

CODE EXCERPTS

§ 158.221 OFF-STREET PARKING AND LIGHTING; HANDICAPPED PARKING SPACES

(B) Design and Use Requirements

(7) Where artificial outdoor lighting is provided, it shall be designed and arranged so that no source of the lighting will be a visible nuisance to adjoining property used or zoned for a residential purpose. In addition, the lighting shall be designed and arranged so as to shield public streets and highways and all adjacent properties from direct glare or hazardous interference of any kind. For commercial properties that abut property used or zoned for a residential purpose to the rear, or side, the following shall apply:

(a) For properties with a depth in excess of 200 feet:

1. The maximum allowable mounting height of all outdoor light fixtures within 50 feet from the front property line is 25 feet, provided that such fixtures shall be shielded from public streets and highways to prevent direct glare or hazardous interference of any kind.
2. The maximum allowable mounting height of all outdoor light fixtures between 50 feet from the front property line and 75 feet from the rear property line is 20 feet provided that such fixtures shall be shielded from all adjacent properties to prevent direct glare or hazardous interference of any kind.
3. The maximum allowable mounting height of all outdoor light fixtures within 75 feet from the rear property line is six feet, or not to extend above the height of the buffer wall.

(b) For properties with a depth less than 200 feet;

1. The maximum allowable mounting height of all outdoor light fixtures within 25 feet from the front property line is 25 feet, provided that such fixtures shall be shielded from public streets and highways to prevent direct glare or hazardous interference of any kind.
2. The maximum allowable mounting height of all outdoor light fixtures between 25 feet from the front property line and 25 feet from the rear property line is 20 feet provided that such fixtures shall be shielded from all adjacent properties to prevent direct glare or hazardous interference of any kind.

3. The maximum allowable mounting height of all outdoor light fixtures within 25 feet from the rear property line is six feet, or not to extend above the height of the buffer wall.

(c) All outdoor lighting installations shall use concealed source fixtures. These shall be cut-off type fixtures in which the lenses do not project below the opaque section of the fixture. All lighting fixtures shall be mounted with a zero degree tilt. Ground mounted flood and spot light fixtures that are used to illuminate the building facade are exempt from this requirement. Fixture styles shall be consistent throughout the site.

(d) Ground mounted flood and spot lights, if used, shall be placed on standards pointing toward the building or wall and positioned so as to prevent light from glaring onto residential areas, rather than the buildings or walls and directed outward which creates dark shadows adjacent to the buildings.

(e) Building mounted outdoor lighting fixtures, other than those required by ordinances and regulations of the city, are prohibited on the rear or sides of buildings adjacent to residential zoning. All other building mounted outdoor lighting fixtures required by ordinances and regulations of the city shall be shielded to prevent light from glaring on residential areas.

(f) All outdoor lighting fixtures in place prior to the effective date of this ordinance shall be permitted to continue operation. However, any outdoor lighting fixture that replaces an existing fixture, or any existing fixture that is moved, must meet the standards of this ordinance. Existing fixtures that direct light toward streets, and are determined to be a traffic hazard, or existing fixtures that direct light toward adjoining property used or zoned for a residential purpose shall be either shielded or redirected within 90 days of notification.

(g) Parks and recreational uses are exempt from the above requirements.

§ 158.227 SELF-SERVICE STORAGE FACILITIES

(L) Miscellaneous Requirements.

(1) Outdoor lighting. All outdoor lighting shall meet the requirements of § 158.221(B)(7).

§ 158.237 SITE PLAN APPROVAL PROCESS

(4) The City Council then reviews the comments and recommendations of the Site Plan Review Committee and may take the following actions:

- (a) Approve the site plan with or without conditions or design modifications;
- (b) Deny the site plan;
- (c) Refer the site plan to the Planning and Zoning Board for further consideration as provided by division (B)(4) and (5) of this section; or
- (d) Refer the site plan to the Site Plan Review Committee for additional consideration.

§ 158.238 SITE PLAN SUBMITTALS; REQUIREMENTS

(B) Site Plan Drawings. The following information is to be provided on site plan drawings:

- (28) Outdoor lighting plan, in accordance with § 158.221(B)(6).
 - (a) Location of lighting fixtures.
 - (b) Overall height of lighting fixtures.
 - (c) Description of lighting fixtures. The description may include, but is not limited to catalog cuts by manufacturers and drawings including sections where required).
 - (d) Area to be lighted by each lighting fixture.
- (29) Other information as may be deemed necessary by the Zoning Administration.

§ 153.04 LANDSCAPING REQUIREMENTS

(E) Landscape Buffer Strips. Landscape Buffer Strips are areas where a wall or fence is required in addition to landscaping.

- (1) Landscape Buffer Strip Abutting Residential or Open Space Land Uses – Wall Required. Where commercial, industrial, institutional, office, multifamily and public facility uses abut property to the side or rear which is designated with a residential land use and zoned single-family

residential or designated with an open space land use, a landscape buffer strip shall be provided having a minimum depth as indicated below.

(a) Parcel Size	Buffer Depth
(1) Less than 2 Acres.	10 feet
(2) Greater than 2 Acres and less than 5 Acres.	15 feet *
(3) Greater than 5 Acres.	20 feet *

* Properties having a depth of 260 feet or less shall have a landscape buffer that is at least 10 feet in depth.

(b) Landscape Buffer Wall Standards. Walls shall be designed as architectural walls. When a landscape buffer strip is located adjacent to a right-of way, the architectural wall shall be set back a minimum of 5 feet from the right-of-way in order to provide an area on the outside for landscaping and maintenance, unless noted otherwise. When a landscape buffer is required along a drainage right-of-way, the Engineering Department shall determine whether a landscape buffer strip may be permitted to be located within the adjacent drainage easement, if applicable. When a landscape buffer strip is located adjacent to a residential property, the architectural wall shall be located at least 2 feet from the property line and the area inside of the wall shall be landscaped. No landscaping on the outside of the wall shall be required. The architectural wall shall be located no closer than 2.5 feet to an interior paved surface or a parking space in order to allow space for shrubs and other landscaping. The wall and plantings shall be permanently maintained and kept in an acceptable state of repair. See drawings located in Appendices "A" & "B" at the end of this chapter.

1. Height. The architectural wall shall be at least 6 feet in height measured from the finished floor elevation of the primary structure on the subject property, not to exceed 8 feet, unless noted otherwise required for industrial uses.

2. Design. The wall shall have columns or wall offsets at least every 15 feet. Columns shall extend beyond the face of the wall on both sides by at least 3 inches and they shall be at least 16 inches in width. Offsets shall be at least 16 inches in depth. A decorative band or cornice located along the top of the wall shall be at least 8" in height. The primary color used on the wall shall match the primary color used on the

building located on the site. The wall color shall be selected from the approved colors table located in the "City of Port St. Lucie Design Standards".

3. Access. Gates may be required in order to provide pedestrian access to adjoining areas and to provide access for landscape and wall maintenance. Gates shall be opaque.

(c) Landscape Material. One tree, at least 14 feet in height, shall be provided for each 30 linear feet of the landscaped buffer strip, or fractional part thereof. When a landscape buffer strip is located adjacent to a right-of-way, trees, continuous hedging, and ground cover shall be planted on the right-of-way side of the wall. The hedge plant materials shall be at least 24 inches high when planted and shall be planted 24 inches on center. At least 15% of the area in front of the wall shall consist of groundcover. Tree, hedge, and ground cover materials shall be selected from the materials list located in §153.04(D)(2). The remainder of the required landscape buffer strip shall be landscaped with grass, ground cover, shrubs, hedges, or other landscape treatment, excluding paving. The area inside the wall shall have at least one shrub for each 2 linear feet, or fractional part thereof, and the shrubs shall be at least 24 inches in height when planted.

(2) Landscape Buffer Strip Adjacent to Residential Properties Located within Conversion Areas – Fence Required. Where commercial, industrial, institutional, office, multifamily, and public facility uses abut property to the side or rear on which there is an existing house and which is zoned as single-family residential and which is located within a Conversion Area, a landscape buffer strip that is at least 10 feet in depth located along the side adjacent to the residential property shall be provided, unless indicated otherwise. A six-foot high opaque wooden fence or fence of similar appearance shall be used as a temporary buffer, in lieu of architectural wall. The temporary buffer shall remain until such time that the adjacent property is no longer zoned single family residential or until the house is removed from the adjacent property. One tree, at least 12 feet in height, shall be provided for each 30 linear feet, or fractional part thereof. A continuous hedge shall extend the length of the landscape strip. One shrub shall be required for each 2 linear feet and the shrubs shall be at least 24 inches in height at the time of planting. The remainder of the required landscape buffer strip shall be landscaped with grass, ground cover, shrubs, or other landscaping, excluding paving.

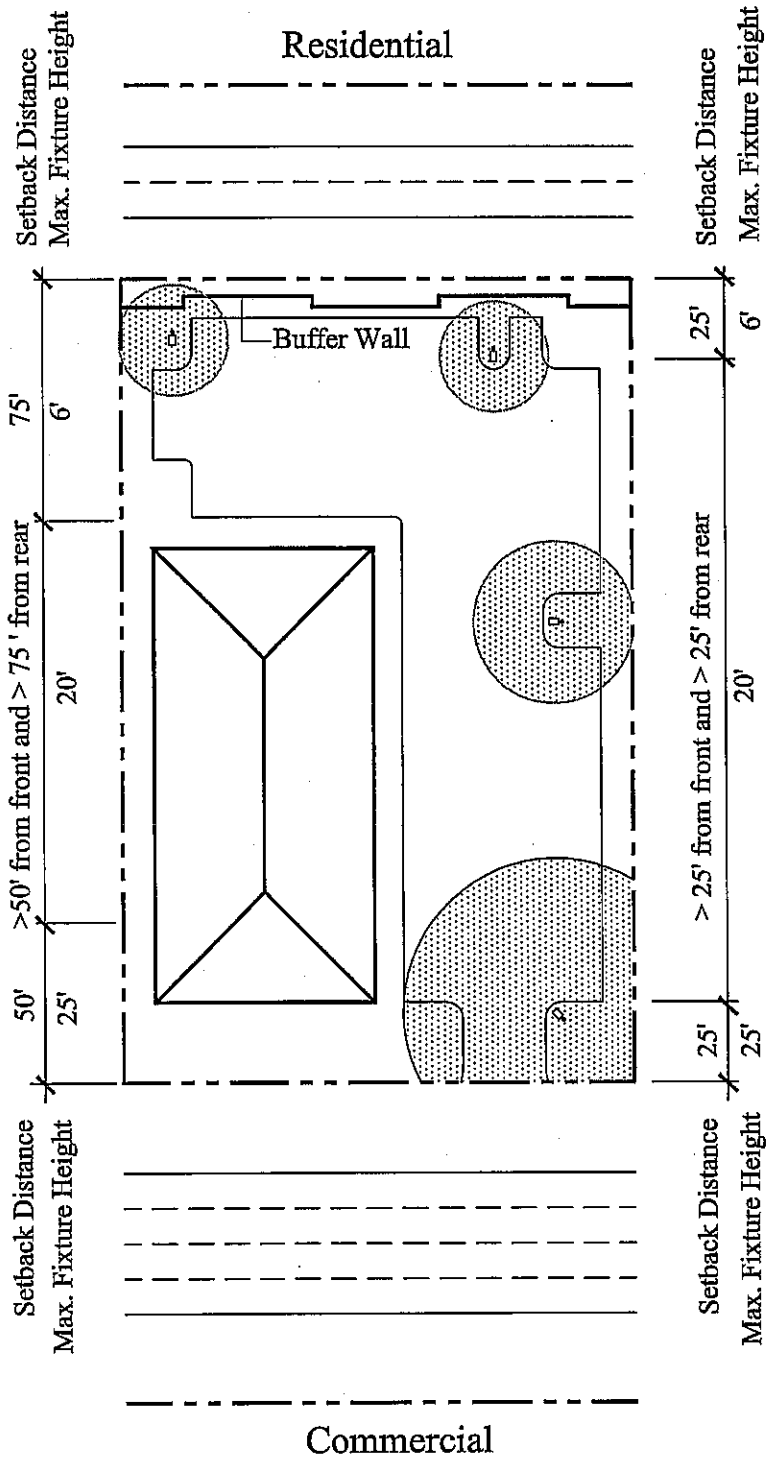
§ 158.242 COMPLIANCE WITH APPROVED SITE PLAN BEFORE PERMITS ARE ISSUED

No development permit for construction shall be issued until and unless the proposed construction is found to be in full compliance with an approved site plan. No certificate of occupancy shall be issued until and unless the Zoning Administrator and City Engineer have inspected the site for full compliance with the approved site plan and have determined in writing to the City Building Official that all requirements, conditions, and specifications contained in the approved plan have been met.

§ 158.244 SITE PLAN APPROVAL TERMINATION

Site plan approval shall terminate three years from approval by the City Council. Any revisions to an approved site plan shall not extend the approval date. If a building permit is not issued before the termination date, a new site plan shall be submitted consistent with § 158.237.

Lot Depth Greater than 199 Feet

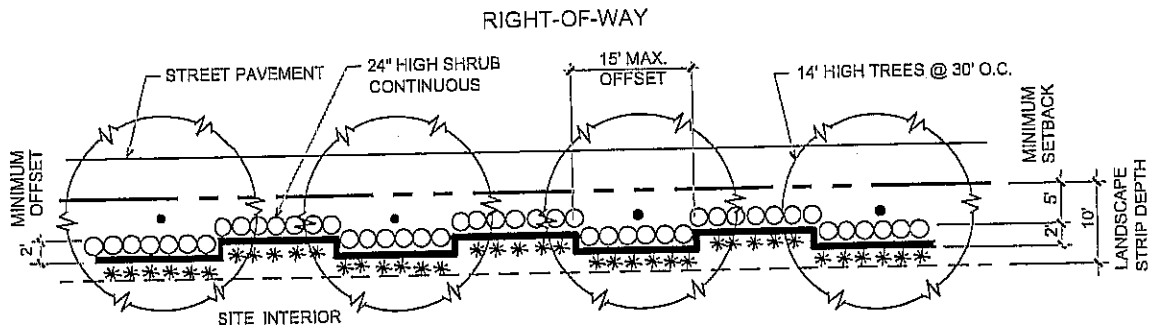


Lot Depth Less than 200 feet

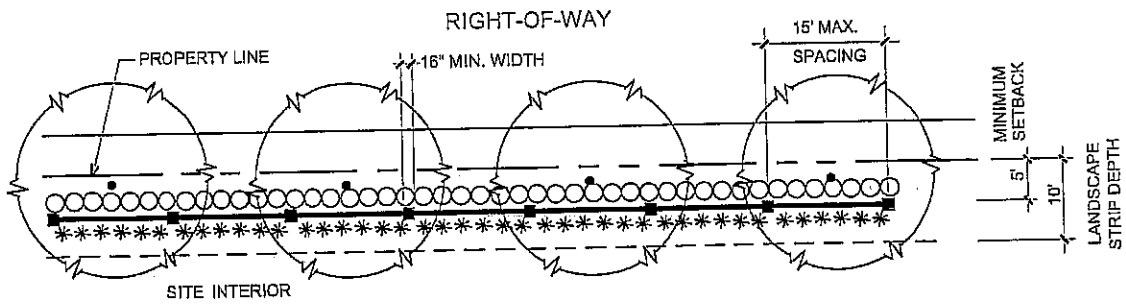
Lighting Standards Diagram

Maximum Lighting Height

IF THE ADJACENT LOT IS ZONED AS SINGLE FAMILY RESIDENTIAL AND IT IS LOCATED WITHIN A CONVERSION AREA, AN OPAQUE FENCE THAT IS AT LEAST 6' FOOT IN HEIGHT IS REQUIRED, UNLESS REQUIRED OTHERWISE FOR INDUSTRIAL USES.

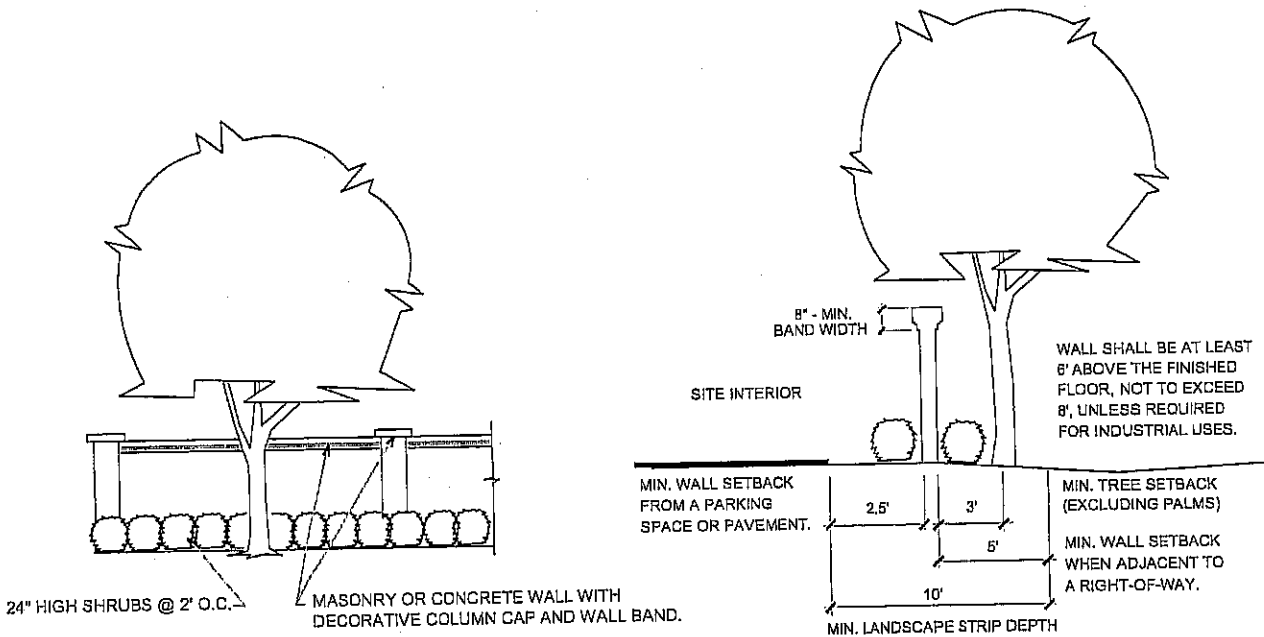


ALTERNATIVE 1. WALL WITH OFFSETS



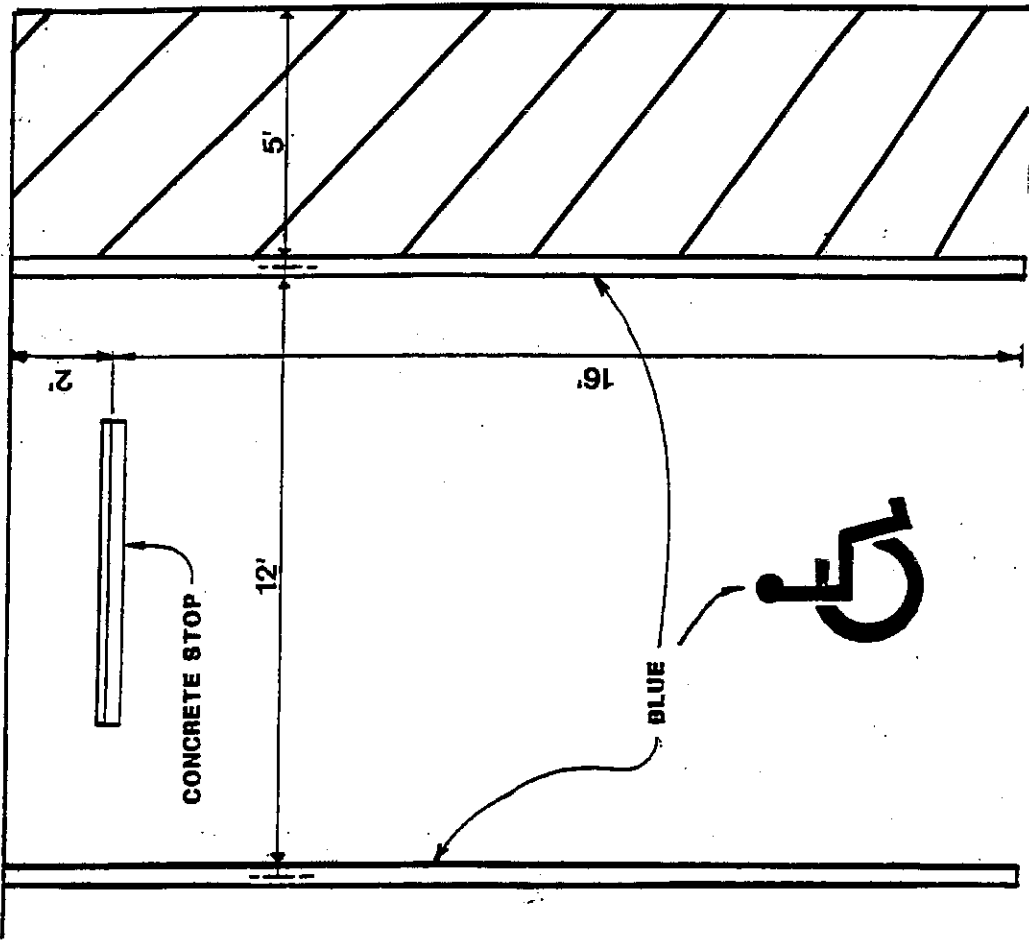
ALTERNATIVE 2. WALL WITH EMBEDDED COLUMNS

APPENDIX A. REQUIRED WALL PLAN - ADJACENT TO A RIGHT-OF-WAY



APPENDIX B. REQUIRED WALL ELEVATION DETAIL - ADJACENT TO A RIGHT-OF-WAY

SIGN

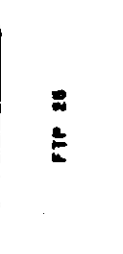
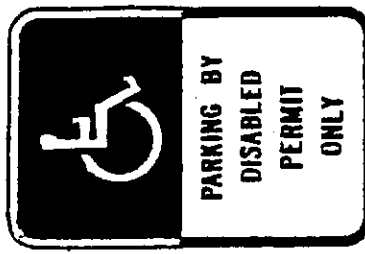


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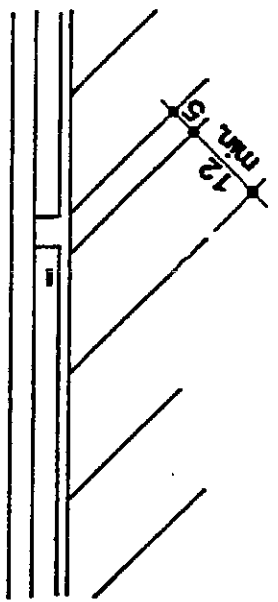
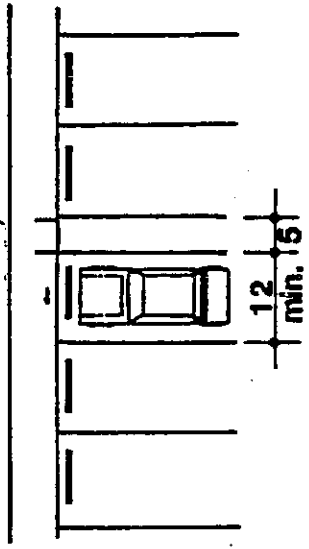
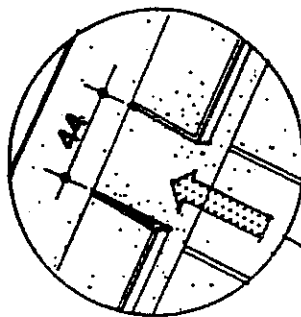
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 & 26 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.
4. HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OR 8 FEET TO THE BOTTOM OF "\$250 FINE" SIGN.



FTP 26



FTP 26



Diagonal

Perpendicular