall height regulations for residential.

1. No more than 4 feet high between the front building line and the front property line;
2. When a front yard is located along the side of a residence on a corner lot, an eight (8) foot high fence is permitted under the following conditions:
 - a. It is set back at least four (4) feet from the property line;

- b. The area between the property line and the fence is landscaped with shrubs and/or groundcovers from the plant list in Schedule J;
 - c. The eight (8) foot high fence is located parallel to, or behind the rear edge of the residence; and
 - d. The first six (6) feet of the fence from the ground may be constructed of solid materials. Any portion of the fence above six (6) high shall be constructed in a style that is at least (50) percent open such as framed lattice.
- 3. No more than 4 feet high if located on a side yard in the front yard if Section 5.0 A.2 conditions can't be met;
 - 4. No more than 8 feet in height in any side or rear yard.

B. Design and Materials. The following standards apply to fences and walls:

- 1. Fencing and gates within front yards shall be decorative and semi-transparent and shall not be solid or shadow-boxed. All fencing shall be made out of attractive long-lasting materials. Recommended fence types include wood or metal picket, ornamental wrought iron or aluminum, decorative PVC or vinyl.
- 2. Walls in front yards shall be of masonry construction.
- 3. Chain link fencing is prohibited within any required front yard.
- 4. Chain link fencing is permitted along side parcel lines within the front yard if used as a foundation for shrubbery or other landscape decoration and all parts of the fence and its supporting structure are coated in dark vinyl.
- 5. Barbed wire, razor wire, concertina and other types of sharp-edged fencing shall not be located within or adjacent to any residential use area.
- 6. Fences and walls shall not impede the flow of water in drainage easements.
- 7. All walls and fences shall be constructed with their finished side facing outward.

C. Fences on Vacant Lots. On vacant lots, a fence may be constructed forward of the required building setback line. The above-referenced height restrictions shall apply. Fences surrounding vacant parcels shall have a double gate with a minimum width of ten (10) feet to accommodate maintenance machinery and lawn mowers. All applications for fences on vacant lots shall be approved by the Development Review Team.

- D. **Fences for Commercial and Office Uses.** Fences for commercial and office uses shall refer to Schedule G of the City of Sanford Land Development Regulations.
- E. **Permit Required.** A building permit is required to construct any fence or wall.
- F. **Variances.**
 - 1. The Development Review Team shall have the authority to consider variances to the fencing provisions for single family and two family dwellings.
 - 2. The Planning and Zoning Commission may consider variances to the fencing provisions for multiple family dwellings and nonresidential uses.