

City of Freeport

331 North Corridor Standards

I. DEFINITION/APPLICABLE AREA

A. Definition

The 331 North Corridor Standards are defined as supplemental standards created to preserve the aesthetic values of certain corridors and vistas as viewed from various public roadways; to provide managed access through intersection and service road connection standards; to protect and enhance the City's attraction to the travelling public, enhance civic pride and protect economic values of affected properties.

B. Applicable Area

All property contiguous to the 331 North Bypass, north of State Road 20 within the City of Freeport shall be considered within the 331 North Corridor Standards area and subject to the 331 North Corridor Standards (location map attached). The 331 North Corridor Standards are a City designation and is not associated with the Walton County Scenic Corridor or the Florida Scenic Highway program.

II. EXCEPTIONS

A. Individual Residential Homes not requiring a development order

Individuals building a single-family home on a parcel of record which is not part of a development requiring development approval by the City of Freeport are not subject to the 331 North Corridor Standards.

B. Other as determined by the City Council.

III. DEVELOPMENT DESIGNATION/PROCEDURE

All development projects within the 331 North Corridor Standards area shall be designated Major Developments, regardless of their size or acreage, except for phases of previously approved Planning Development Projects which will be processed as Minor PDP phases.

IV. SERVICE ROAD/PARKING LOT CONNECTIVITY REQUIREMENTS

A. Service Roads

1. Service roads are required in development order applications and on Master Plans to extend between developments and planned traffic signals.
2. All development projects within the 331 North Corridor Standards area shall be designed to connect to service roads on either side of the 331 North

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Bypass.

B. Roadway standards for service roads

Service Roads shall be designed as Service Road Collector Streets, per the requirements shown in Table 5-1 Street Design and Improvements Standards in Article 5 of the Freeport Land Development Code.

Table 5-1

Street Type	Number of Lanes	Pavement Widths		ROW Widths	
		Curb + Gutter	No Curb + Gutter	Curb + Gutter	No Curb + Gutter
Service Road Collector Streets	<ul style="list-style-type: none"> • 2 – 11' moving • No parking • No individual residential lot access • No median 	22'	N/A	50'	N/A

C. Individual development parking areas shall be connected with through driveways to provide traffic circulation without having to enter the service road. If the adjoining property is vacant, the developer will design a future access at either side of the development for future traffic circulation via interconnected parking lots, in addition to the required permitted access to the service road.

D. Procedure for installation of service roads within approved developments

1. Service roads will be constructed and connected from the proposed traffic signal locations to the entrance of approved developments, if not already in place.
2. Planned Development Projects (PDPs) within the 331 North Corridor Standards area will be required to install service roads connecting the traffic signal intersection to all the PDP phases within the property area of the PDP as a component of the first developed phase within the PDP.

E. Common Driveways

Adjacent uses may share a common driveway provided that appropriate access easements are granted between or among the property owners.

V. TRANSIT STOPS

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A. Transit Stop Locations

Transit Stops shall be provided at planned traffic signal intersection locations.

B. Transit Stop Design Standards

The land area dedicated shall be sufficient to provide a transit stop with shelter and a separate paved transit lane one hundred (100) feet from the bus stop. There shall be no advertising of any type on the transit shelter. Design of the transit stop shall be specified by the Planning Director and shall be consistent with the overall project design. Design of the transit lane shall be specified by the City Engineer.

C. Procedure for installation with approved development orders.

All transit stops within a development area shall be placed during the first phase of development approval.

VI. PARKING

A. Design Standards

1. Standard and compact parking spaces shall be sized according to the Institute of Transportation Engineers "Traffic Engineering Handbook".

2. No more than ten (10) parking spaces may be placed in a row; landscaped islands will be provided at the ends of each row.

B. Shared Parking Plans

Reduction of parking requirements because of joint use shall be approved if the following conditions are met:

1. The developer submits sufficient data to demonstrate that hours of maximum demand for parking at the respective uses do not normally overlap.

2. The developer submits a legal agreement approved by the City of Freeport Legal Services Department guaranteeing the joint use of the off-street parking spaces as long as the uses requiring parking are in existence or until the required parking is provided elsewhere in accordance with the provisions of the Land Development Code.

VII. LANDSCAPING

A. Require 60% Native Drought-Tolerant Species

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60% of the proposed landscaping of any development project within the 331 North Corridor Standards area must be drought-tolerant.

B. Expand Landscaping List

In addition to the landscaping materials list located in Appendix “C” of the Land Development Code, other species of suitable landscaping groundcover, shrubs, understory trees and canopy trees may be utilized with a written statement of suitability for the climate and grow zone by a licensed landscape architect or licensed arborist.

C. Required Landscaping Plans

All landscape plans for development projects within the 331 North Corridor Standards area shall be prepared by a licensed Landscape Architect.

D. Service Roads & Multi-Modal Path (landscaped cross sections)

Canopy trees shall be installed every fifty feet in a 5-foot grassed area between the service road pavement and the paved 8-foot-wide multi-modal path. Shrubbery and ground covers shall also be used in the area between the canopy trees; but must not intrude into the Clear Visibility Triangle as defined in Section 5.01.04 (H) of the Freeport Land Development Code.

E. NFWFMD Irrigation Wells Required for irrigation systems.

1. All plant material shall be watered by an automatic irrigation system. The irrigation system shall be designed to avoid water coverage on sidewalks, parking areas and streets.
2. The City of Freeport prohibits the use of potable water for irrigation. Property owners will be required to obtain an irrigation well permit from NFWFMD for all irrigation activities or connect to a reclaim water system for irrigation, if available.

F. Responsibility of Maintenance of Landscaping

Meeting the requirements of these standards does not relieve the owner/developer from the responsibility of providing and maintaining aesthetically pleasing well-

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designed landscapes. All plant material shall be maintained in a healthy and vigorous state. Dead plants and/or trees shall be replaced within 90 days of failure.

VIII. MULTI-MODAL PATHS

A. Location in conjunction with Service Roads

1. Projects abutting collector or arterial transportation facilities within the 331 North Corridor Standards area shall provide multimodal paths adjacent to the collector or arterial roadway. Location of multimodal paths shall be consistent with planned roadway improvements.
2. Where a proposed development includes improvements or new construction of collector or arterial facilities, facility designs shall include provisions for multimodal paths within the right-of-way.
3. Pedestrian-ways or crosswalks, not less than ten (10) feet wide with a multimodal path meeting the requirements of the LDC will be placed in the middle of blocks more than eight hundred feet long where deemed necessary to provide circulation or access to schools, playgrounds, shopping centers, transportation and other community facilities.

B. Multi-Modal Design Standards

Attached as Exhibit “A”

IX. OUTDOOR STORAGE/DISPLAY

A. Outdoor Storage

1. The use of boxes, crates, pallets or other types of shipping containers is prohibited.
2. In the case of plant nurseries or garden stores, unscreened outdoor storage or display of live plant materials is allowed. All other open or covered storage of materials must be screened from public view.

B. Outdoor Display

1. Vehicle & Equipment Dealerships

Vehicle and Equipment Dealerships can be located within the 331 North Corridor subject to providing Landscape Standard “C” Buffers on the perimeter of all sides of the development visible from the right-of-way

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and comply with all other landscaping requirements under Section 5.05.00 Freeport Land Development Code, including the parking lot landscaping requirement for customer parking..

2. Retail Goods Display

- a. An outdoor display area for retail good shall not be located closer than five (5) feet from any public entrance or impair pedestrian traffic or otherwise create an unsafe condition and shall be in full compliance with all applicable federal and state accessibility standards, including but not limited to the American Disabilities Act (ADA) as amended.
- b. The allowable outside display area of retail goods shall not exceed 50% of the total square footage of the permanent arcade, porch, canopy structure, not to exceed two hundred (200) square feet of total outdoor display area. An outdoor display area shall be limited to one hundred (100) square feet of contiguous space.
- c. All merchandise or foods displayed shall be properly anchored, secured or stored in such a manner to avoid shifting or movement.
- d. Vending machines, ice machines and similar machines which dispense goods, as well as propane tank sales, fire wood and similar items shall only be located in the permitted display area.
- e. Short-term sales of agricultural products which are seasonal in nature, including and limited to Christmas trees and pumpkin patches shall be allowed between October 1st and January 5th.
- f. Exemptions:
 - i. Fuel pumps and/or energy-dispensing devices which have been legally permitted shall not be subject to these regulations. Other than fuel pumps and or energy-dispensing devices, outdoor display of merchandise, goods, or products at the fueling stations where pumps are located, is prohibited.
 - ii. News racks.

X. Utilities/Lighting

A. Utilities

All electric, cable television and telephone feeds from public rights-of-way to buildings must be underground. All air-conditioning units, transformers,

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backflow preventers or other utility devices must be screened from public view. No satellite dishes/air conditioning units or other extraneous equipment shall be visible from a public right-of-way. All new utility line installations designed to serve new individual end use sites must be located underground outside the public rights-of-way. In all cases, utilities will evaluate and strive to limit the number of aerial crossings necessary to serve future growth. Major transmission lines are not covered by this regulation.

B. Lighting Location Standards

Lighting is required in all parking lots, common areas, recreation areas, multi-modal paths, bike paths/sidewalks, crosswalks and on all corners of roadway intersections. Solar pedestal lighting shall be used in an alternating fashion along multi-modal paths and bike paths.

C. Design Standards

All lighting shall be designed to direct light downward and must be complimentary to the development design. The style and location of lighting must be reviewed and approved during the development review process.

XI. Signage

1. Single or double pole signs are prohibited.
2. All other signage: see Section 5.06 of the Land Development Code for signage regulations.
3. Delivery Vehicles bearing the name of an establishment may not be parked in front so as to serve as “additional signage” for the establishment. No vehicles bearing business signage shall be parked in landscaped or corridor buffer areas or on rights-of-way.
4. Other Prohibited signage:
 - i. Signs that are in violation of the building code or electrical code adopted by the city.
 - ii. Any sign that, in the opinion of the Planning Director does or will constitute a safety hazard.
 - iii. Blank temporary signs.
 - iv. Signs with visible moving, revolving, or rotating parts or visible mechanical movement of any description or other apparent visible

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movement achieved by electrical, electronic, or mechanical means, except for traditional barber poles.

- v. Signs with the optical illusion of movement by means of a design that presents a pattern capable of giving the illusion of motion or changing of copy.
- vi. Signs with lights or illuminations that flash, move, rotate, scintillate, blink, flicker, or vary in intensity or color except for time-temperature-date signs.
- vii. Strings of light bulbs used on commercially developed parcels for commercial purposes, other than traditional holiday decorations.
- viii. Signs, commonly referred to as wind signs, consisting of one or more banners, flags, pennants, ribbons, spinners, streamers or captive balloons, or other objects or material fastened in such manner as to move upon being subjected to pressure by wind.
- ix. Signs that incorporate projected images, emit any sound that is intended to attract attention, or involve the use of live animals.
- x. Signs that emit audible sound, odor, or visible matter such as smoke or steam.
- xi. Signs or sign structures that interfere in any way with free use of any fire escape, emergency exit, or standpipe, or that obstruct any window to such an extent that light or ventilation is reduced to a point below that required by any provision of this Code or other ordinance of the City of Freeport.
- xii. Signs that resemble any official sign or marker erected by any governmental agency, or that by reason of position, shape or color, would conflict with the proper functioning of any traffic sign or signal, or be of a size, location, movement, content, color, or illumination that may be reasonably confused with or construed as, or conceal, a traffic-control device.
- xiii. Signs that obstruct the vision of pedestrians, cyclists, or motorists traveling on or entering public streets.
- xiv. Non-governmental signs that use the words “stop,” “look,” “danger,” or any similar word, phrase, or symbol.

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- xv. Signs, within ten (10) feet of public right of way or one hundred (100) feet of traffic-control lights, that contain red or green lights that might be confused with traffic control lights.
- xvi. Signs that are of such intensity or brilliance as to cause glare or impair the vision of any motorist, cyclist, or pedestrian using or entering a public way, or that are a hazard or a nuisance to occupants of any property because of glare or other characteristics.
- xvii. Signs that contain any lighting or control mechanism that causes unreasonable interference with radio, television or other communication signals such as:
 - a. Searchlights used to advertise or promote a business or to attract customers to a property.
 - b. Signs that are painted, pasted, or printed on any curbstone, flagstone, pavement, or any portion of any sidewalk or street, except house numbers and traffic control signs.
 - c. Signs placed upon benches, bus shelters or waste receptacles, except as may be authorized in writing pursuant to 337.407, Florida Statutes.
 - d. Signs erected on public property, or on private property (such as private utility poles) located on public property, other than signs erected by public authority for public purposes (and signs authorized in writing pursuant to 337.407, Florida Statutes.)
 - e. Signs erected over or across any public street except as may otherwise be expressly authorized by this Code, and except governmental signs erected by or on the order of a public officer.
 - f. Vehicle signs with a total sign area on any vehicle in excess of ten (10) square feet, when the vehicle:
 - is parked for more than sixty consecutive minutes within one hundred (100) feet of any street right-of-way;
 - is visible from the street right of way that the vehicle is within one hundred (100) feet of; and
 - is not regularly used in the conduct of the business advertised on the vehicle. A vehicle used primarily for advertising, or for the purpose of providing transportation for owners or employees of the occupancy advertised on

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the vehicle, shall not be considered a vehicle used in the
conduct of the business.

xviii. Signs displaying copy that is harmful to minors as defined by this Code.

xix. Portable signs as defined by this Code.

xx. Permanent Outdoor Advertising Signs.

XII. Utilities

All electric, cable, television and telephone feeds from public rights of way to buildings must be underground. All air conditioning units, transformers, backflow preventers or other utility devices must be screened from public view. No satellite dishes/air conditioning units or other extraneous equipment shall be visible from a public right-of-way. All new utility line installations designed to serve new individual end use sites must be located underground outside the public right-of-way. In all cases, utilities will evaluate and strive to limit the number of aerial crossings necessary to serve future growth. Major transmission lines are not covered by this regulation.

XIII. Vending Operations

Vending Operations shall be prohibited within the 331 North Corridor Standards area.

XIV. Yard Sales

Individual/Community Yard Sales shall be prohibited within the 331 North Corridor Standards area.

XV. Temporary Structures for Promotional Purposes

Temporary structures, specifically tents, are allowed only for promotional events and must be approved for a Special Event Permit through the Department of Planning & Zoning. The tent or structure shall be placed only for a maximum time period of 72 hours. An individual, business or group shall only be granted a maximum of two (2) Special Event permits within a calendar year.

XVI. Other Uses of the Public Right-of-Way

1. The permanent placement of trash, garbage cans, dumpsters and other such receptacles on the public right-of-way is prohibited. Such containers may be placed on the public right-of way on the days of pick-up only.

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2. Display of merchandise or merchandising materials (e.g., signs, banners) is prohibited in the public right-of-way.
3. The use of the public right-of-way for repeated and/or continual deliveries and offloading is prohibited.
4. The use of brick pavers or concrete for the bike path is prohibited. The only acceptable material shall be asphalt.