



COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

The Board of County Commissioners meets the 1st and 3rd Thursday of each month at 5:30 p.m. in the Columbia County School Board Administrative Complex Auditorium, 372 West Duval Street, Lake City, Florida 32055. All agenda items are due in the Board's office one week prior to the meeting date.

Today's Date: 2/8/2021 Meeting Date: 2/18/2021

Name: Brandon Stubbs Department: Building And Zoning

Division Manager's Signature:

A handwritten signature in blue ink, appearing to read "Brandon Stubbs", is written over a light blue horizontal line.

1. Nature and purpose of agenda item:

Discussion of the proposed Mixed-Use District - Commercial ("MUD-C") Zone District. The Board of County Commissioners adopted the Mixed-Use District - Commercial Future Land Use Map ("FLUM") Designation via Ordinance 2020-19 on November 9, 2020. The FLUM Designation became effective on January 2, 2021. The proposed MUD-C Zone District would implement the MUD-C FLUM Designation.

2. Recommended Motion/Action:

Direct County Manager to proceed with LDR 20 01 with either: 1) as presented; or, 2) with recommended changes.

3. Fiscal impact on current budget.

This item has no effect on the current budget.

Sec. 4.22. - "MUD-C" Mixed Use District-Commercial.

4.22.1 *Districts and Intent.* The Mixed Use District - Commercial (MUD-C) is to allow for the development of an integrated mix of commercial and residential uses, to create a vibrant and walkable community with a mix of uses and housing types, to encourage innovating planning and site design, increase flexibility, create more efficient land use patterns, and encourage preservation of environmentally sensitive areas.

This MUD-C zoning category requires the adoption of a MUD-C preliminary development plan which shall be comprised of three defined MUD-C categories:

Category A—Non-residential (Commercial)

Category B—Residential

Category C—Primary Open Space

Purpose: The purpose of MUD-C designation is to permit within its boundary:

1. Promote a wide range and mix of commercial uses, residential uses, and functional open space.
2. Promote urban design features such as: sidewalks, bike paths, nature trails, and other amenities.
3. A comprehensive master planned approach which addresses:
 - a. The placement of a mix of land uses within MUD-C;
 - b. The conceptual location of streets, roads, bike paths, nature trails, and other improvements;
 - c. Conceptual configuration of proposed MUD-C categories within the MUD-C;
 - d. The identification of areas designated as Conservation—Open Space within the MUD-C.
4. The MUD-C is intended for larger tracts of land that are suitable to provide a functional mix of uses to support the development. These developments are intended to be divided into multiple phases.

4.22.2 *MUD-C requirements:* Any MUD-C shall be meet all of the following criteria at the time that the Preliminary Development Plan for the MUD-C is established and approved:

1. The MUD-C shall contain a minimum of 50 adjoining acres, under single ownership or unified development control. The term "adjoining" means parcels which are touching or contiguous to each other, as distinguished from lying near to. Parcels that are separated from each other by a local, minor collector, or major collector street or roadway shall also be considered adjoining; parcels that are separated by an arterial street/roadway or Interstate highway shall not be considered adjoining.
2. The MUD-C boundary must be adjacent to a major collector or arterial road right-of-way.
3. An MUD-C may not span a State of Florida Highway or an Interstate Highway. Subject to comprehensive plan land use approval and rezoning approval by the county, the boundaries of an existing MUD-C development may be expanded to include adjoining lands. Individual MUD-C expansions shall not be subject to minimum land area requirements. Expansion lands shall adjoin the parent MUD-C. Any MUD-C expansions together with the land previously included within the MUD-C shall constitute the same district upon incorporation of such expansions by Ordinance of the County.
4. *Mix of uses:* Development within the MUD-C shall achieve the following range of use mixes at build out, as measured by the gross acreage of each use.
5. *Non-residential use.* Within the non-residential and non-open space component of the MUD-C, a minimum of 30 percent and a maximum of 85 percent shall be Category A.

6. *Residential use.* Within the MUD-C, a minimum of five percent and a maximum of 60 percent shall be Category B uses.
7. *Open space.* A minimum of ten percent of the open space provided within the MUD-C shall be uplands, and one half of that upland open space shall be available for passive recreation purposes. For purposes of the upland open space area calculation, conservation areas (not a part of the MUD-C) shall not be included in the calculation.
8. *Utilities.* All development in the MUD-C shall be served by central water and wastewater services, except that comfort facilities in remote recreation areas may be served by well and septic or as prescribed in Policy I.1.6 of the Comprehensive Plan.

4.22.3 *Procedure for approval of MUD-C zoning and preliminary development plan.* The procedure for obtaining a change in zoning for the purpose of undertaking a Mixed Use District-Commercial (MUD-C) development shall be as follows:

1. *MUD-C Zoning and Preliminary Development Plan Approval.* The applicant shall submit to the land development regulation administrator his or her request for change to a Mixed Use District-Commercial (MUD-C) zoning, containing the following exhibits:
 - a. *A statement of objectives* describing:
 1. The general purpose of the proposed development; and
 2. The general character of the proposed development.
 - b. *A vicinity map* showing the location of the proposed planned MUD-C development in relation to:
 1. Surrounding streets and thoroughfares;
 2. Existing zoning on the site and surrounding areas; and
 3. Existing land use on the site and surrounding areas.

The vicinity map shall be drawn at a scale to show an area of no less than 1,000 feet surrounding the property. A greater area may be required if the planning and zoning board determines information on a larger vicinity is needed.

- c. *A boundary survey* and legal description of the property.
- d. *A topographic survey.* The most recent United States Geological Service [Survey] topographic survey may be used if better topographic information is not available.
- e. *A site analysis map* (or map series) at the same scale as the preliminary development plan described below shall be submitted indicating:
 1. Flood prone areas;
 2. Areas with slopes greater than five percent;
 3. Soil survey information;
 4. Aerial photo showing existing tree cover;
 5. The generally recognized bank of rivers, streams, canals;
 6. Location of wetlands;
 7. The high water line of lakes;
 8. Other man-made or natural features which would be affected by building encroachment.
- f. *A MUD-C preliminary development plan* drawn at a scale suitable for presentation, showing the general plan of development for the MUD-C as follows:

1. Proposed land uses including approximate boundaries delineating each use Category (A, B, and C).
2. Conceptual lot sizes; the lot sizes should be indicated either by lot lines drawn in their proposed location or a statement on the face of the Preliminary Development Plan concerning proposed lot sizes.
3. Conceptual project phase lines.
4. Approximate location of onsite primary roadway network, whether public or private, shall be delineated on the preliminary development Plan and labeled. Local roads or access roads need not be shown.
5. Approximate location of Category E areas reserved as primary open space.
6. Statement concerning proposed methods for addressing natural or manmade drainage and regional stormwater management.
7. Proposed onsite railroad rights-of-way.
8. Any other improvements necessary to portray the overall concept and guide the final development plans, final plats and construction plans.

Special provisions. The location of any structure (except permitted docks, walkways, and piers) shall be set back a minimum of 35 feet from wetlands. The location of any structure (except permitted docks, walkways, and piers) shall be set back a minimum of 75 feet from the Suwannee, Santa Fe and Ichetucknee Rivers. The location of any structure (except permitted docks, walkways, and piers) shall be set back a minimum of 50 feet from all other perennial rivers, streams and creeks.

- g. *A table showing acreage for each category of land use.*
 - h. *A statement concerning allowable buildout maximum for each use within the MUD-C development.*
 - i. *A statement concerning proposed floor area ratios (percent of lot in relation to building floor area) and the maximum building coverage expressed as a percent of the total site area.*
 - j. *A preliminary utility service plan including sanitary sewers, storm drainage, and potable water supply, showing general locations of major water and sewer lines, plant location, lift stations, and indicating whether gravity or forced systems are planned. Size of lines, specific locations, and detailed calculations are not required at this stage.*
 - k. *A statement indicating the type of legal instruments that will be created to provide for the ownership and maintenance of common areas and any private roads.*
2. *Processing the MUD-C zoning application and preliminary development plan submittal.* When the land development regulation administrator has received the application and submittals, and is satisfied that the application and submittals are complete, the application shall be processed as any other zoning application in accordance with the provisions of these land development regulations.

The planning and zoning board shall make a recommendation to the board of county commissioners. The board of county commissioners' actions shall be one of the following:

- a. Approval as submitted.
 - b. Conditional approval.
 - c. Disapproval.
3. *Revision of a MUD-C preliminary development plan.* A proposed substantial change in the approved preliminary development plan which affects the intent and character of the

development, the density or land use patterns, or similar substantial changes, shall be reviewed by the planning and zoning board and the board of county commissioners in the same manner as the initial application. A request for a revision of the preliminary development plan shall be supported by a written statement and by revised plans demonstrating the reasons the revisions are necessary or desirable. All revisions to the approved preliminary development plan shall only be approved if they are consistent with the original purpose, intent, overall design, and integrity of the approved preliminary development plan.

Minor changes, and/or deviations from the preliminary development plan which do not affect the intent or character of the development shall be reviewed and approved by the land development regulation administrator and shall only be approved if they are consistent with the original purpose, intent, overall design, and integrity of the approved preliminary development plan. Upon approval of the revision, the applicant shall make revisions to the plans and submittals and file the revised plans with the land development regulation administrator within 30 days.

Examples of substantial and minor changes are:

Substantial changes.

- a. Overall MUD-C District boundary changes.
- b. Significant adjustments to the location of planned project access points.

Minor.

- a. Adjustments to project phasing.
- b. Adjustments to MUD-C land use category boundaries and category mixes, not resulting in increased overall density.

Change in alignment, location, or length of internal streets.

The board of county commissioners may permit or require the phasing of an MUD-C development. When provisions for phasing are included in the final development plan, each phase of development shall be so planned and so related to previous development, surrounding properties, and available public facilities and services so that a failure to proceed with subsequent phases of development will have no adverse impact on the MUD-C development or surrounding properties.

- 4.22.4 *MUD-C development time limitations.* An approved MUD-C preliminary development plan has no expiration date. An approved MUD-C final development plan has no expiration date.
- 4.22.5 *Phasing.* The board of county commissioners may permit or require the phasing of a MUD-C development. When provisions for phasing are included in the final development plan, each phase of development shall be so planned and so related to previous development, surrounding properties, and available public facilities and services so that a failure to proceed with subsequent phases of development will have no adverse impact on the MUD-C development or surrounding properties.
- 4.22.6 *Procedure for approval of MUD-C final development plan.* Approval of the MUD-C preliminary development plan shall not constitute approval of the MUD-C final development plan. MUD-C final development plans may be submitted for portions of the overall MUD-C project, which may be developed in phases. Approval of the final development plan shall constitute approval of the preliminary plat per section 5.16 of this code for the phase or phases of the MUD-C contained within the final development plan submittal.
 1. *MUD-C final development plan approval.* The applicant shall submit to the land development regulation administrator his or her request for approval of an MUD-C final development plan phase containing the following exhibits:
 - a. *A statement of objectives.*
 1. The general purpose of the proposed development.

2. The general character of the proposed development.
- b. *A Topographic map* drawn at an appropriate scale by a surveyor or engineer registered in the State of Florida showing:
 1. The location of existing private and public property rights-of-way, streets, buildings, water courses, transmission lines, sewers, bridges, culverts, and drain pipes, water mains, and any public utility easements within or adjacent to the site.
 2. Wooded areas, streams, lakes, marshes, and any other physical conditions affecting the site.
 3. Existing contours at intervals of one foot.
 - c. *A final development plan* drawn at an appropriate scale and showing:
 1. The boundaries of the development phase, topography, and proposed grading plan.
 2. Width, location, and names of surrounding streets.
 3. Surrounding land use.
 4. Proposed streets and street names and other vehicular and pedestrian circulation systems including off-street parking.
 5. The use, size, and location of all proposed building sites.
 6. Location and size of undeveloped areas and public or semi-public areas.
 - d. *A utility service plan* showing:
 1. Existing drainage and sewer lines.
 2. The disposition of sanitary waste and stormwater.
 3. The source of potable water.
 4. Location and width of all utility easements or rights-of-way.
 5. Plans for the special disposition of stormwater drainage when it appears that said drainage could substantially harm a body of surface water.
 - e. *A landscaping plan* showing:
 1. Landscaped areas.
 2. Location, height, and material for walks, fences, walkways, and other man-made landscape features.
 3. Any special landscape features such as, but not limited to, man-made lakes, land sculpture, and waterfalls.
 - f. *Statistical information*:
 1. Total acreage of the site/phase.
 2. Maximum building coverage expressed as a percent of the area.
 3. Area of land devoted to landscaping and/or undeveloped area usable for recreation purposes expressed as a percent of the total site area.
 4. Calculated gross density and net developable acreage for the proposed development phase (see section 2.1 for definition of gross density).
 - g. The substance of covenants, grants, easements, or other restrictions to be imposed on the use of the land, buildings, and structures, including proposed easements for public and private utilities. All such legal documents, including homeowner's associations and deed restrictions, shall be approved by the County Attorney before final approval of the plan.

2. *Processing the MUD-C final development plan submittals.* When the land development regulation administrator has received the application and submittals, and is satisfied that the application and submittals are complete, the application shall be processed as a preliminary plat in accordance with section 5.16 of these land development regulations.
3. *Issuance of building permits.* No building permit shall be issued for any portion of a proposed MUD-C development until the final development plan has been approved.
4. *Deviation from the final development plans.* Any unapproved deviation from the accepted final development plan shall constitute a breach of agreement between the applicant and the board of county commissioners. Such deviation may cause the County to immediately revoke the final development plan until such time as the deviations are corrected or become a part of the accepted final development plan.

4.22.7 *MUD-C Permitted Use Categories:* There shall be three permitted use MUD-C categories. Unless otherwise expressly specified, permitted uses within MUD-C categories are separate, distinct and not cumulative among categories. Uses that are not expressly permitted may be allowed as a variation of use in accordance with section 12.3 of the Columbia County Land Development Regulations. The following uses are permitted within the designated MUD-C categories:

1. Category A—Nonresidential (Commercial)

Permitted principal uses and structures:

- a. Retail Commercial Outlets for sale of food; wearing apparel; fabric; toys; sundries and notions; books and stationery; leather goods and luggage; paint; glass; wallpaper; jewelry (including repair); art, cameras or photographic supplies (including camera repair); sporting goods; hobby shops and pet shops (but not animal kennel); musical instruments; optical goods; television and radio (including repair incidental to sales); florist or gift shop; delicatessen; bake shop (but not wholesale bakery); drugs; plants and garden supplies (including outside storage of plants and materials); automotive vehicle parts and accessories (but not junk yards or automotive wrecking yards); and similar uses.
- b. Retail commercial outlets for sale of home furnishings (furniture, floor coverings, draperies, upholstery) and appliances (including repair incidental to sales), office equipment or furniture, hardware, second-hand merchandise in completely enclosed buildings, and similar uses.
- c. Service establishments such as barber or beauty shop, shoe repair shop, restaurant, interior decorator, photographic studio, art or dance or music studio, reducing salon or gymnasium, animal grooming, self-service laundry or dry cleaner, tailor or dressmaker, laundry or dry cleaning pickup station, and similar uses.
- d. Service establishments such as radio or television station (but not television or radio towers or antennas), funeral home, radio and television repair shop, appliance repair shop, letter shops and printing establishments, pest control, and similar uses.
- e. Medical or dental offices, clinics, and laboratories.
- f. Business and professional offices.
- g. Banks and financial institutions.
- h. Professional, business, and technical schools.
- i. Commercial recreational facilities in completely enclosed, soundproof buildings, such as indoor motion picture theater, community or little theater, billiard parlor, bowling alley, and similar uses.
- j. Commercial recreation facilities such as drive-in theater (see [section 4.2](#)), golf driving range, miniature golf course, skating rink, skateboard arena, go-cart track, and similar uses.

- k. Hotels and motels.
- l. Dry cleaning and laundry package plants in completely enclosed buildings using non-flammable liquids such as perchlorethylene and with no odor, fumes, or steam detectable to normal senses from off the premises.
- m. Churches and other houses of worship.
- n. Art galleries.
- o. Private clubs and lodges.
- p. Miscellaneous uses such as telephone exchange and commercial parking lots and parking garages.
- q. Automotive self-service station. (See [section 4.2](#) for special design standards for automotive self-service stations.)
- r. Public and private schools.
- s. Governmental offices and facilities, and private offices and facilities under government contract usage.
- t. Public and quasi-public utilities, including, but not limited to water wells, water treatment plants, pumping stations, sewage treatment plants, lift stations, electrical substations and facilities necessarily accessory thereto.

Prohibited or restricted uses and structures: In the Category A area, only short-term storage of semi-tractor trailers and trucks is permitted.

- a. Manufacturing activities, except as specifically permitted.
- b. Retail commercial outlets for sale of new and used automobiles, motorcycles, trucks and tractors, mobile homes, boats, heavy machinery and equipment, lumber and building supplies, and monuments.
- c. Motor vehicle body shop.
- d. Any other uses or structures not specifically, provisionally or by reasonable implication permitted herein. Any use which is potentially dangerous, noxious or offensive to neighboring uses in the district or to those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio or television reception, radiation, or likely for other reasons to be incompatible with the character of the district. Performance standards apply. (See [section 4.2](#).)

Special Exceptions:

- a. Small Craft Brewing or distilling of liquors;
- b. Package store for sale of alcoholic beverages, bar, tavern or cocktail lounge.
- c. Hospitals and nursing homes.
- d. Motor bus or other transportation terminals.
- e. Child care centers and overnight child care centers, provided:
 - 1. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.; and
 - 2. Provision is made for areas for off-street pick-up and drop-off of children.

2. Category B—Residential.

Permitted principal uses and structures:

- a. Single-family detached units;

- b. Single-family attached units;
- c. Multi-family units;
- d. Home occupations. (see section 4.2.31);
- e. Public or private schools (including daycare facilities);
- f. Churches and other houses of worship;
- g. Public buildings and facilities.

Prohibited or restricted uses and structures:

- a. Trade or service establishments or storage in connection with such establishments.
- b. Storage or overnight parking of commercial or industrial vehicles in excess of one-ton capacity.
- c. Storage of building materials (except in connection with active construction activities on the premises).
- d. Mobile homes.
- e. Signs except as specifically permitted.
- f. The keeping of horses, cows, swine, sheep, goats, or poultry.
- g. Any use or structure not specifically, provisionally, or by reasonable implication permitted herein as a special exception.

3. Category C—Primary Open Space. The primary open space category includes conservation and preservation areas, buffers for environmentally sensitive areas, pathways to facilitate bicycle and pedestrian mobility, aesthetic open space, passive recreation, gathering places and stormwater management areas. Some primary open space will be open and dedicated to the public, while other primary open space contained on private lands will not. The primary open space may be used for natural resource oriented activities, wildlife management areas. Stormwater facilities, trails, roadways, railroad lines, and utility placement are allowed in and through the primary open space.

Permitted principal uses and structures:

- a. Stormwater facilities including ponds, lakes, drainage swales and drainage culverts;
- b. Utilities (overhead and underground);
- c. Electrical substations;
- d. Public and private roadway crossings;
- e. Community gathering places;
- f. Benches;
- g. Parking Lots;
- h. Playground equipment;
- i. Gazebos;
- j. Trail-head facilities and structures;
- k. Public restrooms - comfort stations;
- l. Boardwalks, observation decks and footbridges; and,
- m. Paved and unpaved multi-purpose trails.

4.22.8 *Site and structure requirements.* Minimum lot requirements (area, width). All permitted and structures (unless otherwise specified):

1. *Minimum lot area:* With the exception of the Category B areas (see 11 below), no minimum lot area is established in the MUD-C. However, lot areas shall be sufficient to meet density and dimensional regulations.
2. *Minimum lot width:* Minimum lot width for all Categories except Category B (see 11 below): 150 feet.
3. *Minimum lot depth:* Minimum lot depth for all Categories except Category B (see 11 below): 150 feet.
4. *Site access:* Each individual lot or principal building site shall have direct vehicular access to a paved public roadway or a private paved road.
5. *Private roads, setbacks and lot widths:* For purposes of computing minimum lot width and building setbacks, no portion of a private easement road shall be included in such computation.
6. *Maximum lot coverage:* With the exception of Category B areas (see 11 below), there shall be no maximum lot coverage limitation, subject to compliance with the landscape regulations and building setbacks herein specified.
7. *Maximum Floor Area Ratio (FAR):* The maximum Floor Area Ratio is 1.0.
8. *Maximum building height:* With the exception of Category B areas (see 11 below), the maximum building height shall be 60 feet.
9. *Building setback requirements, minimum yard requirements (depth of front and rear yard, width of side yard).*
 - a. *Special provisions:* As part of the final development plan, a minimum 35-foot upland buffer shall be required from preserved wetlands as established by the applicable environmental permits, and 50 feet from perennial rivers, streams and creeks. Buffers shall not be required until applicable permits are issued. The location of any building structures (except permitted docks, walkways and piers) shall be prohibited within these buffer areas. Utility crossings including stormwater outfalls are permitted within buffer areas.
 - b. *In the Category A areas:* All permitted or permissible uses and structures (unless otherwise specified):
 1. *None*
 2. See section 4.2.30 for right-of-way setback requirements.
 - c. *In the Category B area:*
 1. *Front yard and corner yard:* Not less than 20 feet, if the maximum building height is less than or equal to 20 feet (exclusive of towers, lift equipment, HVAC and similar facilities). For buildings with a height in excess of 20 feet, the front yard setback shall be increased by one foot for each additional two feet of building height, to a maximum of 100 feet of setback. No less than 10 feet of the setback depth shall be maintained as a landscaped area; the remainder may be used for off-street parking, but not for buildings. The depth of this landscaped area shall be measured at right angles to property lines and shall be established along the entire length of and contiguous to the designated property line or lines. This landscaped area may be penetrated at right angles by driveways.
 2. *Interior side yard and rear yard:* 10 feet.
10. *Buffers:*
 - a. A 20-foot landscaped buffer shall be required adjacent to Category A areas and for all uses except single family detached units within Category B areas that are adjacent to residential

zone districts, agricultural zone districts, or residential uses. Buffers shall meet the following criteria:

1. The landscaped buffer area width shall be measured at right angles to property lines and shall be established along the entire length of and contiguous to the designated property line or lines.
2. The area shall be so designed, planted, and maintained as to be 80 percent or more opaque between two and six feet above average ground level when viewed horizontally.
3. A detailed plan indicating the types and numbers of plantings for landscaped buffers shall be submitted at the time a development permit (i.e. site and development plan).
4. Plantings shall be of a size and type which will insure the meeting of the 80 percent opacity requirement within no longer than 12 months of the date of first planting. Where questions may arise as to the suitability of proposed plant materials to meet this requirement, final determination of suitability shall be made by the land development regulation administrator.
5. The remainder of the required landscaped buffer area not covered by planting shall be landscaped with grass, ground cover, or other landscape treatment; except as otherwise provided herein, structures including buildings and off-street parking and loading areas shall not be located in any required landscaped buffer area.
6. The landscaped buffer area shall be maintained by the property owner, association, and/or successors and continued so long as the main use continues. Failure to maintain the landscaped buffer area as set out above shall be a violation of these land development regulations.

11. *Maximum density, minimum lot requirements, setback, structure height requirements:*

- a. *Maximum residential density:* Residential density shall not exceed twenty dwelling units per acre based on gross residential acreage of the overall area of Category B in the MUD-C.
- b. *Minimum lot requirements (area, width):*

1. Single-Family Dwellings:

Minimum lot area:	7,500 sq. ft.
Minimum lot width:	75 feet

2. Duplex Dwellings:

Minimum lot area:	10,000 sq. ft.
Minimum lot width:	85 feet

3. Multiple-Family Developments:

Minimum site area:	16,335 sq. ft.
Minimum site width:	80 feet

4. All permitted non-residential uses and structures:

Minimum lot area:	None
Minimum lot width:	None

c. *Minimum yard requirements (see Section 4.2 for right-of-way setback requirements):*

1. Single-Family Uses:

Front:	20 feet
Side:	7.5 feet each side
Rear:	15 feet

2. Duplex Dwellings:

Front:	20 feet
Side:	7.5 feet each side
Rear:	15 feet

3. Multiple-Family Developments (to be applied to side perimeter):

Front:	20 feet
Side:	15 feet
Rear:	20 feet

4. For all permitted non-residential uses:

Front:	None, except where a front yard is provided, then a front yard of at least 20 feet must be provided.
Side:	None, except where a side yard is provided, then a side yard of at least 5 feet must be provided.
Rear:	15 feet

Maximum height of structures. No portion of a structure shall exceed:

For single-family attached, detached, and duplex dwellings: 35 feet

For multiple-family developments: 60 feet

For non-residential developments: 60 feet

Accessory structures. Accessory structures shall comply with the same building setbacks as principal structures.

4.22.9 *Off-street parking, on-street parking, and loading requirements:*

1. Off-street parking and loading shall comply with section 4.2.17, provided that on-street shall be permitted in Category A.
2. The number of required parking for Category A shall be in accordance with Section 4.13.11.
3. Two parking spaces per dwelling unit in Category A and B.

4. For uses not specifically listed, the number of required parking shall be determined by utilizing the parking required for a similar use.

4.22.10 *Private roads authorized:* The approved MUD-C final development plan may provide for certain roadways within the MUD-C to be privately owned and maintained and not dedicated to the county. Private roadways within an MUD-C may have restricted access or other limitations imposed and regulated by the land owner. At the time of request, the developer shall provide documentation demonstrating how the proposed private road will be maintained and the financial ability to maintain the proposed private road. Private roads shall be paved to County standards and must be approved by the Board of County Commissioners.

4.22.11 *Landscape requirements:*

1. *Landscape plan approval required:* A landscape plan meeting the requirements of section 4.2.17 shall be submitted, reviewed and approved in accordance with section 14.13 for each individual development within the MUD-C. The landscape plan shall contain final plans and specifications for buffers, setbacks, green space, landscaping and required yards.