

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney (797-1101)
Prepared by: Marcie Nolan, Planner III

SUBJECT: Rural Lifestyle Initiative

Ordinance to amend the Land Development Code

AFFECTED DISTRICT: Townwide

TITLE OF AGENDA ITEM: Full title is attached.

REPORT IN BRIEF: The ordinance before Town Council this evening is based upon community input received at a series of public workshops and an analysis of the areas within Davie identified as containing rural qualities and characteristics. Staff has proposed amending the Land Development Regulations to specifically address the AG, Agricultural, A-1, Agricultural, and R-1, Estate Dwelling Districts. Within these districts, the proposed ordinance would regulate the use of fences and guardgates, revise the minimum lot size for the AG zoning district, and create an incentive system to provide for open space, larger lots, and Florida Vernacular Architecture. In addition, the proposal will revise the portions of the landscape code to require more native plant material, and establish scenic corridors and associated scenic corridor buffers with permitted and prohibited uses described.

PREVIOUS ACTIONS: On July 3, 2002 the Town Council initiated a Zoning in Progress to preserve the rural and equestrian lifestyle of the Town. Four public workshops (December 11, 2001, February 27, 2002, May 6, 2002, and May 14, 2002) were subsequently held to gather residents and elected officials knowledge and individual perspectives on what rural qualities the Town desired to preserve.

CONCURRENCES: At the September 25, 2002 Local Planning Agency meeting, the ordinance was approved by a 4-1 vote, with Ms. Lee dissenting.

FISCAL IMPACT: n/a

RECOMMENDATION(S): Staff recommends approval of the ordinance.

Attachment(s): Text language and Ordinance

Article IX. Rural Lifestyle Regulations

Division 1. Generally

This article shall be known as the Rural Lifestyle Regulations.

Section 12-281. Intent and Applicability.

Intent and Applicability. The intent of this section is to further the existing rural lifestyle of the Town of Davie. This shall be accomplished through the creation of scenic corridors adjacent to road rights-of-way, the creation of architectural design criteria applicable to the 1 unit per acre land use category implemented through the corresponding zoning districts, and the creation of the Open Space Design Overlay District applicable to those portions of the Town containing the majority of the remaining rural areas.

Specifically, the Rural Lifestyle Regulations are intended to accomplish the following:

1. Preservation of the rural lifestyle characteristics currently existing throughout the Town of Davie. The characteristics are broadly defined as open spaces, large areas without fences, recreational trails adjacent and throughout neighborhoods, and variation in housing styles.
2. Result in a desirable residential environment on acre lots in areas with exiting agricultural uses, allowing for lifestyle compatibility recognizing open space as essential to the identity of rural-agricultural areas.
3. Ensure that developments provide for a seamless transition from existing agricultural uses to single-family homes.
4. Ensure that the provisions of this section allow for public access through communities.
5. Ensure that upgraded landscape buffers and scenic corridors are provided adjacent to major road rights-of-way.
6. Ensure that future growth is in keeping with the goal of the Rural Lifestyle Initiative as adopted by Town Council on July 3, 2001.
7. Ensure that future development, in areas with large vacant lands, are designed based upon the exiting site conditions of the property and the surrounding land uses.
8. Ensure that trails are provided and enhanced as identified on the Town's Master Trail Map.

Division 2. Scenic Corridors Overlay District

12-282. Intent, Applicability, Definition, and Boundaries.

Intent and Applicability. The intent of the scenic corridor overlay district is to preserve and enhance the rural character and scenic qualities along roadways identified as rural and agricultural by the Town Council. The goals of the scenic corridor overlay district guidelines are 1) to prevent the visual encroachment of buildings and structure, along scenic roadways and 2) to maintain existing desirable vegetation and enhance vegetation along designated roadways.

Definition and Boundaries. The scenic corridor overlay district shall apply to all property (on each side of designated road rights-of-way) lying within one hundred feet (100') of Flamingo Road, Hiatus Road, Orange Drive, and Shotgun Road and to all property (on each side of the road rights-of-way) lying within fifty feet (50') of Boy Scout Road, Davie Road, Peaceful Ridge Road, SW 58 Avenue, and SW 76 Avenue. Each of these roads and the corresponding areas as noted above shall be referred to as a "scenic corridor". The regulations below shall apply to all scenic corridors as defined above.

Map #1.

Sec. 12-283. Development Standards

(A) Scenic Corridor Buffers. All scenic corridors shall contain scenic corridor buffers. The buffer shall be created by limiting, except for those structures or improvements specifically authorized in this section, structures, parking, other improvements or outdoor storage within a scenic corridor. No site plan or lot or parcel abutting a scenic corridor shall be approved which does not contain a scenic corridor buffer, which complies with the requirements of this division.

(B) Notwithstanding any other provision of this Code, the following structures, improvements and uses shall be the only structures, improvements and uses permitted within the designated scenic corridor buffers, as delineated above:

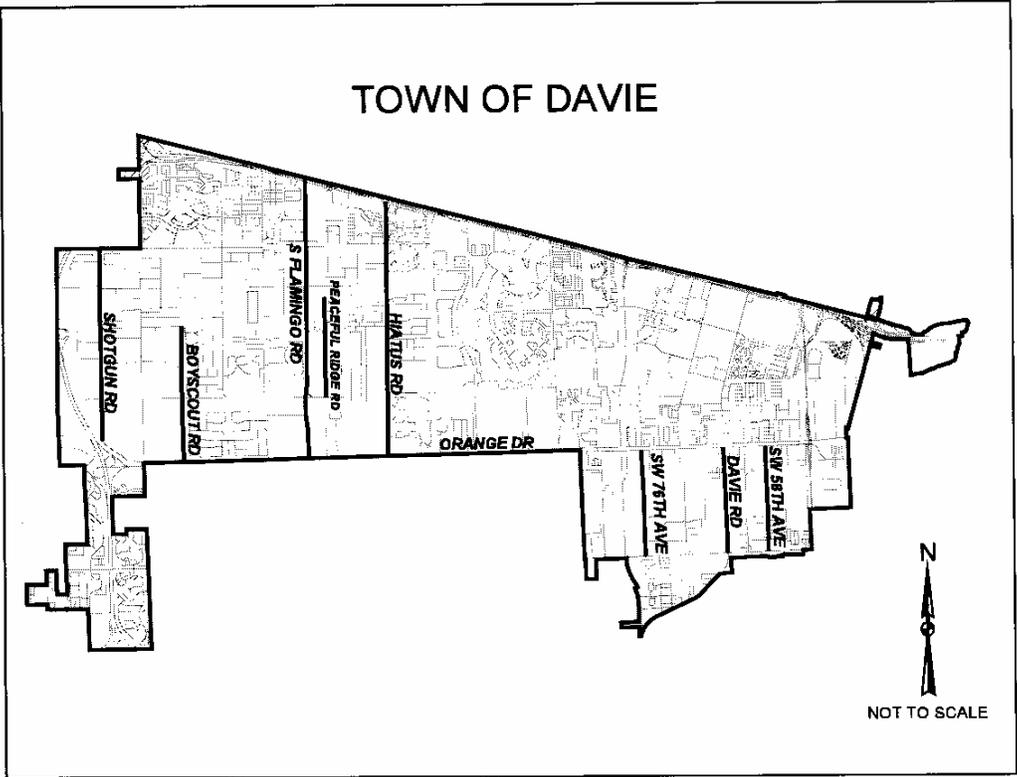
- (1) Existing agricultural buildings.
- (2) Sidewalks, recreational trails, and equestrian trails.
- (3) Landscape features and naturally occurring vegetation as required in Section 12-295 and other permitted landscape materials as defined in Section 12-296.
- (4) Fences, mailboxes, bus stops, bus shelters, and entranceways in accordance with the architectural design standards as adopted by the Rural Lifestyle Regulations as specified in Section 12-284. Walls shall be prohibited within a scenic corridor buffer.

Rural Lifestyle Regulations

Ordinance

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MAP 1

- (5) Signs, in accordance with Section 12-238(Q).
- (6) Roadways, access ways or access points, including required curbing.
- (7) Signs markings, traffic control devices and such other improvements related to the safe and efficient movement of traffic.
- (8) Stormwater retention/detention areas provided that a landscaped water retention area shall result in a water amenity, and shall not exceed 15% of the required buffer area.
- (9) Underground utilities and associated accessory structures.
- (10) Street lights and pedestrian lights, when required.
- (11) Signs as provided for in Section 12-238 (Q) and 12-243(A).

Sec. 12-238(Q). Signage in Scenic Corridors.

- (1) Signage proposed in the scenic corridor, as defined in Section 12-283, is intended to be minimal in appearance and to harmonize with the natural surroundings. Therefore, special sign regulations shall apply to scenic corridors. No sign shall be permitted in the scenic corridor which does not comply with the following standards:
 - (a) The face 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.
 - (b) Any single-family residence with access on a designated road shall be permitted one (1) address sign of not more than one (1) square foot area per dwelling unit.
 - (c) A non-residential development site located within a scenic corridor shall be permitted one (1) free-standing sign, for identification purposes only, of not more than 24 square feet in copy area per use. Any signage square footage approved in the scenic corridor shall be subtracted from the allowable square footage of the parcel identification sign.
 - (d) One street name or street 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 the designated roads.
 - (e) Free-standing signs shall not exceed four and one-half (4.5) feet in height.

- (f) A planting bed at least four (4) feet in depth shall surround the sign. This bed shall contain 100% native shrubs and supplemental native ground cover, and shall be shown on the site plan.
- (g) Free-standing signs shall be set back a minimum of ten feet from the edge of the road right-of-way.

Sec. 12-243(A)

- (5) Within a designated scenic corridor, the following sign standards shall apply:
 - (a) Free-standing signs shall not exceed four and one-half (4.5) feet in height; and
 - (b) A planting bed at least four (4) feet in depth shall surround the sign. This bed shall contain 100% native shrubs and supplemental native ground cover, and shall be shown on the site plan.

Sec. 12-284. Fences, mailboxes, bus stops and entranceway features

- (A) All fences, mailboxes, bus stops and entranceway features developed 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. Painted colors shall be limited to earth tones, natural, and white.
- (B) No entranceway feature shall be internally lighted. Light fixtures for external illumination shall be contained in burial vaults or shall be screened with cut-off shields. External illumination shall not exceed 1.5 footcandles.
- (C) No fence, mailbox or entranceway feature within the scenic corridor setback shall be greater than four and one-half (4.5) feet in height.
- (D) Fences shall meet the design requirements of the Rural Lifestyle Regulations, as stated in Section 12-286. Fence colors shall be limited to earth tones, natural, or white.
- (E) Fences located within a scenic corridor are intended to function as spatial locators and not be substantial in appearance. Such fences located in a scenic corridor buffer shall not exceed more than 20% opacity.

Sec. 12-285. Landscaping

The landscaping provided within a scenic corridor shall be open and provide visibility to a community from adjacent roadways. Landscape material may utilize groundcover and

shrubs, but shall be designed to be relatively open through the clustering of landscape material. No site plan shall be approved for development abutting a scenic corridor which does not contain a landscaping plan (for the portion of the scenic corridor abutting the development) together with a commitment and implementation plan to install landscaping which complies with the requirements set forth below.

(A) A scenic corridor shall be landscaped, at a minimum, with the following:

- (1) One (1) row of canopy street trees with each tree having a minimum three (3) inch diameter measured one (1) foot above ground.
- (2) The first row of canopy trees shall be planted along a line ten (10) feet back from the right-of-way line.
- (3) Street trees shall be planted every 40 feet.
- (4) A minimum of four (4) sub-canopy trees per 100 feet of road frontage shall be planted in and about access points and intersections.
- (5) Three (3) additional canopy trees shall be planted per eight (8) thousand square feet of scenic corridor buffer area.
- (6) Sixty percent of all required trees shall be native plant species, as provided for in Section 12-296.

Figure #1

(B) No existing trees or other protected landscape material shall be removed in the scenic corridor buffers unless the clearing is necessary to provide access to the development, the tree is diseased or to address public safety emergencies. Provided however, all invasive and exotic plant material shall be removed, unless waived by Town Council. This shall not apply to existing nursery material which was planted for the purpose of future resale.

(C) No clearing within the scenic corridor buffers shall be permitted except in conjunction with a permit issued for clearing and grubbing and as part of a plan.

(D) Existing or dedicated public or private right-of-way or right-of-way that is reserved pursuant to a development order, development permit, site plan, plat or other land use approval shall not be included in calculation of the scenic corridor buffer width.

(E) No application for site plan approval for property abutting a scenic corridor shall be approved which does not contain a site plan demonstrating compliance with the requirements set forth herein for the portion of any scenic corridor abutting the proposed development.

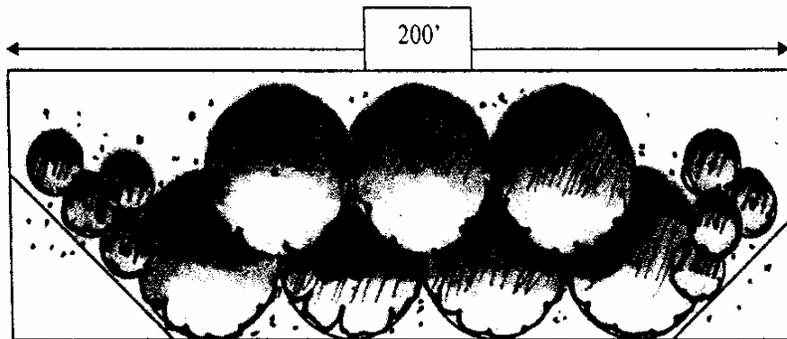


FIGURE 1. SCENIC CORRIDOR LANDSCAPE BUFFER

Division 3. Rural Lifestyle Development Regulations

12-286. Intent, Applicability, and Boundaries

Intent. It is the intent of these zoning regulations to ensure that development is compatible with the surrounding land uses and maintains and enhances the rural character of the applicable zoning district. To this end, the one-unit per acre districts established by the Town shall encourage residential development on one acre parcels, through the use of incentives. Residential development occurring in the Agriculture, A-1 and Estate, R-1 zoning district shall be designed to ensure that the transition from vacant land and/or farmland to development is reviewed for the ultimate effect such development may have upon surrounding agricultural areas.

Applicability and Boundaries. The Rural Lifestyle Regulations shall apply to those portions of the Town in the Agricultural, AG, Agricultural, A-1, and the Estate, R-1 zoning categories. In order to accomplish the goals set forth above, the Town has determined that a separate set of regulations, over and above those that already exist, are necessary for these areas. With respect to the areas described above, these regulations shall prevail over any other regulations set forth in this code to the extent that any such regulations could be construed to permit development within those boundaries which is not permitted by these regulations.

(A) Permitted and Conditional Uses. The following list identifies the permitted uses and conditional uses within the areas governed by the Rural Lifestyle Regulations.

- (1) Permitted Uses:
 - Dwelling, single family detached
 - Recreation Facilities
 - Agricultural uses

- (2) Accessory Uses:
 - Equestrian Facilities (per Section 12-34(I))
 - Guest Cottages (per Section 12-33(A))
 - Home Occupation (per Section 12-34(N))

- (3) Conditional Uses: The following uses shall be permitted as conditional uses provided the requirements set forth for such conditional uses as noted are satisfied in addition to the special requirements of these Rural Lifestyle Regulations.
 - Special Residential Facility and Group Home (per Section 12-34(Z))
 - Family Day Care (per Section 12-34(J))
 - Animals (per Section 12-34(B))

- (4) Special Prohibitions. The following structures or improvements are specifically prohibited unless otherwise specifically authorized by this section:

Walls, unless provided for as specified in Section 12-286(B) and Section 12-288.
Guard Gates, guard-arms, or other devices which can restrict access.
Berms unless provided for as specified in Section 12-286(B) and Section 12-288.
Shadow box fence unless provided for as specified in Section 12-286(B) and Section 12-288.

(B) Supplemental Restrictions.

- (1) Fences. Fences located within the front setback or adjacent to a road right-of-way shall be a maximum of four (4) feet in height. In all other locations, fences shall be a maximum of six (6) feet in height. Fences are allowed as of right designed as one of the following styles:

- (a) Split rail fence
- (b) Green vinyl clad chain link fence
- (c) Decorative white picket fences
- (d) Shadow box may be permitted within the building envelope.
- (e) Other fence material as approved at time of site plan approval meeting the intent of the Rural Lifestyle Initiative.

All fences types shall maintain a maximum 50% opacity.

- (2) Berms. Berms shall be designed to be both undulation and meandering and not to exceed three (3) feet in height with a maximum 3:1 slope.

- (3) Walls. Walls shall be permitted only in compliance with the following design requirements.

- (a) Walls shall not exceed maximum three (3) feet in height.
- (b) Any wall shall provide a break every ten (10) feet and a landscaped space between any two wall sections, a minimum of two (2) times the provided wall section and designed with a hedge or other type of landscape material between the breaks in the wall.
- (c) No wall shall be placed atop a berm.
- (d) This section shall supercede the wall requirements of Section 12-33(O).

12-287. Development Standards

- (A) To ensure that the physical characteristics of new houses are compatible with the character of the surrounding area and provide adequate open space and setbacks the following regulations are hereby established. All lot square footages are provided as net dry.

<u>District</u>	<u>Min. Lot Area¹</u>	<u>Min. Lot Frontage</u>	<u>Min. DU Floor Area</u>	<u>Max. Bldg Coverage</u>
AG	43,560 sq.ft.	150'	2,400 sq.ft.	20%
A-1	35,000 sq.ft.	150'	2,400 sq.ft.	25%
R-1	35,000 sq.ft.	125'	2,400 sq.ft.	25%

Exemptions. Existing legal lots specifically delineated in a plat or approved site plan of record shall be bound by the minimum lot size and lot frontage requirements existing at the time they were specifically delineated.

1. Incentives are provided to encourage innovative design. Such incentives are based on the actual minimum lot size provided by the developer in each zoning category as provided for in section 12-288.

(B) Setbacks

<u>District</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>	<u>Max. Height</u>
AG	40-50**	35'	35'	35'
A-1	40-50**	35'	35"	35'
R-1	30-40**	25'	30'	35'

** Setbacks shall provide a minimum 10 foot variation in front setback for adjacent houses. Setbacks shall be stated as such on the site plan. All lots specifically designated on land platted prior to the date of this ordinance shall be exempt from the setback variation requirements.

Figure #2 and #3 and #4

(C) Maximum Residential Density

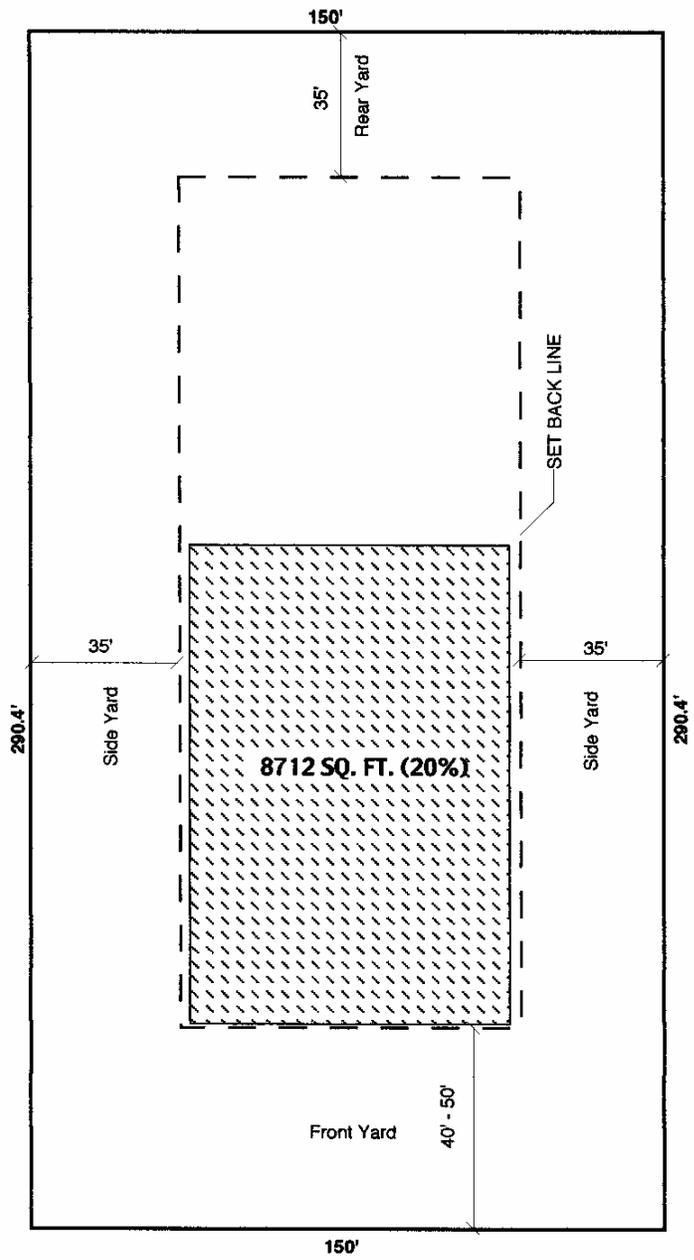
The maximum number of residential dwelling units per acre, within property governed by the Rural Lifestyle Regulations, shall be one unit per gross acre.

Flex and Reserve units, as defined in Broward County Administrative Rules Document, shall not be used to increase the number of permitted dwelling units within lands zoned AG, A-1, and R-1.

(D) Minimum lot size shall be calculated as net dry. Waterbodies shall not count toward required minimum lot sizes.

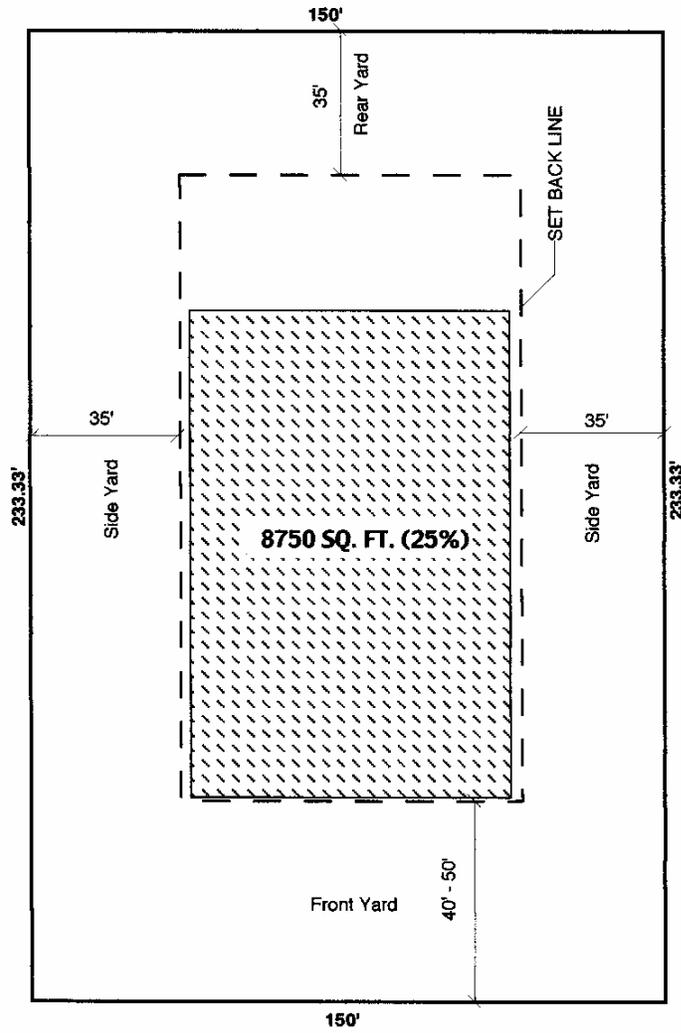
12-288. Incentives

Rural Lifestyle Incentives. As stated below, the following information details the incentives available for developments that provide additional benefits to the Town. Such



Scale: 1"=30'

FIGURE 2. LOT SIZE 43,560 SQ. FT., ZONING AG



Scale: 1"=30'

FIGURE 3. LOT SIZE 35,000 SQ. FT., ZONING A-1

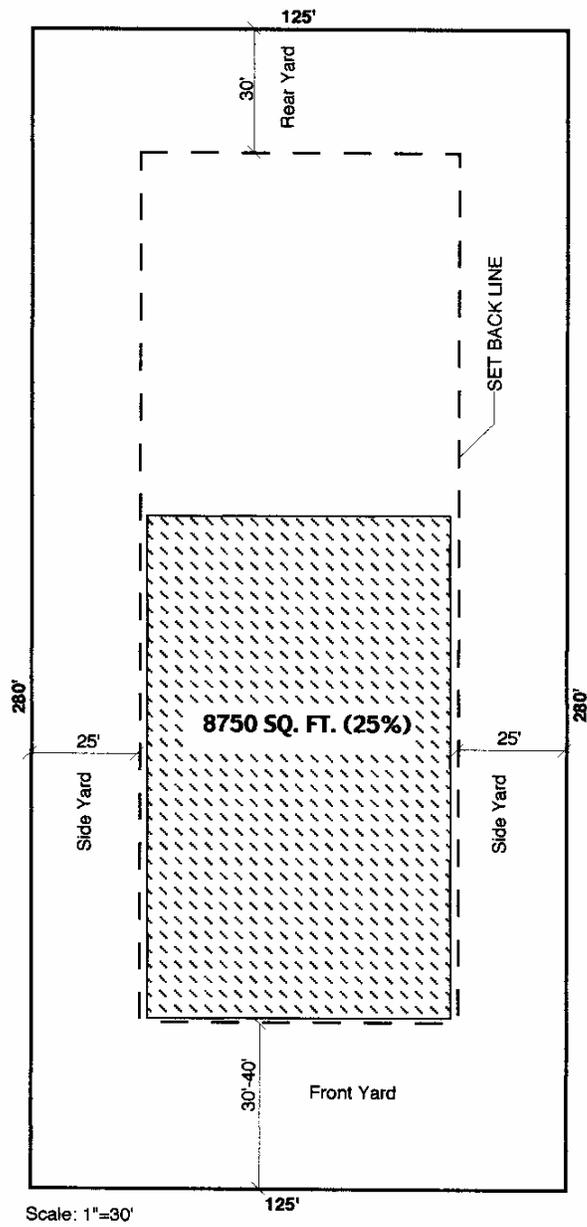


FIGURE 4. LOT SIZE 35,000 SQ. FT., ZONING R-1

incentives shall not exceed 10 points for each incentive and may not exceed a total of 24 points.

(A) Incentives for One-Acre Lots

The provisions of Section 12-287 may, under the circumstances set forth below, be waived by the Town Council where the plat or site plan restricts all lots contained therein to no less than 43,560 square feet in size. The provisions set forth below provide for a number of incentives and options which can be authorized by the Town Council as waivers from regulations set forth in Section 12-287, based upon the binding commitment in a plat or site plan for a minimum lot size of 43,560 square feet. No more than 10 points worth of these incentives may be authorized by the Town Council for any plat or site plan.

Developments utilizing a 43,560 net dry lot (as set forth in a binding commitments) shall be allowed a maximum of 10 points worth of flexible site design details as described in Subsection (D) in exchange for providing a larger lot size, in keeping with the goal of the Rural Lifestyle Initiative.

(B) Incentives for Open Space

An approved plat or site plan that provides a minimum of 20 % open space in the AG, A-1, or R-1 zoning district shall be allowed to utilize the incentive program, as described in subsection (D), allowing for a maximum of 10 points worth of flexible site design details.

In order to qualify, all the following requirements must be met:

- (1) The open space shall be located at the major access points to a community or adjacent to an existing trail or public park or other such public lands.
- (2) The open space shall be owned by the Homeowners Association, or other accepted entity, as approved by the Town to assure its continued maintenance in perpetuity. Appropriate recorded restrictions, as approved by the Town Attorney, shall be recorded as a condition to plat or site plan approval.
- (3) The minimum 20% open space provided shall be net dry and not contain any water.
- (4) The open space shall be identified by a separate legal description either at time of plat or site plan.
- (5) The open space shall be no less than 50 feet in width at its most narrow point.
- (6) No more than 15% of the open space shall consist of impervious area, either paved or structures.

(C) Incentives for Traditional Architecture and Site Design

A plat or site plan that provide for a Florida Vernacular Theme Architectural style in conjunction with and design elements of a traditional neighborhood site design shall be allowed to utilize the incentive program allowing for a maximum of four (4) points worth of flexible site design details as follows:

(D) Table of Incentives

<u>Point Weight</u>	<u>Incentive</u>
5 points	Guardgates, guardhouses, gate-arms, or other devices which can restrict access.
3 points	Private roads under the maintenance responsibility of the homeowners association.
2 points	Reduced ultimate road right-of-way (on local roads) to a 40 foot cross-section. Such road right-of-way may only be used in conjunction with private roads.
3 points	Sidewalks only on one side of the road.
3 points	Palm trees may be allowed to exceed 25% maximum, not to exceed 50%. (as required in Section 12-107)
5 points	Entry features and signs shall be allowed to exceed the maximum 4.5 feet in height, but not to exceed 10 feet in height and six feet in length, per side.
2 points	Cul-de-sacs shall be allowed as of right, with no limitation on the ultimate number. Developments shall provide access to all adjacent public road right-of-way.
2 points	Curbing material may be modified upon approval from the Town Engineer based on the size of a proposed development and anticipated number of vehicular trips per day.
2 points	Street lights may not be required, upon approval from the Town Engineer based review of a proposed development and anticipated number of vehicular trips per day.

Division 4. Site Design Regulations

This section shall be known and referred to as the Town of Davie Residential Site Development Standards in the AG, A-1 and R-1 zoning districts. The purpose of this section is to establish design standards for residential development in the three residential

zones (AG, A-1, R-1) applicable to the Rural Lifestyle Initiative. The regulations set forth herein are specifically directed for these zoning districts and shall prevail over any provisions in other sections of the code which are inconsistent herewith.

The user/applicant shall consult each chapter of the Town's Code to determine all applicable regulations.

Sec. 12-289. Purpose

The purpose of this section is to establish a well-defined residential streetscape (street trees, curbs, gutters and sidewalks at a minimum) which will assist in the retention of the rural character of Davie defined, in part, by the existing street grid patterns and to design developments that are attractive and pedestrian friendly places.

(A) Street, Access and Circulation. No plat or site plan shall be approved which does not meet the following requirements:

- (1) The plat or site plan shall provide at least one connection to adjacent development across property lines through a dedication on the plat or recorded instrument acceptable to the Town Attorney when the development is adjacent to a public street, open space, walkway, trail or sidewalk.
- (2) At least 25 percent of all street block lengths (linear frontage) shall not exceed 600 feet (less than 1/3 mile in length), except where a mid-block access/street, pass through or combination thereof is provided.
- (3) No more than 20 percent of all new homes within residential development shall be located on cul-de-sacs and "dead-end" streets. The Town Council may waive this requirement upon demonstration by the applicant that adjacent connections to another development or adjacent access points are not available.
- (4) On all streets, sidewalks, street trees or planting strips shall be provided subject to the provision of Section 12-296.
- (5) All commonly owned tracts shall be accessible to the residents of a community and the general public, when contiguous to a road right-of-way, public park or otherwise dedicated public space through commonly owned pathways. Easements on individually owned lots shall be prohibited.
- (6) Development shall be designed to discourage dead-end cul-de-sacs. Rectilinear, Curvilinear, and Radial street patterns shall be utilized when designed a site, unless physical constraints make this impossible.

Figures #5, #6, and #7

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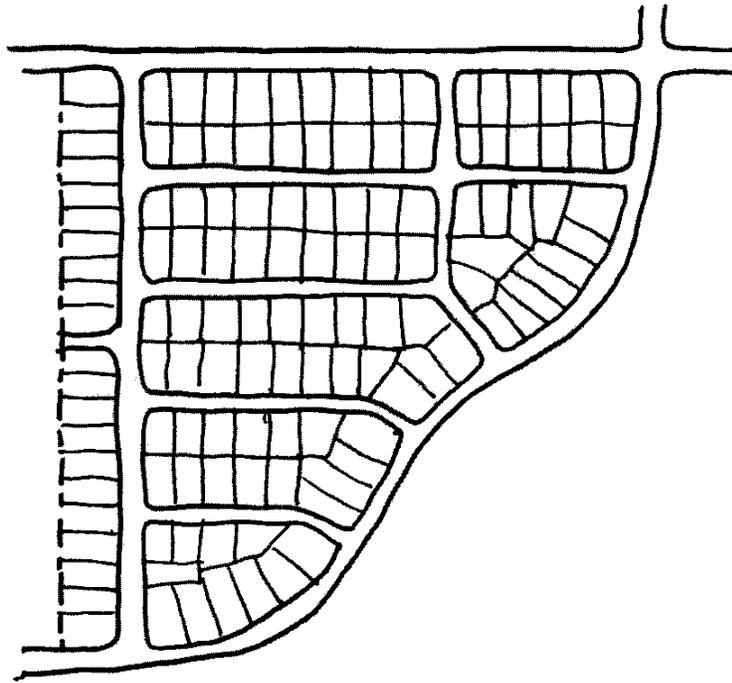


FIGURE 5. RECTILINEAR STREET PATTERN

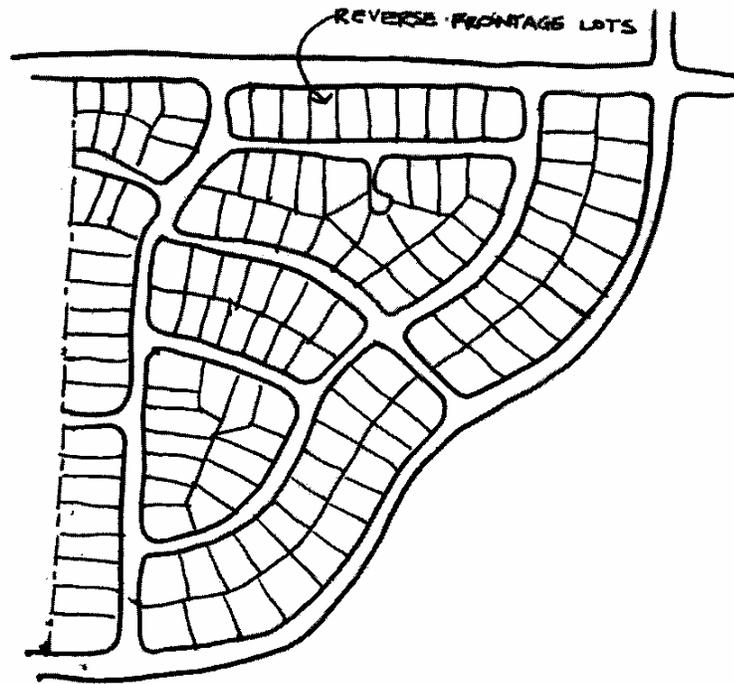


FIGURE 6. CURVILINEAR STREET PATTERN

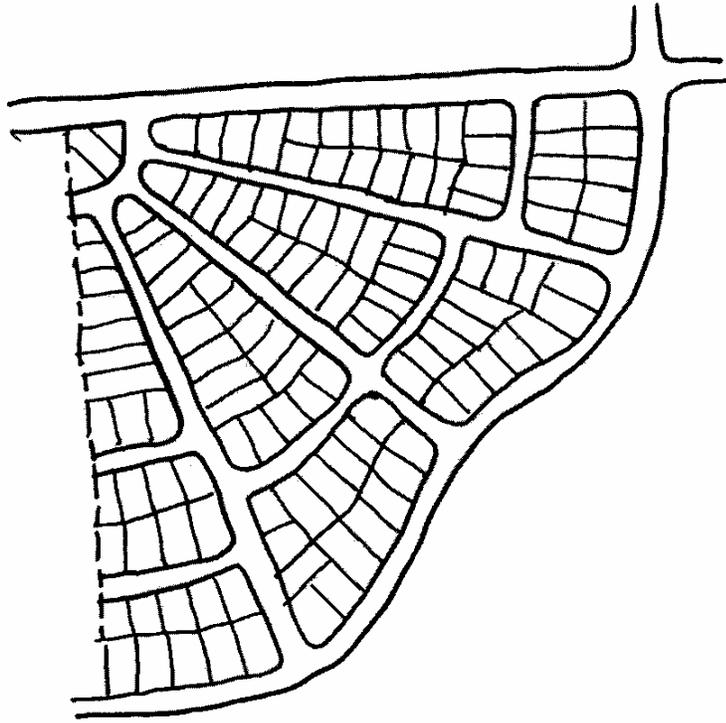


FIGURE 7. RADIAL STREET PATTERN

Sec. 12-290. Architectural Design Standards.

The principles set out below are intended to establish a meaningful design guide for development and not to limit innovative architecture. All development shall be designed in accordance with the concepts described in this Section. The design concepts shall include:

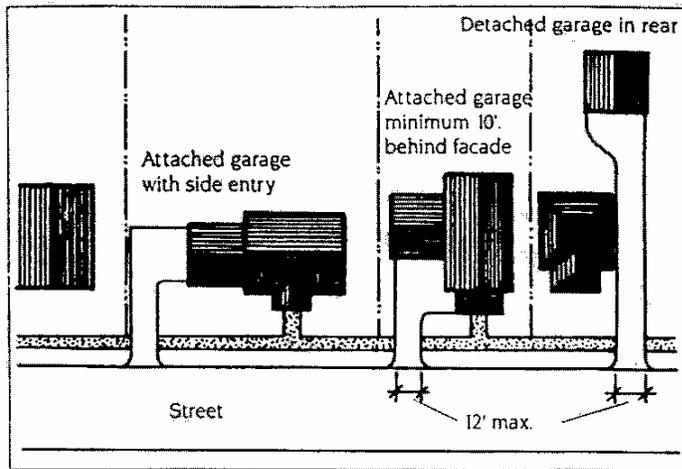
- (A) The design of architecturally varied structures within a planned development through the use of building massing, varied roof-scapes, varied window design, ornamentation and color.
- (B) The recognition of the South Florida climate which should influence building shape and orientation, nature of roofs and overhangs and the location and size of windows.
- (C) Minimum roof standards. Pitched roofs shall have a minimum pitch of 4:12. Deviation from the minimum may be approved for gambrel or similar roof types. Flat roofs may be permitted if the flat roof area does not comprise over 25 percent of the total roof area. Such flat roofs may be permitted over porches, Florida rooms, and utility rooms located toward the rear of a dwelling unit.
- (D) Elevations for all sides of a building shall be provided at time of site plan approval and shall indicate architectural details incorporated on all sides of a structure.

See Appendix A.

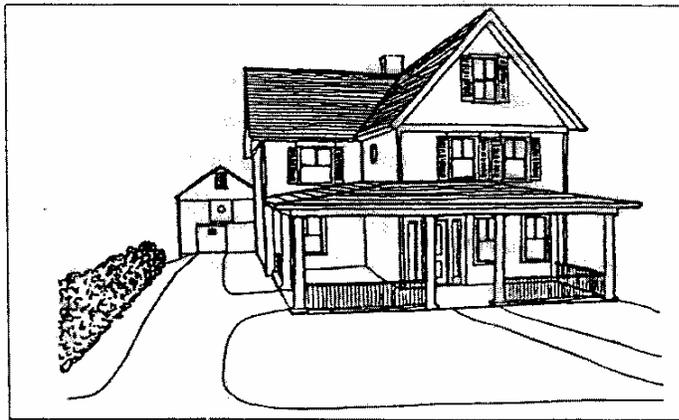
- (E) Minimum Garage Standards. A minimum, 50 percent of all homes within a site plan approved subsequent to adoption of this provision shall provide garages located in the rear of the house or oriented to the side of a house. When garages and carports must be front-loaded, they shall be set back at least 15 fifteen feet measured from façade of the principal building.

Figure #8

- (F) Developments utilizing the Traditional Neighborhood Design incentive, as specified in Section 12-288, shall be required to incorporate raised front porches, decks or balconies where feasible, to provide better integration between the street and the houses and to clearly establish an identity for the neighborhood.
- (G) Building projections including porches and verandas (minimum 10 feet in width), bay or garden windows shall be allowed within the required front yard setback.
- (H) All new residential homes shall orient toward the street. The front doors shall face the street.



Recommended garage locations



Typical garage behind house

FIGURE 8

(I) All facades shall contain a minimum of 15 percent transparent or translucent materials.

12-291. Anti-Monotony

(A) No two detached single family homes having the same architectural elevation shall be built or maintained side by side or fronting across the street within an area of the six lot block.

(B) No two detached single family homes having the same color paint used on more than 80% of the single family home shall be built or maintained side by side or fronting across the street within six lot block.

(C) No two detached single family homes having the same color roof and the same style roof tile shall be built or maintained side by side or fronting across the street within the six lot block.

(D) The developer of a housing development, pursuant to an approved site plan, may provide for an internal monitoring system to assure compliance with the requirements set forth herein. The monitoring system shall be submitted to the Town of Davie Planning and Zoning Division. Upon approval, at time of building permit, the required monitoring information shall be submitted with the building permit for review for compliance.

(E) Models. Any person or entity selling dwelling units in a platted subdivision for the use of model units may apply for an exemption from the requirements for monotony review as set forth herein. In order to obtain such an exemption, the applicant must submit elevations for models, available paint colors, roof tile materials and colors to the Planning and Zoning Manager or designee. Along with the material, the applicant must submit a written methodology by which it proposes to insure compliance with the anti-monotony provisions of this ordinance. The Planning and Zoning Manager will then review the proposed methodology and present the proposal to Town Council at time of site plan approval. Should it be determined that the approved methodology is not being properly implemented, after notice to the applicant, the Town Council may revoke the exemption from the review procedure set forth herein, and require said review for each individual dwelling unit.

12-292. Street Standards.

Within areas governed by the Rural Lifestyle Regulations, streets shall be provided based upon the design of the community they served, and as provided within the Rural Lifestyle Regulations. It is the intent of this section to minimize the amount of site disruption caused by roadways.

(A) Design Standards for Public Streets.

- (1) The following minimum standards shall be applied to all plats or site plans submitted for the zoning districts governed by these regulations.

Road right-of-way width: 50'
Cartway width: 24 feet.

- (2) Sidewalks shall be provided on both sides of the road right-of-way.
(3) Street trees shall be provided on both sides of the road right-of-way based upon a submitted street tree planted plan approved at time of site plan approval.
(4) Maximum number of units per dead-end street: 15
(5) Minimum distance between access points on off-site public roads: 200'. Access points shall include individual and common driveways and on-site public roads.
(6) Curbing shall be used only where necessary to provide for stormwater management.

Figure #9

(B) Design Standards for Private Streets.

No plat or site plan shall be approved which contain private roads, except as waived pursuant to the specific provisions of the Rural Lifestyle Regulations, Section 12-288.

(C) Common Driveways.

The appropriate use of common driveways is permitted within lots developed at 43, 560 square feet or greater and within communities designed utilizing the Open Space Design Guidelines. Where lots access an off-site public street, common driveways shall be used where appropriate to minimize the number of curb cuts required.

- (1) The maximum number of units served by a common driveway shall be four.
(2) Minimum common driveway width: 12 feet with two-foot graded and stoned shoulders.
(3) Maximum length of common drive-way 1,000 feet.
(4) All driveways in excess of 500 feet shall provide a 10' X 30' turnout. The exact location of the turnout shall be determined by the Town with the review of the fire department.
(5) All lots utilizing common driveways shall provide a driveway maintenance agreement to be reviewed and approved by the Town attorney.

MINIMUM STANDARD FOR PUBLIC ROADWAYS
50' R/W - 2 LANES

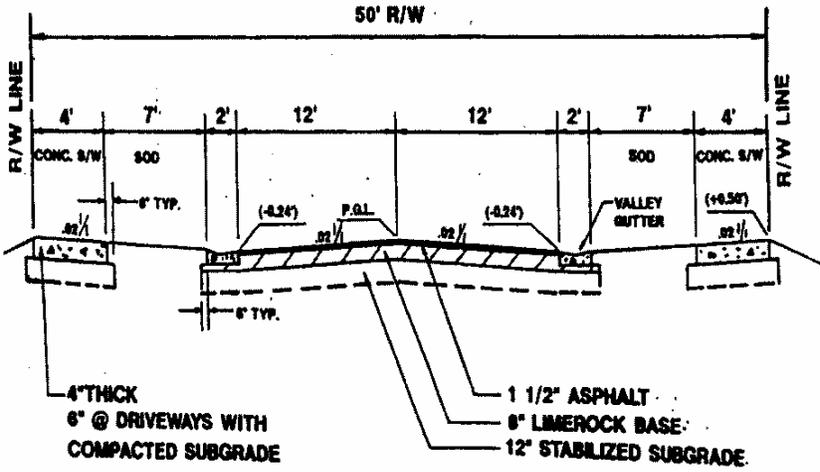


FIGURE 9

12-293. Plat Requirements and Public dedications

All internal roadways in plats in the AG, A-1 and R-1 zoning districts shall be dedicated to the public at time of platting or if the property is already platted, as part of the approval of a site plan, as required in Sections 12-364, 12-330.

12-294. Site Landscaping

In the AG, A-1, and R-1 zoning districts, the following landscape regulations shall apply:

- (A) Native Landscape Material. A minimum of 60% of the landscape material placed on a site shall be native.
- (B) A maximum of 25 percent of the overall tree count shall consist of palm trees, of any species and/or caliper. Such number shall be reviewed at time of site plan approval and/or landscape plan approval.
- (C) Landscape design. Landscape shall be planted in groupings of three (3) and shall be designed utilizing a three (3) tier approach, with groundcover, shrubs, and trees both canopy and accent.
- (D) The attached 'Appendix B' details the preferred trees to be utilized by the Town in the Rural Lifestyle Regulations.
- (E) Additional landscape requirements shall be governed by Section 12-107. When there is conflict between the regulations of this section and Section 12-107, the regulations of the Rural Lifestyle Regulations shall apply.
- (F) Street Tree Landscaping Standards. Street trees, at least three inches in caliper measured six inches above the grade or as approved by the Development Services Director, must be planted at least three (3) feet from the street curb, and a maximum of 40 feet on center.
- (G) Lawns
 - (1) Existing vegetation shall be preserved in areas where disturbance is not necessary outside the building envelope.
 - (2) The creation of lawns in excess of 10,000 square feet is prohibited in the AG, A-1, and R-1 zoning districts.
 - (3) Where building envelopes are located in wooded areas, a treed area of at least 30 feet between the building envelope and the common roadway shall be retained.

12-295. Open Space Relationships

Open Space relationships. Existing Town of Davie, County, and/or State open space, such as parks and or trails shall be buffered during the site design process. No site plan shall be approved for a parcel governed by the Rural Lifestyle Regulations which does not provide for a buffer consistent with the following criteria:

- (A) Parks and other protected, undeveloped lands shall be buffered by providing a minimum 20 foot landscape buffer along the property line. Such land shall be planted and maintained by the applicant, yet individual fences may not be placed within the buffer. An Association may place a uniform green vinyl clad chain-link fence or other design at the discretion of the Planning and Zoning Manager, without delineating individual lots, around the landscape buffer. Such landscape buffer and associated restrictions shall be clearly identified on the approved site plan.
- (B) Town of Davie trails shall be augmented and enhanced through the following:
 - (1) Existing adjacent trails shall be designed for an ultimate 50 foot trail width.
 - (2) Future trails shall provide for both recreation and equestrian trails, providing for the 50 foot cross-section and amenities.
- (C) A minimum 20 percent of designated open space shall be landscaped.

Section 12-114. Definitions

Accent tree: A tree placed in the landscape with the purpose of drawing attention to a particular area.

Broadleaf tree: A tree with multiple buds and a woody trunk that gets larger each year.

Canopy tree: A medium to large tree usually 20' or more in height used to create overhead coverage of an area

Character tree: Any tree with natural, unusual or outstanding features that separate it from other trees.

Palm tree: A tree with a single bud and fibrous trunk.

Shade tree: Any tree that provides an extended area of protection from the suns rays.

Specimen tree: Any tree with natural dominating features that cause it to draw attention to itself as a focalization of interest.

Street tree: Any medium to large tree used to line the streets.

Sub-canopy tree: A small tree placed around or under canopy trees to increase coverage established by the larger trees.

Tree: Any single or multiple trunked, self supporting plant, upright in growth, with at least a 3" caliper DBH and minimum height of 10'.

12-296. Stormwater Retention

Water bodies are to be primarily utilized for storm water retention. Such water bodies may be utilized as features of the development for both the internal development and the external community. To this end, water features may be utilized in entry design and in the fronts of people's homes, not to be the dominate feature of said buffer. Water bodies shall have a minimum depth of four (4) feet excluding the slope and littoral edge requirements of other jurisdictional agencies.

This requirements shall not supercede open space requirements and limitations on waterbodies found throughout this division.

12-297. Lighting

(A) Lighting provided within lands governed by the Rural Lifestyle Regulations, shall be provided only where site-specific safety condition warrant.

(B) Where street lighting is required, its location and intensity shall be subject to the Town Council's review.

(C) Street lights shall be designed to provide for consistent luminaire style and pole style along roadways both within and between communities. To this end the maximum pole height shall be 30 feet. The luminaire selected shall be provided as specified in the Griffin Road Architectural Design Manual. Such lights shall be designed to adequately light roadways with a shield preventing overspill either up or onto individual lots.

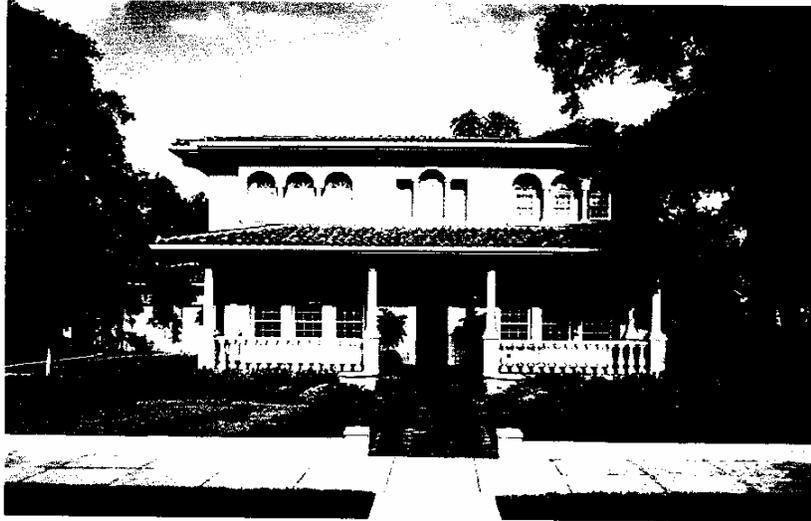
APPENDIX A



APPENDIX A



APPENDIX A



APPENDIX A



APPENDIX B

Recommended Native Trees for South Florida

<u>Scientific name</u>	<u>Common Name</u>
<i>Large</i>	
1. <i>Acer rubrum</i>	Red Maple
2. <i>Bursera simaruba</i>	Gumbo-limbo
3. <i>Conocarpus erectus</i>	Green Buttonwood
4. <i>Lysiloma latisiliqua</i>	Wild Tamarind
5. <i>Mastichodendron foetidissimum</i>	Mastic
6. <i>Pinus elliotii</i>	Slash Pine
7. <i>Quercus laurifolia</i>	Laurel Oak
8. <i>Quercus Virginiana</i>	Live Oak
9. <i>Swietenia mahagoni</i>	Mahogany
10. <i>Taxodium distichum</i>	Bald Cypress
<i>Medium</i>	
1. <i>Conocarpus erectus</i> 'siriceus'	Silver Buttonwood
2. <i>Magnolia grandiflora</i> 'little gem'	Dwarf Magnolia
3. <i>Annona glabra</i>	Pond Apple
4. <i>Chrysophyllum oliviforme</i>	Satin Leaf
5. <i>Clusea rosea</i>	Pitch Apple
6. <i>Coccoloba diversifolia</i>	Pigeon Plum
7. <i>Coccoloba uvifera</i>	Sea Grape
8. <i>Gordonia lasianthus</i>	Loblolly Bay
9. <i>Ilex cassine</i>	Dahoon Holly
10. <i>persea borbonia</i>	Redbay
<i>Small</i>	
1. <i>Acacia farnesiana</i>	Geiger Tree
2. <i>Guaiacum sanctum</i>	Lignum Vitae
3. <i>Krugiodendron ferreom</i>	Black Ironwood
4. <i>Myrcianthes fragrans</i>	Simpson Stopper
5. <i>Zanthoxylum fagara</i>	Wild Lime

Recommended Native Palms for South Florida

<u>Scientific name</u>	<u>Common Name</u>
1. <i>acoelorrhaphe wrightii</i>	Paurotis Palm
2. <i>Coccothrinax argentata</i>	Silver Palm
3. <i>Pseudophoenix sargentii</i>	Buccaneer Palm
4. <i>Rhapidophyllum hystrix</i>	Needle Palm
5. <i>Roystonea elata</i>	Royal Palm
6. <i>Sabal palmetto</i>	Cabbage Palm
7. <i>Serenoa repens</i>	Saw Palmetto
8. <i>Thrinax radiata</i>	Thrinax Palm

Recommended Native Shrubs for South Florida

<u>Scientific name</u>	<u>Common Name</u>
1. <i>Callicarpa Americana</i>	Beauty Berry
2. <i>Capparis cynophallophora</i>	Jamaica caper
3. <i>Chiococca alba</i>	Snowberry
4. <i>Chrysobalanus icaco</i>	Cocoplum
5. <i>Conocarpus erectus</i>	Buttonwood
6. <i>Duranta repens</i>	Golden Dewdrop
7. <i>Forestiera sgregata</i>	Florida Privet
8. <i>Hamelia patens</i>	Firebush
9. <i>Ilex glabra</i>	Gallberry
10. <i>Ilex vomitoria</i> 'nana' var. schellings	Dwarf Yaupon Holly
11. <i>Illicium floridana</i>	Florida Anise
12. <i>Lantana involucrate</i>	Lantana
13. <i>Myrica cerifca</i>	Wax Myrtle
14. <i>Psychotria nervosa</i>	Wild Coffee
15. <i>Sophora tomentosa</i>	Necklace Pod
16. <i>Stachytarpheta jamaicensis</i>	Blue Porterweed
17. <i>Tecoma stans</i>	Yellow Elder
18. <i>Yucca aloifolia</i>	Spanish Bayonet
19. <i>Zamia pumila</i>	Coontie

Definitions

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Broadleaf tree: A tree with multiple buds and a woody trunk that gets larger each year.

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Tree: Any single or multiple trunked, self supporting plant, upright in growth, with at least a 3" caliper DBH and minimum height of 10'.

ORDINANCE _____

"AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE, CHAPTER 12, ADDING REGULATIONS TO PRESERVE THE RURAL LIFESTYLE CHARACTERISTICS EVIDENT THROUGHOUT THE TOWN OF DAVIE AND RENAMING ARTICLE IX THE RURAL LIFESTYLE REGULATIONS; ADDING SECTION 12-281, ENTITLED "INTENT AND APPLICABILITY" PROVIDING FOR INTENT AND APPLICABILITY IN THE CREATION OF THE RURAL LIFESTYLE REGULATIONS; ADDING SECTION 12-282, ENTITLED "SCENIC CORRIDORS OVERLAY DISTRICT"; PROVIDING FOR THE CREATION OF SCENIC CORRIDORS WITHIN THE TOWN OF DAVIE ALONG MAJOR RURAL CORRIDORS; ADDING SECTION 12-283, ENTITLED "DEVELOPMENT STANDARDS"; PROVIDING FOR ALLOWABLE DEVELOPMENT WITHIN A SCENIC CORRIDOR; ADDING SECTION 12-284, ENTITLED "FENCES, MAILBOXES, BUS STOPS, AND ENTRANCEWAY FEATURES; PROVIDING FOR DEVELOPMENT STANDARDS FOR ALLOWABLE STRUCTURES WITHIN A SCENIC CORRIDOR; ADDING SECTION 12-285, ENTITLED "LANDSCAPING"; PROVIDING FOR LANDSCAPE STANDARDS WITHIN SCENIC CORRIDORS; ADDING DIVISION 3, ENTITLED "RURAL LIFESTYLE DEVELOPMENT REGULATIONS"; PROVIDING FOR DESIGN REGULATIONS FOR ALL PROPERTY AFFECTED BY THE RURAL LIFESTYLE INITIATIVE; ADDING SECTION 12-286, ENTITLED "INTENT, APPLICABILITY, AND BOUNDARIES"; PROVIDING FOR INTENT, APPLICABILITY, AND BOUNDARIES FOR THE PROPERTIES AFFECTED BY THE RURAL LIFESTYLE REGULATIONS; ADDING SECTION 12-287, ENTITLED "DEVELOPMENT STANDARDS"; PROVIDING FOR DEVELOPMENT STANDARDS IN LANDS GOVERNED BY THE RURAL LIFESTYLE REGULATIONS PERTAINING TO LOT SIZE AND SETBACKS; ADDING SECTION 12-288, ENTITLED "INCENTIVES"; PROVIDING FOR INCENTIVES FOR DEVELOPMENTS THAT PROVIDE OPEN SPACE, ACRE LOTS, AND FLORIDA VERNACULAR ARCHITECTURE; ADDING SECTION 12-289, ENTITLED "PURPOSE"; PROVIDING FOR STREET ACCESS AND CIRCULATION; ADDING SECTION 12-290, ENTITLED "ARCHITECTURAL DESIGN STANDARDS"; PROVIDING FOR REQUIRED DESIGN FEATURES, STREET ORIENTATION, AND PROJECTIONS; ADDING SECTION 12-291, ENTITLED "ANTI-MONOTONY"; PROVIDING FOR HOUSE PLACEMENTS TO ENSURE VISUAL VARIATION; ADDING SECTION 12-292, ENTITLED "STREET STANDARDS"; PROVIDING FOR REGULATIONS ON PUBLIC AND PRIVATE STREETS AND COMMON DRIVEWAYS; ADDING SECTION 12-293, ENTITLED "PLAT REQUIREMENTS AND PUBLIC DEDICATIONS"; PROVIDING FOR PUBLIC DEDICATION OF ROAD RIGHTS-OF-WAY AT TIME OF PLATTING" ADDING SECTION 12-294, ENTITLED "SITE LANDSCAPING"; PROVIDING FOR LANDSCAPE

REQUIREMENTS FOR LANDS GOVERNED BY THE RURAL LIFESTYLE REGULATIONS; ADDING SECTION 12-295, ENTITLED "OPEN SPACE RELATIONSHIPS"; PROVIDING FOR THE DESIGN OF PROPERTIES ADJACENT TO OPEN SPACE; ADDING SECTION 12-296, ENTITLED "STORMWATER RETENTION"; PROVIDING FOR DESIGN OF STORMWATER RETENTION AREAS; ADDING SECTION 12-297, ENTITLED "LIGHTING"; PROVIDING FOR THE DESIGN OF SITE LIGHTING FOR LANDS GOVERNED BY THE RURAL LIFESTYLE REGULATIONS; AND AMENDING THE FOLLOWING SECTIONS OF THE LAND DEVELOPMENT CODE FOR THE CLEAR IMPLEMENTATION OF THE RURAL LIFESTYLE REGULATIONS; AMENDING SECTION 12-24, ENTITLED "STATEMENT OF PURPOSE AND INTENT OF ZONING DISTRICTS"; PROVIDING FOR FURTHER CLARIFICATION OF THE INTENT OF THE AG, A-1, AND R-1 ZONING DISTRICTS; AMENDING SECTION 12-33, ENTITLED "GENERAL REGULATIONS"; PROVIDING FOR FENCES, WALLS AND HEDGES, PORCHES AND FLAG LOTS IN THE AG, A-1 AND R-1 ZONING DISTRICTS; AMENDING SECTION 12-53 AND TABLE 12-53 ENTITLED "RESIDENTIAL PERFORMANCE STANDARDS" PROVIDING FOR DEVELOPMENT STANDARDS FOR THE AG, A-1, AND R-1 ZONING DISTRICTS TO PROVIDE FOR THE MAINTENANCE OF THE RURAL CHARACTERISTICS IN THE TOWN; AMENDING TABLE 12-54, ENTITLED "NON-RESIDENTIAL PERFORMANCE STANDARDS"; PROVIDING FOR NON-RESIDENTIAL DEVELOPMENT STANDARDS FOR THE AG, A-1, AND R-1 ZONING DISTRICTS, TO PROVIDE FOR THE MAINTENANCE OF THE RURAL CHARACTERISTICS IN THE TOWN; AMENDING TABLE 12-81A, ENTITLED "CONVENTIONAL SINGLE-FAMILY DEVELOPMENT STANDARDS"; PROVIDING FOR REVISED DEVELOPMENT STANDARDS FOR THE AG, A-1, AND R-1 ZONING DISTRICTS, INCREASING THE MINIMUM LOT SIZE OF LANDS ZONED AG TO 43, 560 SQUARE FEET TO PROVIDE FOR THE MAINTENANCE OF THE RURAL CHARACTERISTICS IN THE TOWN, PROVIDING INCENTIVES FOR DEVELOPMENTS ON 43, 560 SQUARE FEET LOTS, INCENTIVES FOR ADDITIONAL OPEN SPACE AND INCENTIVES FOR FLORIDA TRADITIONAL VERNACULAR ARCHITECTURE; AMENDING SECTION 12-107, ENTITLED "LANDSCAPING STANDARDS TO LOTS AND SITES"; PROVIDING FOR LANDSCAPE STANDARDS TO MAINTAIN THE RURAL CHARACTERISTICS THROUGH THE USE OF NATIVE PLANT MATERIAL AND MORE NATURAL LANDSCAPE DESIGN REQUIREMENTS, PROHIBITING THE USE OF GUARD-GATES OR OTHER DEVICES WHICH RESTRICT ACCESS AND REVISING WALL REQUIREMENTS IN THE ONE ACRE PARCELS; AMENDING SECTION 12-114, ENTITLED "DEFINITIONS"; PROVIDING FOR ADDITIONAL LANDSCAPE DEFINITIONS; AMENDING SECTION 12-238, ENTITLED "GENERAL REGULATIONS"; PROVIDING FOR SIGNAGE WITHIN A SCENIC CORRIDOR; AMENDING SECTION 12-243, ENTITLED "DETAILED

SIGN REGULATIONS" PROVIDING FOR MINIMUM SIGN STANDARDS WITHIN A SCENIC CORRIDOR; AMENDING SECTION 12-261, ENTITLED "STREET LIGHTING"; PROVIDING FOR STREET LIGHTING IN SCENIC CORRIDORS AND IN AREAS DESIGNATED AS WITHIN THE RURAL LIFESTYLE REGULATIONS; AMENDING SECTION 12-364, ENTITLED "PLATS"; REQUIRING ROAD RIGHTS-OF-WAY TOP BE DEDICATED AT TIME OF PLATTING; AMENDING SECTION 12-331, ENTITLED "ACCESS TO DEVELOPMENT; PROHIBITING PRIVATE STREETS IN LANDS GOVERNED BY THE RURAL LIFESTYLE REGULATIONS; AMENDING SECTION 12-332, ENTITLED "ARRANGEMENT OF STREETS"; RESTRICTING CUL-DE-SACS IN LANDS GOVERNED BY THE RURAL LIFESTYLE REGULATIONS AND PROVIDING FOR STREET TYPES IN KEEPING WITH THE RURAL LIFESTYLE DEVELOPMENT REGULATIONS; AMENDING SECTION 12-336, ENTITLED "BLOCKS"; PROVIDING FOR REGULATIONS FOR THE AG, A-1, AND R-1 ZONING DISTRICTS; AMENDING SECTION 12-338, ENTITLED "DESIGN CRITERIA FOR LOCAL STREET BY DEVELOPMENT TYPE"; PROVIDING FOR REGULATIONS TO LIMIT CUL-DE-SACS IN THE AG, A-1, AND R-1 ZONING DISTRICTS; AMENDING SECTION 12-338, TABLE II, ENTITLED "LOW DENSITY RESIDENTIAL"; PROVIDING FOR ROAD STANDARDS APPLICABLE TO THE AG, A-1, AND R-1 ZONING DISTRICTS; AMENDING SECTION 12-503, ENTITLED "DEFINITIONS": PROVIDING FOR DEFINITIONS FOR WORDS UTILIZED IN THE RURAL LIFESTYLE REGULATIONS; CREATING REGULATIONS TO IMPLEMENT THE TOWN'S RURAL LIFESTYLE REGULATIONS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY, PROVIDING FOR INCLUSION IN THE TOWN CODE; AND PROVIDING FOR AN EFFECTIVE DATE."

WHEREAS, the Town Council of the Town of Davie declared a zoning in progress pursuant to Section 12-315 to implement the voters referendum approved on March 12, 2001 to identify and preserve the remaining rural and equestrian areas within the Town; and

WHEREAS, the Town of Davie held public workshops on December 11, 2001, February 27, 2002, May 6, 2002 and May 14, 2002 to identify strategies to successfully preserve and protect the remaining rural and equestrian areas within the Town; and

WHEREAS, the Town Council has determined that review of land development regulations are necessary to assure that the rural and semi-rural character of the Town is preserved; and

WHEREAS, the Town desires to amend the land development regulations to provide for developments designed to harmoniously blend into the existing development pattern of the rural areas of Davie, as identified by Town Council; and

WHEREAS, public hearings noticed in accordance with Florida laws were held on October 2, 2002 and the date of adoption of this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. That Code of Ordinances of the Town of Davie is hereby amended to create Article IX of Chapter 12, , entitled Rural Lifestyle Regulations and to amend those of the Town Code as follows:

Section 12-24., is amended to read as follows: Statement of purpose and intent of zoning districts.

(1) *Agricultural (AG) District:* This district is intended to maintain, preserve and protect areas of the Town of Davie that are predominately in agricultural uses, and/or have historically demonstrated agriculture productivity. This district is designed to protect the agricultural industry from scattered residential development that displaces agricultural uses from substantial areas of productive agricultural land for a limited number of dwelling units by providing for lots on an acre in size or larger. This district is intended to maintain the rural character of the town and implement the Town of Davie Comprehensive Plan.

(I) Neighborhood Conservation Districts:

(1) *Agricultural (A-1) District:* The A-1 District is intended to implement the Agricultural and Residential one (1) unit per acre classifications of the Town of Davie Comprehensive Plan and to maintain, protect and encourage the continuance of a productive agricultural community in Davie by ensuring that developments are buffered from existing agricultural uses.

(2) *Estate Dwelling (R-1) District:* The R-1 District is intended to implement the one (1) dwelling unit per acre residential classification

~~of the Town of Davie Future Land Use Plan and the residential classification of the Town of Davie Comprehensive Plan and to provide estate residential areas with most of the noncommercial agricultural uses permitted providing a transition from agricultural land to residential dwelling units.~~

Section 12-33, is amended to read as follows: General regulations.

(A) *Accessory Uses and Structures:*

(10) Porches in the AG, A-1, and R-1 zoning districts may encroach into the front setback. Such porches shall be a minimum of 10 feet in depth and a maximum of 25 feet in depth.

(O) *Fences, Walls, and Hedges:*

(1) Except as provided in subparagraph (3) of this section, no fence or wall shall be erected or maintained along or adjacent to a plot line for residentially zoned property to a height exceeding six (6) feet, except that where the plot line is adjacent to a nonresidentially zoned property, there shall be an eight-foot limit on the height of a fence or wall along such plot line. The limitations on fence height in this paragraph, other than those referenced to in subparagraph (3) shall not apply to the RR, AG, and A-1 district, except as provided for in Section 12-286.

(11) In the AG, A-1, and R-1 zoning districts, walls and fences shall be governed by the provisions of Section 12-286 and 12-288.

(EE) *Street Frontages Required:* Every principal building or buildings shall be built upon a lot with frontage upon a street, as specified in the applicable zoning districts. In the AG, A-1, and R-1 zoning district common driveways shall be permitted in accordance with Section 12-292.

(II) *Yard Encroachments:* Every part of every required yard shall be open and unobstructed from the ground to the sky, except as hereinafter provided or as otherwise permitted in this chapter:

(4) In the AG, A-1 and R-1 zoning district, porches may extend into the required front setback. Such porches shall be a minimum 10 feet in depth and maximum 25 feet in depth

Section 12-53, is amended to read as follows: Single-family, open space and planned residential performance standards.

This section contains the basic standards applicable to single-family, open space, only in the suburban zoning district, and planned residential developments, as well as for neighborhood conservation districts.

Table 12-53, is amended to read as follows: Residential Performance Standards

Zoning District and Development Option	Min. OSR	Max. GD	Net Density	Site Area	Lot Area
Agricultural (AG) Single-family	0.15 <u>0</u>	1.0	1.05	1 ac.	35,000 <u>43,560</u>

Table 12-54, is amended to read as follows: Nonresidential Performance Standard

Zoning District and Development Option	Min. LSR	Max. FAR	Min. Lot Area
AGRICULTURAL (AG)	---	---	35,000 s.f. <u>43,560 s.f.</u>

Table 12-81A, is amended to read as follows:
 CONVENTIONAL SINGLE-FAMILY DEVELOPMENT STANDARDS

Minimum Yards

District	Min. Lot Area (sq.ft)	Min. Lot Frontage (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)	Max. Height (ft.)	Min. DU Fl. Area (sq.ft.)	Max. Bldg. Cover (ratio)
AG	35,000 <u>43,560</u>	125 <u>150</u>	35 <u>40-50**</u>	25 <u>35</u>	40 <u>35</u>	35	1500 <u>2400</u>	.30 <u>.20</u>

A-1	35,000 ¹	125	35	25	40	35	1200	.30
		<u>150</u>	<u>40-50**</u>	<u>35</u>	<u>35</u>		<u>2400</u>	<u>.25</u>
R-1	35,000 ¹	125	35	25	40	35	1200	.30
			<u>30-40**</u>		<u>30</u>		<u>2400</u>	<u>.25</u>

Exemptions. Existing legal lots specifically delineated in a plat or approved site plan of record shall be bound by the minimum lot size and lot frontage requirements existing at the time they were specifically delineated.

1. Incentives are provided to encourage innovative design. Such incentives are based on the actual minimum lot size provided by the developer in each zoning category as provided for in section 12-288.

** Setbacks shall provide a minimum 10 foot variation in front setback for adjacent houses. Setbacks shall be stated as such on the site plan. All lots specifically designated on land platted prior to the date of this ordinance shall be exempt from the setback variation requirements.

Section 12-107, is amended to read as follows: Landscaping standards for lots and sites.

5. Required landscaping buffer and street trees for single-family and two-family districts adjacent to public rights-of-way.

~~(c)...Unless otherwise approved by Town Council, in all residential zoning districts with maximum densities equal to one (1) dwelling unit per gross acre, or less, the use of guard gates, guardhouses or similar feature shall only be used in conjunction with masonry walls or other fabricated screening of substantially solid appearance around the perimeter of the site.~~

~~Unless otherwise approved by Town Council, in all residential zoning districts with maximum densities equal to one (1) dwelling unit per gross acre or less, the use of masonry walls or other fabricated screening of substantially solid appearance, adjacent to public rights-of-way, public easements, public open space or other public lands shall require:~~

~~(1) An additional buffer width of three (3) horizontal feet for each one (1) foot of vertical wall or fence height, unless otherwise approved by Town Council.~~

~~(2) A ground cover planting bed at least three (3) feet in width within the buffer, between the required hedges and the public rights-of-way, of a length equivalent to seventy-five (75) percent of the total linear wall or fence length.~~

7. No guard gates, guard arms, or other devices which restrict access to a residential development shall be permitted within a zoning district subject to the Rural Lifestyle Regulations Section 12-281, except as permitted therein.

Section 12-115, is amended to read as follows: Definitions.

Accent tree: A tree placed in the landscape with the purpose of drawing attention to a particular area.

Broadleaf tree: A tree with multiple buds and a woody trunk that gets larger each year.

Canopy tree: A medium to large tree usually 20' or more in height used to create overhead coverage of an area

Character tree: Any tree with natural, unusual or outstanding features that separate it from other trees.

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Specimen tree: Any tree with natural dominating features that cause it to draw attention to itself as a focalization of interest.

Street tree: Any medium to large tree used to line the streets.

Sub-canopy tree: A small tree placed around or under canopy trees to increase coverage established by the larger trees.

Tree: Any single or multiple trunked, self supporting plant, upright in growth, with at least a 3" caliper DBH and minimum height of 10'.

Section 12-238, is amended to read as follows: General Regulations.

Sec. 12-238(O). Signage in Scenic Corridors.

- (1) Signage proposed in the scenic corridor, as defined in Section 12-283, is intended to be minimal in appearance and to harmonize with the natural surroundings. Therefore, special sign regulations shall apply to scenic corridors. No sign shall be permitted in the scenic corridor which does not comply with the following standards:
- (a) The face 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.
 - (b) Any single-family residence with access on a designated road shall be permitted one (1) address sign of not more than one (1) square foot area per dwelling unit.
 - (c) A non-residential development site located within a scenic corridor shall be permitted one (1) free-standing sign, for identification purposes only, of not more than 24 square feet in copy area per use. Any signage square footage approved in the scenic corridor shall be subtracted from the allowable square footage of the parcel identification sign.
 - (d) One street name or street 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 the designated roads.
 - (e) Free-standing signs shall not exceed four and one-half (4.5) feet in height.
 - (f) A planting bed at least four (4) feet in depth shall surround the sign. This bed shall contain 100% native shrubs and supplemental native ground cover, and shall be shown on the site plan.
 - (g) Free-standing signs shall be set back a minimum of ten feet from the edge of the road right-of-way.

Section 12-243, is amended to read as follows: Detailed sign regulations.

Sec. 12-243(A)

(5) Within a designated scenic corridor, the following sign standards shall apply:

- (a) Free-standing signs shall not exceed four and one-half (4.5) feet in height; and
- (b) A planting bed at least four (4) feet in depth shall surround the sign. This bed shall contain 100% native shrubs and supplemental native ground cover, and shall be shown on the site plan.

Section 12-261, is amended to read as follows: Street Lighting

- (A) System Required: A street lighting system shall be provided as part of the improvements in any new land development project. Installation of all underground facilities must be completed before the streets are paved. All lighting within areas governed by the Rural Lifestyle Regulations shall comply within Section 12-297.

Renaming Article IX. Rural Lifestyle Regulations ~~Bonus Density~~

Adding the following sections as follows:

Division 1. Generally

This article shall be known as the Rural Lifestyle Regulations.

Section 12-281. Intent and Applicability.

Intent and Applicability. The intent of this section is to further the existing rural lifestyle of the Town of Davie. This shall be accomplished through the creation of scenic corridors adjacent to road rights-of-way, the creation of architectural design criteria applicable to the 1 unit per acre land use category implemented through the corresponding zoning districts, and the creation of the Open Space Design Overlay District applicable to those portions of the Town containing the majority of the remaining rural areas.

Specifically, the Rural Lifestyle Regulations are intended to accomplish the following:

1. Preservation of the rural lifestyle characteristics currently existing throughout the Town of Davie. The characteristics are broadly defined

- as open spaces, large areas without fences, recreational trails adjacent and throughout neighborhoods, and variation in housing styles.
2. Result in a desirable residential environment on acre lots in areas with exiting agricultural uses, allowing for lifestyle compatibility recognizing open space as essential to the identity of rural-agricultural areas.
3. Ensure that developments provide for a seamless transition from existing agricultural uses to single-family homes.
4. Ensure that the provisions of this section allow for public access through communities.
5. Ensure that upgraded landscape buffers and scenic corridors are provided adjacent to major road rights-of-way.
6. Ensure that future growth is in keeping with the goal of the Rural Lifestyle Initiative as adopted by Town Council on July 3, 2001.
7. Ensure that future development, in areas with large vacant lands, are designed based upon the exiting site conditions of the property and the surrounding land uses.
8. Ensure that trails are provided and enhanced as identified on the Town's Master Trail Map.

Division 2. Scenic Corridors Overlay District

12-282. Intent, Applicability, Definition, and Boundaries.

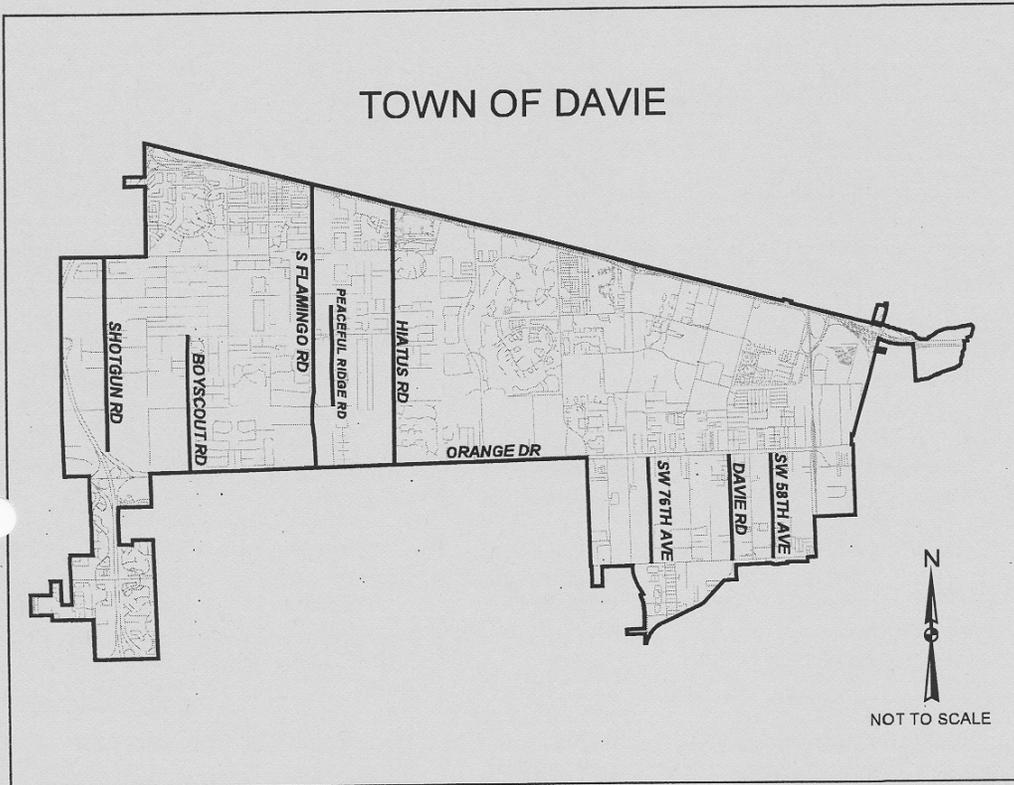
Intent and Applicability. The intent of the scenic corridor overlay district is to preserve and enhance the rural character and scenic qualities along roadways identified as rural and agricultural by the Town Council. The goals of the scenic corridor overlay district guidelines are 1) to prevent the visual encroachment of buildings and structure, along scenic roadways and 2) to maintain existing desirable vegetation and enhance vegetation along designated roadways.

Definition and Boundaries. The scenic corridor overlay district shall apply to all property (on each side of designated road rights-of-way) lying within one hundred feet (100') of Flamingo Road, Hiatus Road, Orange Drive, and Shotgun Road and to all property (on each side of the road rights-of-way) lying within fifty feet (50') of Boy Scout Road, Davie Road, Peaceful Ridge Road, SW 58 Avenue, and SW 76 Avenue. Each of these roads and the corresponding areas as noted above shall be referred to as a "scenic corridor". The regulations below shall apply to all scenic corridors as defined above.

Map #1.

Sec. 12-283. Development Standards

TOWN OF DAVIE



MAP 1

(A) Scenic Corridor Buffers. All scenic corridors shall contain scenic corridor buffers. The buffer shall be created by limiting, except for those structures or improvements specifically authorized in this section, structures, parking, other improvements or outdoor storage within a scenic corridor. No site plan or lot or parcel abutting a scenic corridor shall be approved which does not contain a scenic corridor buffer, which complies with the requirements of this division.

(B) Notwithstanding any other provision of this Code, the following structures, improvements and uses shall be the only structures, improvements and uses permitted within the designated scenic corridor buffers, as delineated above:

- (1) Existing agricultural buildings.
- (2) Sidewalks, recreational trails, and equestrian trails.
- (3) Landscape features and naturally occurring vegetation as required in Section 12-295 and other permitted landscape materials as defined in Section 12-296.
- (4) Fences, mailboxes, bus stops, bus shelters, and entranceways in accordance with the architectural design standards as adopted by the Rural Lifestyle Regulations as specified in Section 12-284. Walls shall be prohibited within a scenic corridor buffer.
- (5) Signs, in accordance with Section 12-238(Q).
- (6) Roadways, access ways or access points, including required curbing.
- (7) Signs markings, traffic control devices and such other improvements related to the safe and efficient movement of traffic.
- (8) Stormwater retention/detention areas provided that a landscaped water retention area shall result in a water amenity, and shall not exceed 15% of the required buffer area.
- (9) Underground utilities and associated accessory structures.
- (10) Street lights and pedestrian lights, when required.
- (11) Signs as provided for in Section 12-238 (Q) and 12-243(A).

Sec. 12-284. Fences, mailboxes, bus stops and entranceway features

(A) All fences, mailboxes, bus stops and entranceway features developed 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. Painted colors shall be limited to earth tones, natural, and white.

(B) No entranceway feature shall be internally lighted. Light fixtures for external illumination shall be contained in burial vaults or shall be screened with cut-off shields. External illumination shall not exceed 1.5 footcandles.

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

(D) Fences shall meet the design requirements of the Rural Lifestyle Regulations, as stated in Section 12-286. Fence colors shall be limited to earth tones, natural, or white.

(E) Fences located within a scenic corridor are intended to function as spatial locators and not be substantial in appearance. Such fences located in a scenic corridor buffer shall not exceed more than 20% opacity.

Sec. 12-285. Landscaping

The landscaping provided within a scenic corridor shall be open and provide visibility to a community from adjacent roadways. Landscape material may utilize groundcover and shrubs, but shall be designed to be relatively open through the clustering of landscape material. No site plan shall be approved for development abutting a scenic corridor which does not contain a landscaping plan (for the portion of the scenic corridor abutting the development) together with a commitment and implementation plan to install landscaping which complies with the requirements set forth below.

(A) A scenic corridor shall be landscaped, at a minimum, with the following:

- (1) One (1) row of canopy street trees with each tree having a minimum three (3) inch diameter measured one (1) foot above ground.
- (2) The first row of canopy trees shall be planted along a line ten (10) feet back from the right-of-way line.
- (3) Street trees shall be planted every 40 feet.

(4) A minimum of four (4) sub-canopy trees per 100 feet of road frontage shall be planted in and about access points and intersections.

(5) Three (3) additional canopy trees shall be planted per eight (8) thousand square feet of scenic corridor buffer area.

(6) Sixty percent of all required trees shall be native plant species, as provided for in Section 12-296.

Figure #1

(B) No existing trees or other protected landscape material shall be removed in the scenic corridor buffers unless the clearing is necessary to provide access to the development, the tree is diseased or to address public safety emergencies. Provided however, all invasive and exotic plant material shall be removed, unless waived by Town Council. This shall not apply to existing nursery material which was planted for the purpose of future resale.

(C) No clearing within the scenic corridor buffers shall be permitted except in conjunction with a permit issued for clearing and grubbing and as part of a plan.

(D) Existing or dedicated public or private right-of-way or right-of-way that is reserved pursuant to a development order, development permit, site plan, plat or other land use approval shall not be included in calculation of the scenic corridor buffer width.

(E) No application for site plan approval for property abutting a scenic corridor shall be approved which does not contain a site plan demonstrating compliance with the requirements set forth herein for the portion of any scenic corridor abutting the proposed development.

Division 3. Rural Lifestyle Development Regulations

12-286. Intent, Applicability, and Boundaries

Intent. It is the intent of these zoning regulations to ensure that development is compatible with the surrounding land uses and maintains and enhances the rural character of the applicable zoning district. To this end, the one-unit per acre districts established by the Town shall encourage residential development on one acre parcels, through the use of incentives. Residential development occurring in the Agriculture, A-1 and Estate, R-1 zoning district shall be designed to ensure that the transition from vacant land and/or farmland to development is

reviewed for the ultimate effect such development may have upon surrounding agricultural areas.

Applicability and Boundaries. The Rural Lifestyle Regulations shall apply to those portions of the Town in the Agricultural, AG, Agricultural, A-1, and the Estate, R-1 zoning categories. In order to accomplish the goals set forth above, the Town has determined that a separate set of regulations, over and above those that already exist, are necessary for these areas. With respect to the areas described above, these regulations shall prevail over any other regulations set forth in this code to the extent that any such regulations could be construed to permit development within those boundaries which is not permitted by these regulations.

(A) Permitted and Conditional Uses. The following list identifies the permitted uses and conditional uses within the areas governed by the Rural Lifestyle Regulations.

(1) Permitted Uses:

Dwelling, single family detached
Recreation Facilities
Agricultural uses

(2) Accessory Uses:

Equestrian Facilities (per Section 12-34(I))
Guest Cottages (per Section 12-33(A))
Home Occupation (per Section 12-34(N))

(3) Conditional Uses: The following uses shall be permitted as conditional uses provided the requirements set forth for such conditional uses as noted are satisfied in addition to the special requirements of these Rural Lifestyle Regulations.

Special Residential Facility and Group Home (per Section 12-34(Z))
Family Day Care (per Section 12-34(I))
Animals (per Section 12-34(B))

(4) Special Prohibitions. The following structures or improvements are specifically prohibited unless otherwise specifically authorized by this section:

Walls, unless provided for as specified in Section 12-286(B) and Section 12-288.

Guard Gates, guard-arms, or other devices which can restrict access. Berms unless provided for as specified in Section 12-286(B) and Section 12-288.

Shadow box fence unless provided for as specified in Section 12-286(B) and Section 12-288.

(B) Supplemental Restrictions.

(1) Fences. Fences located within the front setback or adjacent to a road right-of-way shall be a maximum of four (4) feet in height. In all other locations, fences shall be a maximum of six (6) feet in height. Fences are allowed as of right designed as one of the following styles:

- (a) Split rail fence
- (b) Green vinyl clad chain link fence
- (c) Decorative white picket fences
- (d) Shadow box may be permitted within the building envelope.
- (e) Other fence material as approved at time of site plan approval meeting the intent of the Rural Lifestyle Initiative.

All fences types shall maintain a maximum 50% opacity.

(2) Berms. Berms shall be designed to be both undulation and meandering and not to exceed three (3) feet in height with a maximum 3:1 slope.

(3) Walls. Walls shall be permitted only in compliance with the following design requirements.

- (a) Walls shall not exceed maximum three (3) feet in height.
- (b) Any wall shall provide a break every ten (10) feet and a landscaped space between any two wall sections, a minimum of two (2) times the provided wall section and designed with a hedge or other type of landscape material between the breaks in the wall.
- (c) No wall shall be placed atop a berm.
- (d) This section shall supercede the wall requirements of Section 12-33(O).

12-287. Development Standards

(A) To ensure that the physical characteristics of new houses are compatible with the character of the surrounding area and provide adequate open space and setbacks the following regulations are hereby established. All lot square footages are provided as net dry.

District	Min. Lot Area ¹	Min. Lot Frontage	Min. DU Floor Area	Max. Bldg Coverage
AG	43,560 sq.ft.	150'	2,400 sq.ft.	20%
A-1	35,000 sq.ft.	150'	2,400 sq.ft.	25%
R-1	35,000 sq.ft.	125'	2,400 sq.ft.	25%

Exemptions. Existing legal lots specifically delineated in a plat or approved site plan of record shall be bound by the minimum lot size and lot frontage requirements existing at the time they were specifically delineated.

1. Incentives are provided to encourage innovative design. Such incentives are based on the actual minimum lot size provided by the developer in each zoning category as provided for in section 12-288.

(B) Setbacks

District	Front	Side	Rear	Max. Height
AG	40-50**	35'	35'	35'
A-1	40-50**	35'	35''	35'
R-1	30-40**	25'	30'	35'

** Setbacks shall provide a minimum 10 foot variation in front setback for adjacent houses. Setbacks shall be stated as such on the site plan. All lots specifically designated on land platted prior to the date of this ordinance shall be exempt from the setback variation requirements.

Figure #2 and #3 and #4

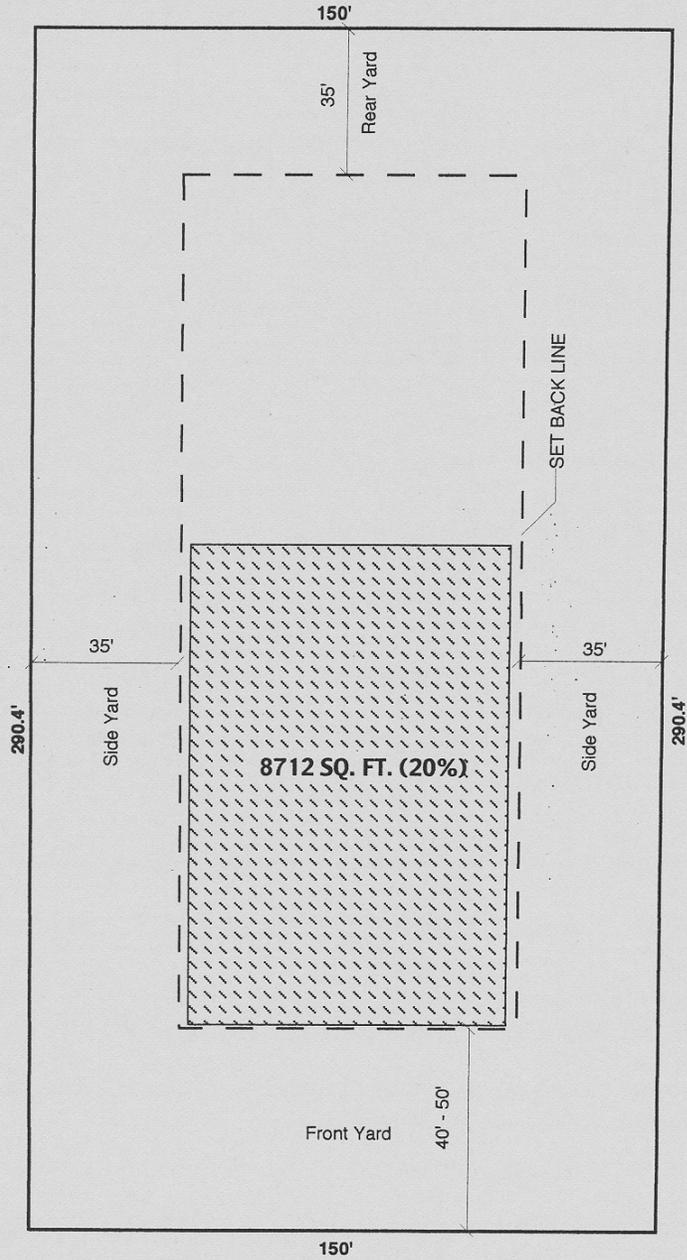
(C) Maximum Residential Density

The maximum number of residential dwelling units per acre, within property governed by the Rural Lifestyle Regulations, shall be one unit per gross acre.

Flex and Reserve units, as defined in Broward County Administrative Rules Document, shall not be used to increase the number of permitted dwelling units within lands zoned AG, A-1, and R-1.

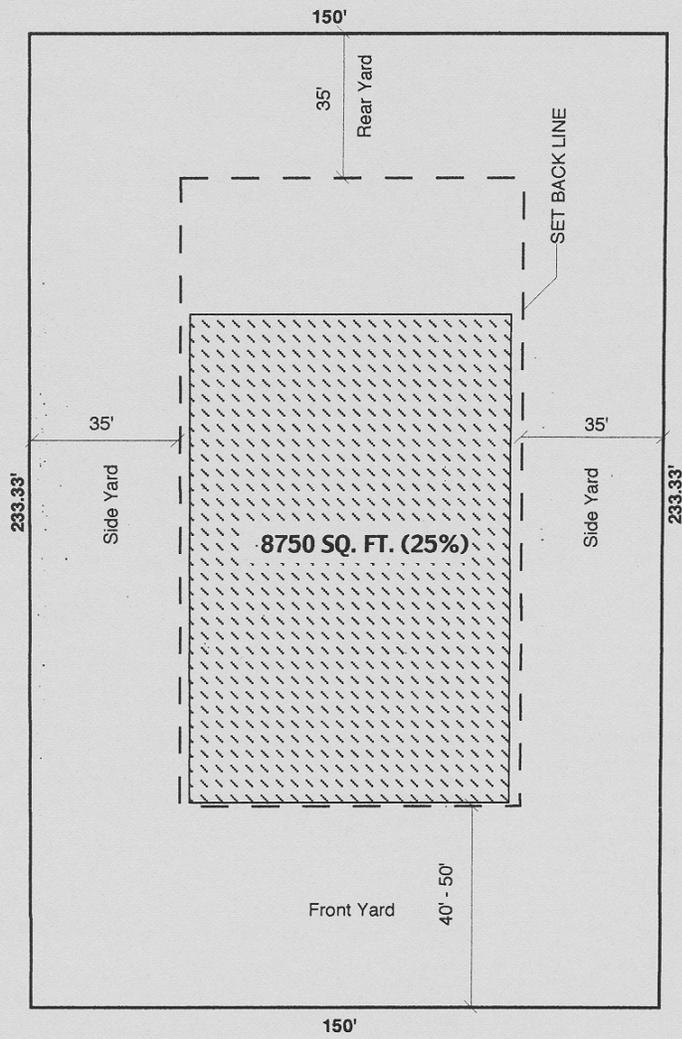
(D) Minimum lot size shall be calculated as net dry. Waterbodies shall not count toward required minimum lot sizes.

12-288. Incentives



Scale: 1"=30'

FIGURE 2. LOT SIZE 43,560 SQ. FT., ZONING AG



Scale: 1"=30'

FIGURE 3. LOT SIZE 35,000 SQ. FT., ZONING A-1

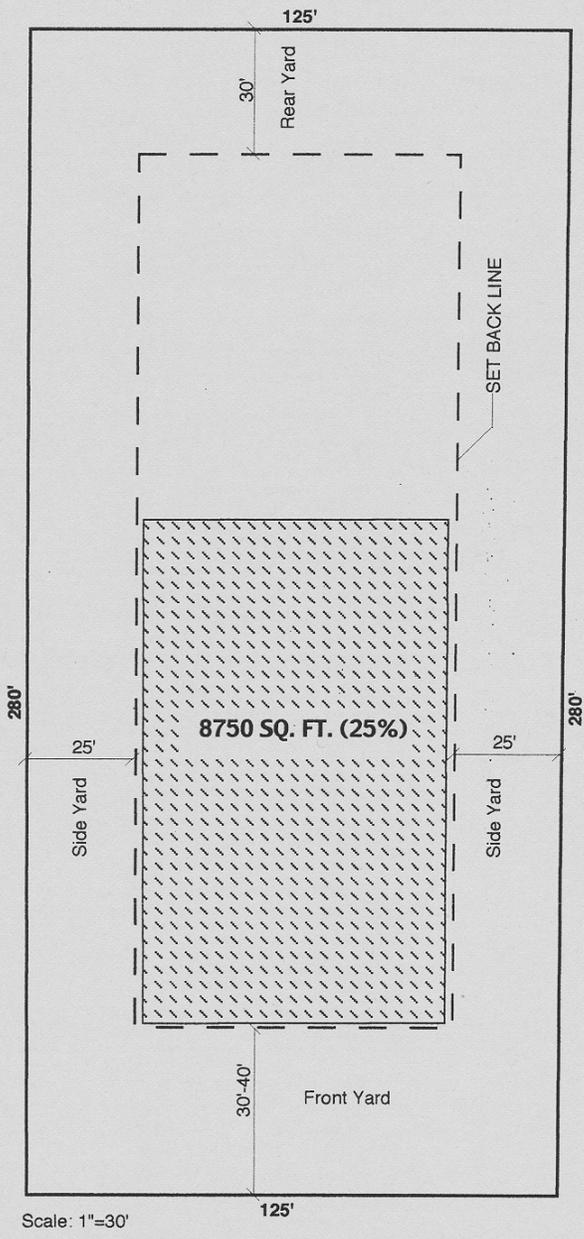


FIGURE 4. LOT SIZE 35,000 SQ. FT., ZONING R-1

Rural Lifestyle Incentives. As stated below, the following information details the incentives available for developments that provide additional benefits to the Town. Such incentives shall not exceed 10 points for each incentive and may not exceed a total of 24 points.

(A) Incentives for One-Acre Lots

The provisions of Section 12-287 may, under the circumstances set forth below, be waived by the Town Council where the plat or site plan restricts all lots contained therein to no less than 43,560 square feet in size. The provisions set forth below provide for a number of incentives and options which can be authorized by the Town Council as waivers from regulations set forth in Section 12-287, based upon the binding commitment in a plat or site plan for a minimum lot size of 43,560 square feet. No more than 10 points worth of these incentives may be authorized by the Town Council for any plat or site plan.

Developments utilizing a 43,560 net dry lot (as set forth in a binding commitments) shall be allowed a maximum of 10 points worth of flexible site design details as described in Subsection (D) in exchange for providing a larger lot size, in keeping with the goal of the Rural Lifestyle Initiative.

(B) Incentives for Open Space

An approved plat or site plan that provides a minimum of 20 % open space in the AG, A-1, or R-1 zoning district shall be allowed to utilize the incentive program, as described in subsection (D), allowing for a maximum of 10 points worth of flexible site design details.

In order to qualify, all the following requirements must be met:

- (1) The open space shall be located at the major access points to a community or adjacent to an existing trail or public park or other such public lands.
- (2) The open space shall be owned by the Homeowners Association, or other accepted entity, as approved by the Town to assure its continued maintenance in perpetuity. Appropriate recorded restrictions, as approved by the Town Attorney, shall be recorded as a condition to plat or site plan approval.
- (3) The minimum 20% open space provided shall be net dry and not contain any water.
- (4) The open space shall be identified by a separate legal description either at time of plat or site plan.
- (5) The open space shall be no less than 50 feet in width at its most narrow point.

- (6) No more than 15% of the open space shall consist of impervious area, either paved or structures.

(C) Incentives for Traditional Architecture and Site Design

A plat or site plan that provide for a Florida Vernacular Theme Architectural style in conjunction with and design elements of a traditional neighborhood site design shall be allowed to utilize the incentive program allowing for a maximum of four (4) points worth of flexible site design details as follows:

(D) Table of Incentives

<u>Point Weight</u>	<u>Incentive</u>
<u>5 points</u>	<u>Guardgates, guardhouses, gate-arms, or other devices which can restrict access.</u>
<u>3 points</u>	<u>Private roads under the maintenance responsibility of the homeowners association.</u>
<u>2 points</u>	<u>Reduced ultimate road right-of-way (on local roads) to a 40 foot cross-section. Such road right-of-way may only be used in conjunction with private roads.</u>
<u>3 points</u>	<u>Sidewalks only on one side of the road.</u>
<u>3 points</u>	<u>Palm trees may be allowed to exceed 25% maximum, not to exceed 50%. (as required in Section 12-107)</u>
<u>5 points</u>	<u>Entry features and signs shall be allowed to exceed the maximum 4.5 feet in height, but not to exceed 10 feet in height and six feet in length, per side.</u>
<u>2 points</u>	<u>Cul-de-sacs shall be allowed as of right, with no limitation on the ultimate number. Developments shall provide access to all adjacent public road right-of-way.</u>
<u>2 points</u>	<u>Curbing material may be modified upon approval from the Town Engineer based on the size of a proposed development and anticipated number of vehicular trips per day.</u>
<u>2 points</u>	<u>Street lights may not be required, upon approval from the Town Engineer based review of a proposed development and anticipated number of vehicular trips per day.</u>

Division 4. Site Design Regulations

This section shall be known and referred to as the Town of Davie Residential Site Development Standards in the AG, A-1 and R-1 zoning districts. The purpose of this section is to establish design standards for residential development in the three residential zones (AG, A-1, R-1) applicable to the Rural Lifestyle Initiative. The regulations set forth herein are specifically directed for these zoning districts and shall prevail over any provisions in other sections of the code which are inconsistent herewith.

The user/applicant shall consult each chapter of the Town's Code to determine all applicable regulations.

Sec. 12-289. Purpose

The purpose of this section is to establish a well-defined residential streetscape (street trees, curbs, gutters and sidewalks at a minimum) which will assist in the retention of the rural character of Davie defined, in part, by the existing street grid patterns and to design developments that are attractive and pedestrian friendly places.

- (A) Street, Access and Circulation. No plat or site plan shall be approved which does not meet the following requirements:
- (D) The plat or site plan shall provide at least one connection to adjacent development across property lines through a dedication on the plat or recorded instrument acceptable to the Town Attorney when the development is adjacent to a public street, open space, walkway, trail or sidewalk.
 - (E) At least 25 percent of all street block lengths (linear frontage) shall not exceed 600 feet (less than 1/3 mile in length), except where a mid-block access/street, pass through or combination thereof is provided.
 - (F) No more than 20 percent of all new homes within residential development shall be located on cul-de-sacs and "dead-end" streets. The Town Council may waive this requirement upon demonstration by the applicant that adjacent connections to another development or adjacent access points are not available.

(G) On all streets, sidewalks, street trees or planting strips shall be provided subject to the provision of Section 12-296.

(5) All commonly owned tracts shall be accessible to the residents of a community and the general public, when contiguous to a road right-of-way, public park or otherwise dedicated public space through commonly owned pathways. Easements on individually owned lots shall be prohibited.

(6) Development shall be designed to discourage dead-end cul-de-sacs. Rectilinear, Curvilinear, and Radial street patterns shall be utilized when designed a site, unless physical constraints make this impossible.

Figures #5, #6, and #7

Sec. 12-290. Architectural Design Standards.

The principles set out below are intended to establish a meaningful design guide for development and not to limit innovative architecture. All development shall be designed in accordance with the concepts described in this Section. The design concepts shall include:

(A) The design of architecturally varied structures within a planned development through the use of building massing, varied roof-scapes, varied window design, ornamentation and color.

(B) The recognition of the South Florida climate which should influence building shape and orientation, nature of roofs and overhangs and the location and size of windows.

(C) Minimum roof standards. Pitched roofs shall have a minimum pitch of 4:12. Deviation from the minimum may be approved for gambrel or similar roof types. Flat roofs may be permitted if the flat roof area does not comprise over 25 percent of the total roof area. Such flat roofs may be permitted over porches, Florida rooms, and utility rooms located toward the rear of a dwelling unit.

(D) Elevations for all sides of a building shall be provided at time of site plan approval and shall indicate architectural details incorporated on all sides of a structure.

See Appendix A.

(E) Minimum Garage Standards. A minimum, 50 percent of all homes within a site plan approved subsequent to adoption of this provision shall provide

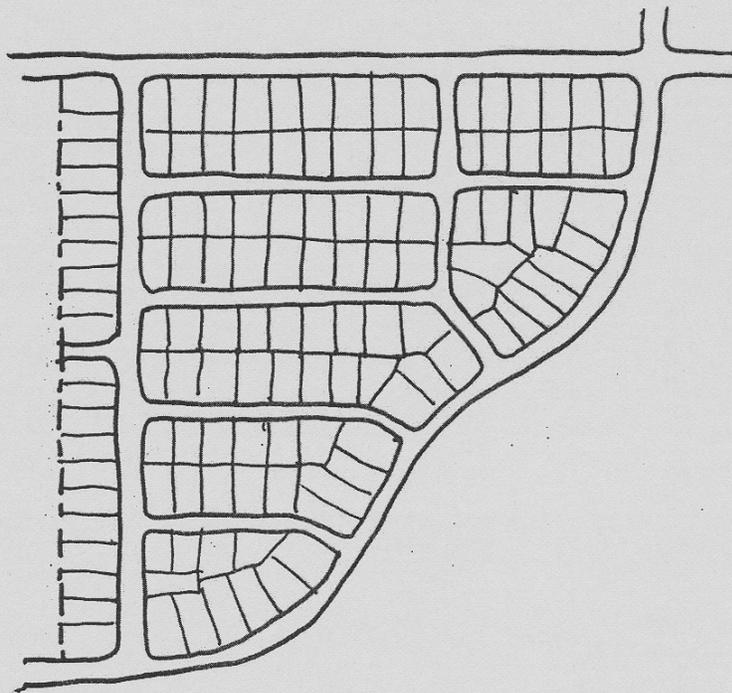


FIGURE 5. RECTILINEAR STREET PATTERN

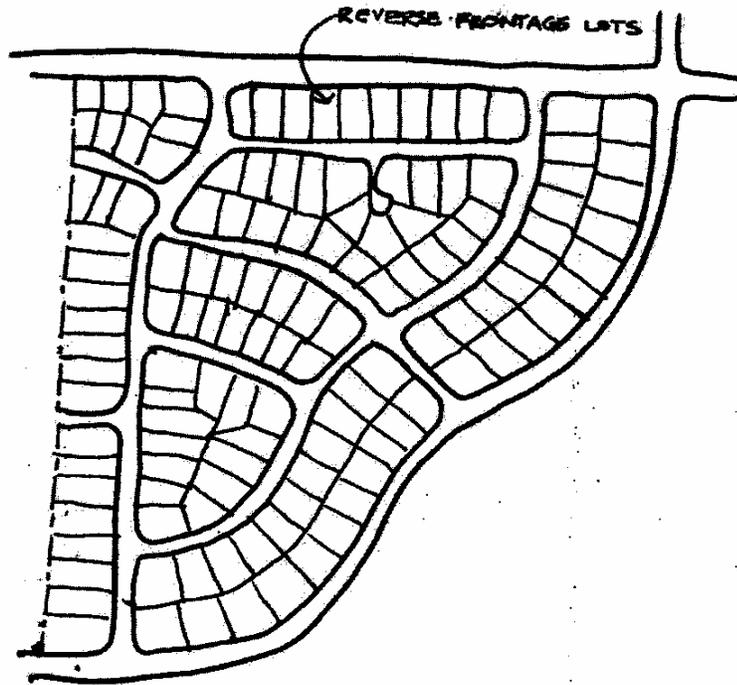


FIGURE 6. CURVILINEAR STREET PATTERN

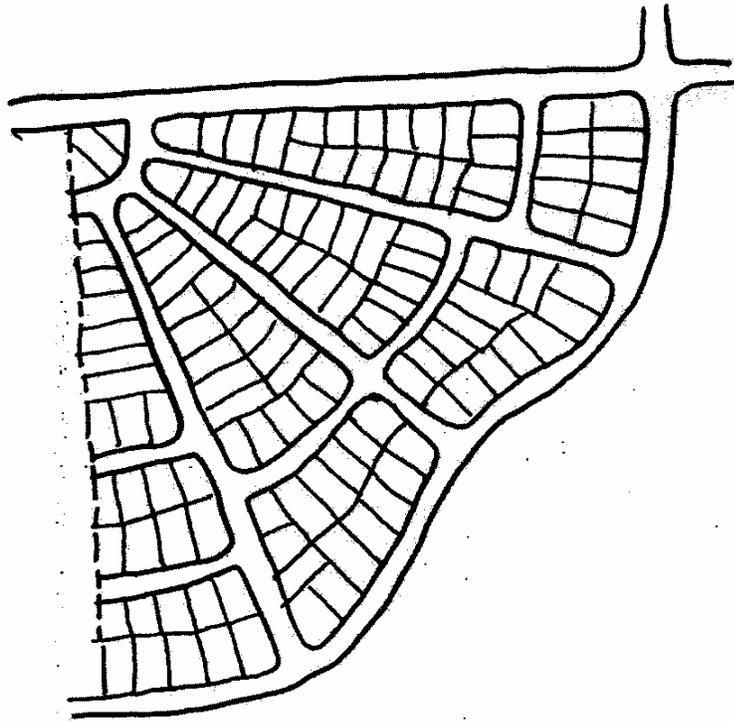


FIGURE 7. RADIAL STREET PATTERN

garages located in the rear of the house or oriented to the side of a house. When garages and carports must be front-loaded, they shall be set back at least 15 fifteen feet measured from facade of the principal building.

Figure #8

(F) Developments utilizing the Traditional Neighborhood Design incentive, as specified in Section 12-288, shall be required to incorporate raised front porches, decks or balconies where feasible, to provide better integration between the street and the houses and to clearly establish an identity for the neighborhood.

(G) Building projections including porches and verandas (minimum 10 feet in width), bay or garden windows shall be allowed within the required front yard setback.

(H) All new residential homes shall orient toward the street. The front doors shall face the street.

(I) All facades shall contain a minimum of 15 percent transparent or translucent materials.

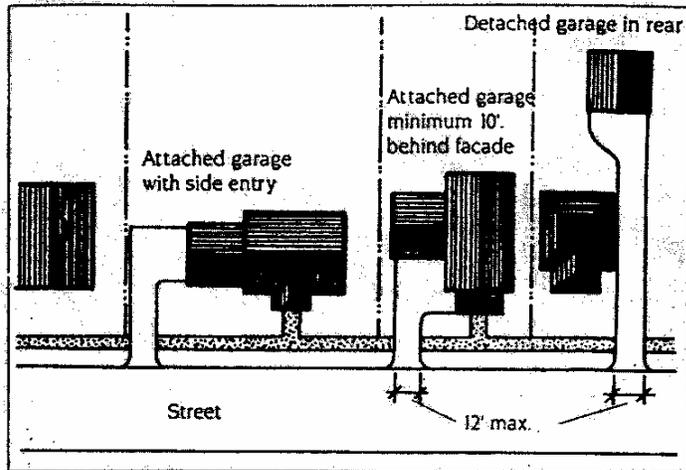
12-291. Anti-Monotony

(A) No two detached single family homes having the same architectural elevation shall be built or maintained side by side or fronting across the street within an area of the six lot block.

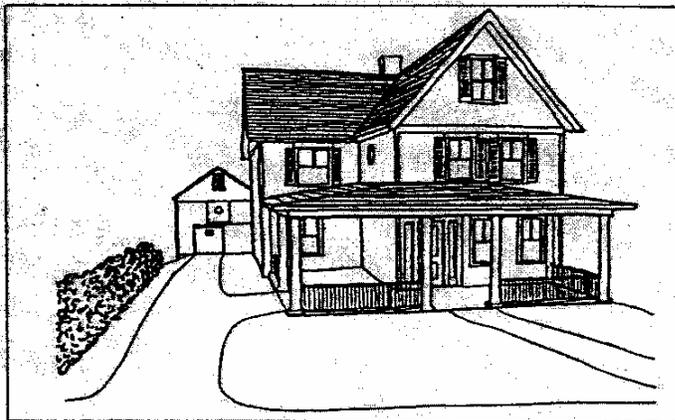
(B) No two detached single family homes having the same color paint used on more than 80% of the single family home shall be built or maintained side by side or fronting across the street within six lot block.

(C) No two detached single family homes having the same color roof and the same style roof tile shall be built or maintained side by side or fronting across the street within the six lot block.

(D) The developer of a housing development, pursuant to an approved site plan, may provide for an internal monitoring system to assure compliance with the requirements set forth herein. The monitoring system shall be submitted to the Town of Davie Planning and Zoning Division. Upon approval, at time of building permit, the required monitoring information shall be submitted with the building permit for review for compliance.



Recommended garage locations



Typical garage behind house

FIGURE 8

(E) Models. Any person or entity selling dwelling units in a platted subdivision for the use of model units may apply for an exemption from the requirements for monotony review as set forth herein. In order to obtain such an exemption, the applicant must submit elevations for models, available paint colors, roof tile materials and colors to the Planning and Zoning Manager or designee. Along with the material, the applicant must submit a written methodology by which it proposes to insure compliance with the anti-monotony provisions of this ordinance. The Planning and Zoning Manager will then review the proposed methodology and present the proposal to Town Council at time of site plan approval. Should it be determined that the approved methodology is not being properly implemented, after notice to the applicant, the Town Council may revoke the exemption from the review procedure set forth herein, and require said review for each individual dwelling unit.

12-292. Street Standards.

Within areas governed by the Rural Lifestyle Regulations, streets shall be provided based upon the design of the community they served, and as provided within the Rural Lifestyle Regulations. It is the intent of this section to minimize the amount of site disruption caused by roadways.

(A) Design Standards for Public Streets.

- (1) The following minimum standards shall be applied to all plats or site plans submitted for the zoning districts governed by these regulations.

Road right-of-way width: 50'

Cartway width: 24 feet.

- (2) Sidewalks shall be provided on both sides of the road right-of-way.
- (3) Street trees shall be provided on both sides of the road right-of-way based upon a submitted street tree planted plan approved at time of site plan approval.
- (4) Maximum number of units per dead-end street: 15
- (5) Minimum distance between access points on off-site public roads: 200'. Access points shall include individual and common driveways and on-site public roads.
- (6) Curbing shall be used only where necessary to provide for stormwater management.

Figure #9

(B) Design Standards for Private Streets.

**MINIMUM STANDARD FOR PUBLIC ROADWAYS
50' R/W - 2 LANES**

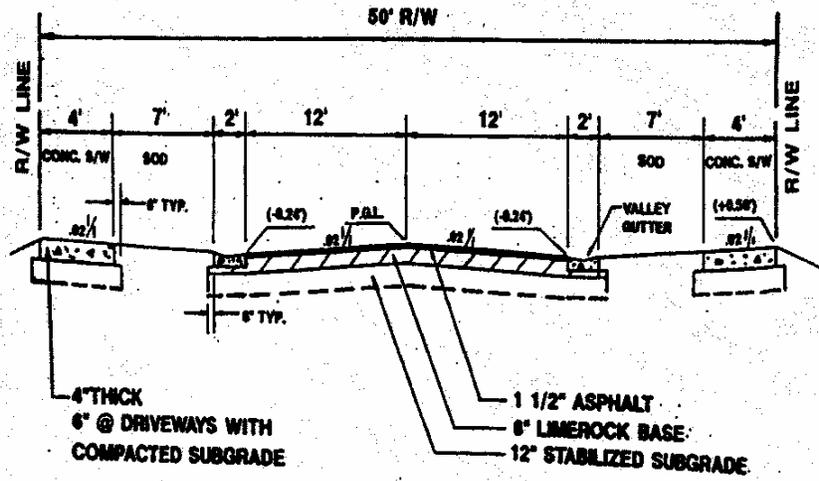


FIGURE 9

No plat or site plan shall be approved which contain private roads, except as waived pursuant to the specific provisions of the Rural Lifestyle Regulations, Section 12-288.

(C) Common Driveways.

The appropriate use of common driveways is permitted within lots developed at 43,560 square feet or greater and within communities designed utilizing the Open Space Design Guidelines. Where lots access an off-site public street, common driveways shall be used where appropriate to minimize the number of curb cuts required.

- (1) The maximum number of units served by a common driveway shall be four.
- (2) Minimum common driveway width: 12 feet with two-foot graded and stoned shoulders.
- (3) Maximum length of common drive-way 1,000 feet.
- (4) All driveways in excess of 500 feet shall provide a 10' X 30' turnout. The exact location of the turnout shall be determined by the Town with the review of the fire department.
- (5) All lots utilizing common driveways shall provide a driveway maintenance agreement to be reviewed and approved by the Town attorney.

12-293. Plat Requirements and Public dedications

All internal roadways in plats in the AG, A-1 and R-1 zoning districts shall be dedicated to the public at time of platting or if the property is already platted, as part of the approval of a site plan, as required in Sections 12-364, 12-330.

12-294. Site Landscaping

In the AG, A-1, and R-1 zoning districts, the following landscape regulations shall apply:

- (A) Native Landscape Material. A minimum of 60% of the landscape material placed on a site shall be native.
- (B) A maximum of 25 percent of the overall tree count shall consist of palm trees, of any species and/or caliper. Such number shall be reviewed at time of site plan approval and/or landscape plan approval.
- (C) Landscape design. Landscape shall be planted in groupings of three (3) and shall be designed utilizing a three (3) tier approach, with groundcover, shrubs, and trees both canopy and accent.
- (D) The attached 'Appendix B' details the preferred trees to be utilized by the Town in the Rural Lifestyle Regulations.
- (E) Additional landscape requirements shall be governed by Section 12-107. When there is conflict between the regulations of this section and Section 12-107, the regulations of the Rural Lifestyle Regulations shall apply.
- (F) Street Tree Landscaping Standards. Street trees, at least three inches in caliper measured six inches above the grade or as approved by the Development Services Director, must be planted at least three (3) three feet from the street curb, and a maximum of 40 feet on center.
- (G) Lawns
- (1) Existing vegetation shall be preserved in areas where disturbance is not necessary outside the building envelope.
 - (2) The creation of lawns in excess of 10,000 square feet is prohibited in the AG, A-1, and R-1 zoning districts.
 - (3) Where building envelopes are located in wooded areas, a treed area of at least 30 feet between the building envelope and the common roadway shall be retained.

12-295. Open Space Relationships

Open Space relationships. Existing Town of Davie, County, and/or State open space, such as parks and or trails shall be buffered during the site design process. No site plan shall be approved for a parcel governed by the Rural Lifestyle

Regulations which does not provide for a buffer consistent with the following criteria:

(A) Parks and other protected, undeveloped lands shall be buffered by providing a minimum 20 foot landscape buffer along the property line. Such land shall be planted and maintained by the applicant, yet individual fences may not be placed within the buffer. An Association may place a uniform green vinyl clad chain-link fence or other design at the discretion of the Planning and Zoning Manager, without delineating individual lots, around the landscape buffer. Such landscape buffer and associated restrictions shall be clearly identified on the approved site plan.

(B) Town of Davie trails shall be augmented and enhanced through the following:

(1) Existing adjacent trails shall be designed for an ultimate 50 foot trail width.

(2) Future trails shall provide for both recreation and equestrian trails, providing for the 50 foot cross-section and amenities.

(C) A minimum 20 percent of designated open space shall be landscaped.

12-296. Stormwater Retention

Water bodies are to be primarily utilized for storm water retention. Such water bodies may be utilized as features of the development for both the internal development and the external community. To this end, water features may be utilized in entry design and in the fronts of people's homes, not to be the dominate feature of said buffer. Water bodies shall have a minimum depth of four (4) feet excluding the slope and littoral edge requirements of other jurisdictional agencies.

This requirements shall not supercede open space requirements and limitations on waterbodies found throughout this division.

12-297. Lighting

(A) Lighting provided within lands governed by the Rural Lifestyle Regulations, shall be provided only where site-specific safety condition warrant.

(B) Where street lighting is required, its location and intensity shall be subject to the Town Council's review.

(C) Street lights shall be designed to provide for consistent luminaire style and pole style along roadways both within and between communities. To this end the maximum pole height shall be 30 feet. The luminaire selected shall be provided as specified in the Griffin Road Architectural Design Manual. Such lights shall be designed to adequately light roadways with a shield preventing overspill either up or onto individual lots.

Section 12-331, is amended to read as follows: Access to development.

(E) In the AG, A-1, and R-1 zoning district, all access points shall provided pursuant to Section 12-289 of the Rural Lifestyle Regulations.

Section 12-332, is amended to read as follows: Arrangement of streets.

(E) In the AG, A-1 and R-1 zoning district, cul-de-sacs shall be limited to a maximum of 20% except as provided for in Section 12-288.

Section 12-336, is amended to read as follows: Blocks.

(H) In lands governed by the Rural Lifestyle Regulations, at least 25 percent of all street block lengths (linear frontage) shall not exceed 600 feet (less than 1/3 mile in length), except where a mid-block access/street, pass through or combination thereof is provided.

Section 12-338, is amended to read as follows: Design criteria for local street by development type.

(4) Residential collector street.

(e) In lands governed by the Rural Lifestyle Regulations, No more than 20 percent of all new homes within residential development shall be located on cul-de-sacs and "dead-end" streets. The Town Council may waive this requirement upon demonstration by the applicant that adjacent connections to another development or adjacent access points are not available.

Table II, is amended to read as follows:

LOW DENSITY RESIDENTIAL

	<i>Local Streets (h)</i>
Local	Local
	Cul-De-Sac

(h) In lands governed by the Rural Lifestyle Regulations, street standards may be modified in accordance with Section 12-288, 12-289, 292 and 12-293.

Section 12-338, is amended to read as follows: Dedication of road rights-of-way for platted and unplatted subdivisions and multifamily development projects.

(C) All internal roadways in plats in the AG, A-1 and R-1 zoning districts shall be dedicated to the public at time of platting or if the property is already platted, as part of the approval of a site plan, as required in Sections 12-364, 12-330.

SECTION 4. All Ordinances or parts of Ordinances in conflict herewith are to the extent of such conflict hereby repealed.

SECTION 5. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

SECTION 6. This Ordinance shall take effect immediately upon its passage and adoption.

PASSED ON FIRST READING THIS _____ DAY OF _____, 2002

PASSED ON SECOND READING THIS _____ DAY OF _____, 2002

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2002