

**ORDINANCE NO. 1139**

**AN ORDINANCE OF THE CITY OF LYNN HAVEN, FLORIDA, AMENDING THE CITY OF LYNN HAVEN UNIFIED LAND DEVELOPMENT CODE, ADDING SECTION 4.01.04 APPEARANCE STANDARDS FOR NON-RESIDENTIAL PRIMARY STRUCTURES; AMENDING SECTION 4.02.05 DESIGN STANDARDS FOR ALL COMMERCIAL DEVELOPMENT; AMENDING SECTION 4.06.02 SPECIFICATIONS FOR LANDSCAPING AND VEGETATION; AMENDING SECTION 4.07.01 CORRIDOR OVERLAY DESIGN STANDARDS; AND AMENDING TABLE 5.03.07(C)(1) STANDARDS FOR PERMANENT SIGNS; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING FOR AN IMMEDIATELY EFFECTIVE DATE.**

**WHEREAS**, the Florida Constitution and Chapter 166, Florida Statutes confer upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

**WHEREAS**, Chapter 4 of the Lynn Haven Unified Land Development Code (the "ULDC") establishes specific Site Design Standards; and

**WHEREAS**, Chapter 5 regulates the installation, configuration, and use of accessory structures; and

**WHEREAS**, the City desires to amend such regulations to add specific aesthetic design standards to all non-residential primary structures not located within an Industrial Park; and

**WHEREAS**, the City desires to amend the design standards for signage;

**NOW THEREFORE, BE IT HEREBY ENACTED BY THE PEOPLE OF THE CITY OF LYNN HAVEN, FLORIDA:**

**SECTION 1.** From and after the effective date of this ordinance, Section 4.01.04; Table 4.02.02; Section 4.02.05; Section 4.06.02; Section 4.07.01; and Section 5.03.06 of the ULDC are

amended to read as follows (deleted text, ~~stricken~~; new text, **double underlined and bold**; comments, [*bracketed and italics*]):

#### **4.01.04 – Appearance Standards for Non-Residential Primary Structures**

**A. New construction and redevelopment projects shall comply with chapter six (6) of the “Storefront Design Guidelines” adopted by the Community Redevelopment Agency.**

**B. New construction and redevelopment projects located within an Industrial Park do not have to comply with this section.**

#### **4.02.05 – Design Standards for All Commercial Development**

The design standards set forth below apply to all commercial development.

A. Mechanical equipment, electrical meter & service components, & similar utility devices, whether ground level, wall mounted, or roof mounted, shall be screened from view from public rights-of-way thru one of the following methods:

1. Where equipment is at ground level, screening may be provided thru landscaping sufficient to block the view from public rights- of-way.
2. Where brick, wood, or masonry materials are used to screen the equipment or devices, the materials shall be the same as the predominant exterior building materials for the principal building on the site.

B. Street level retail uses with sidewalk frontage shall provide an entrance to the building from the sidewalk, in addition to any other access that may be provided to the building.

C. Accessory uses & structures shall be integrated into the overall design of the site to ensure that visual & other impacts of these uses are fully contained or enclosed and out of view from adjacent properties and public streets. These uses & structures shall be designed to blend with the principal building thru the use of color, building materials, & architectural features, to ensure that no attention is attracted to the functions by the use of screening materials that are different from, or

inferior to, the principal material of the building & landscape. The following are examples of accessory structures:

1. Loading docks;
2. Truck parking;
3. Outdoor storage;
4. Utility meters;
5. HVAC equipment;
6. Dumpsters (See Section 5.01.05); &
7. Other similar service functions.

~~D. Brick, wood, or masonry materials shall be used for building facades facing the street.~~

E. Exterior Lighting Standards.

1. All exterior lighting shall be shielded & directed such that there is no direct illumination of adjacent residential properties.
2. Exterior lighting shall comply with at least one of the following:
  - a. Lighting fixtures shall be full cut-off fixtures which directs light & blocks upward illumination;
  - b. Lighting fixtures & poles shall not exceed 22 feet or the height of the highest roofline of the building(s) within the site, whichever is greater.

F. Commercial subdivisions shall be exempt from the requirements provided in Section 4.03.03(A) (3), 4.03.03(B) (4), & 4.03.04(B) (11).

#### **4.06.02 Specifications for Landscaping & Vegetation**

A. Generally. All landscaped areas required by this section shall consider the following general elements:

1. Integrate the proposed development into existing site features thru consideration of existing topography, hydrology, soils, & vegetation.
2. Integrate the functional elements of the development plan, particularly the drainage systems &

internal circulation systems for vehicles and pedestrians, into the landscaping plan.

3. Minimize potential erosion thru the use of ground covers or any other type of landscape material that aids in soil stabilization.
4. Preserve & use existing native vegetation to meet landscaping requirements.
5. Enhance the visual environment thru the use of materials that achieve variety with respect to seasonal changes, species of living material selected, textures, colors & size at maturity.
6. Consider the aesthetic & functional aspects of vegetation, both when initially installed & when the vegetation has reached maturity.
7. Newly installed plants shall be placed at intervals appropriate to the size of the plant at maturity, & the design shall use short-term & long-term elements to satisfy the general design principles of this section over time.
8. Enhance public safety & minimize potential negative impacts.
9. Provide windbreaks, channel wind, & increase ventilation within the site.
10. Maximize the shading of streets & vehicle use areas.

**11. Automatic Irrigation systems shall be installed prior to the installation of plants.**

**4.07.00 STANDARDS FOR CORRIDOR OVERLAY DISTRICT HIGHWAY 77 AND HIGHWAY 390**

**4.07.01. CORRIDOR OVERLAY (CO) DESIGN STANDARDS**

**A. Entryways:**

1. ~~At least one public entrance shall be located facing Highway 77 or Highway 390, & connected to Highway 77 or Highway 390 by a pedestrian sidewalk. Such entrance may be to tenant's spaces other than the primary tenant.~~

**B. Facades:**

~~1. To improve the view from Highway 77 and Highway 390, large, undifferentiated wall surfaces shall be avoided.~~

~~2. Building facades visible from Highway 77 and Highway 390 shall be articulated with recesses & projections. See Figure 4.3. Recesses & projections shall be a minimum of 1 foot in depth and a minimum of 3 feet long within each 100 feet of facade length.~~

~~3. Building facades facing Highway 77 or Highway 390 shall include a minimum of 3 of the following design elements along no less than 60% of their length:~~

~~a. Arcade~~

~~b. Raised cornice parapets over the doors~~

~~c. Decorative light fixtures~~

~~d. Medallions~~

~~e. Decorative landscape planters or window flower boxes~~

~~f. Awnings/canopies, located over door or windows~~

~~g. Clock or bell tower~~

~~h. Clear glass display window(s) that cover at least 20% of one facade or 30% of 2 facades~~

~~i. Overhanging eaves extending out from the wall at least 3 feet with a minimum 8 inch fascia.~~

~~j. Architectural details other than those listed above, which are integrated into the building & overall design, such as artwork, decorative tile work, or decorative columns/pilasters.~~

~~4. All building facades visible from Highway 77 and/or Highway 390, other than the facade facing Highway 77 shall include a minimum of 2 of the above design elements listed in Section 4.07.01(B)(3) along no less than 40% of their length.~~

### ~~C. Roof treatment.~~

~~1. Variations in roof lines shall be used to add interest & reduce the massing of buildings. Roof~~

~~features shall be in scale with building mass.~~

~~2. At a minimum of 2 locations, the roof edge or parapet shall include a vertical change of a minimum of 3 feet from the dominant roof design. At least 1 such change shall be located on the facade facing Highway 77 or Highway 390.~~

~~D~~ A. Seasonal sales shall not occupy any required parking spaces, parking lot aisles, or required landscaping buffers or areas.

~~E~~ B. Access Management.

1. New curb cuts shall be minimized. New developments shall provide vehicular access to adjacent vacant parcels, & if possible, to developed parcels, by means of connected parking lots, shared driveways, cross-access easements, or other interparcel connections.

2. Stub-outs & other design features shall be provided that make it visually obvious that the abutting properties will be tied in to provide cross-access.

3. Siting of buildings shall take into consideration the relationship of the site to adjacent buildings & internal street systems & driving aisles to promote interconnectivity between adjacent land uses. Separation of buildings by internal streets or driving aisles may be required to promote connectivity & promote pedestrian orientation.

~~F~~ C. Prohibited Uses.

1. The following uses are prohibited in the CO district:

- a. Outdoor sale of motorized vehicles
- b. Sale of mobile/manufactured homes

~~G~~ D. Transit Facilities.

1. Developments greater than 100,000 square feet shall designate a minimum 100 square foot area on the site plan as a transit stop, if requested by the Bay Town Trolley.

**Table 5.03.07(C)(1). Standards for Permanent Signs.**

Sign Number, Area, Spacing, and Height						
Frontage On a Public Right-of- Way (feet)	Number Of Signs Allowed	Total Sign Area (sq.ft)	Maximum Sign Area For Individual Signs (sq.ft)	Minimum Distance From side Property Line (feet)	Minimum Distance from Permanent Sign on site (feet)	Maximum Height (feet)
Less than 50	1	24	24	10	N/A	<del>18-10</del>
50-99.9	1	32	32	15	N/A	<del>18-10</del>
100-199.9	1	70	70	20	N/A	<del>18-10</del>
200-299.9	1	70	70	50	N/A	<del>18-10</del>
300-399.9	2	72	72	50	100	<del>18-10</del>
400 or more	3	96	96	50	100	<del>18-10</del>

**SECTION 2.** All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict.

**SECTION 3.** The appropriate officers and agents of the City are authorized and directed to codify, include, and publish the provisions of this Ordinance within the Code, and unless a contrary ordinance is adopted within ninety (90) days following such publication, the codification of this Ordinance shall become the final and official record of the matters herein ordained.

SECTION 4. This Ordinance shall take effect immediately upon passage.

PASSED, APPROVED, AND ADOPTED this 25<sup>th</sup> day of October, 2022.

CITY OF LYNN HAVEN,  
FLORIDA

BY: Jesse Nelson  
Jesse Nelson, Mayor

ATTEST:

Vickie Gainer

Vickie Gainer ,  
City Manager/Clerk

First Reading: August 9th, 2022

Second Reading: October 25<sup>th</sup>, 2022