

## **APPENDIX I – 331 SOUTH CORRIDOR STANDARDS**

### **I. DEFINITION/APPLICABLE AREA**

#### **A. Definition**

The 331 South 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 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 US 331 South, south of State Road 20 within the City of Freeport shall be considered within the 331 South Corridor Standards area and subject to the 331 South Corridor Standards.

The 331 South 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 South Corridor area shall follow the standard development application procedures outlined in Section 1.04.00 of the Freeport Land Development Code.

### **IV. 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.

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### 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.

### V. LANDSCAPING

#### A. Require 60% Native Drought-Tolerant Species

60% of the proposed landscaping of any development project within the 331 South Corridor 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. NFWWMD 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 NFWWMD for all irrigation activities or connect to a reclaim water system for irrigation, if available.

#### F. Responsibility of Maintenance of Landscaping

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

### VI. 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 South Corridor subject to providing Landscape Standard “C” Buffers on the perimeter of all sides of the development visible from the right-of-way 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 goods 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.

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- 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, firewood 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.

### VII. 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, 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.

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### 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.

### VIII. SIGNAGE

1. Signage must comply with Section 5.06 of the Land Development Code.
2. 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.

### IX. 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.

### X. VENDING OPERATIONS

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

### XI. YARD SALES

Individual/Community Yard Sales shall be prohibited within the 331 South 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

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only for a maximum time period of 72 hours.

### **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.
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.