

Chapter 33 – Planning Community Regulations

ARTICLE XIII. – BAYSHORE COMMUNITY PLAN AREA

DIVISION 1. IN GENERAL

**Sec. 33-1745. - Deviations.**

Deviations from minimum land development regulations must satisfy the variance review criteria established in chapter 34 to be approved.

DIVISION 2. DEVELOPMENT STANDARDS

**Sec. 33-1746. - Applicability.**

The provisions of this Division apply to new residential developments containing ten or more dwelling units and to all non-residential developments.

**Sec. 33-1747. - Landscaping and open space.**

(a) Open space requirements.

- (1) Developments under two acres must include 40 percent open space.
- (2) Developments equal to or over two acres must include 60 percent open space.

(b) Landscaping buffer requirements.

- (1) A 25-foot-wide modified Type "D" buffer must be provided along all abutting external rights-of-way. The buffer must contain five native canopy trees and 66 shrubs per 100 linear feet installed according to section 10-421. Canopy trees and shrubs must be clustered.
- (2) A 30-foot-wide Type "F" buffer installed according to section 10-421 is required where proposed residential lots abut external active agricultural uses, excluding pasturelands, or abut residential lots equal to or greater than one acre. The buffer must contain five native canopy trees, 66 shrubs per 100 linear feet, and four foot non-opaque fence installed according to section 10-421. Canopy trees and shrubs must be clustered.
- (3) A flow-way buffer meeting the requirements of Section 10-416(d)(9) must be provided where development abuts or is adjacent to existing or restored flow-ways.

(c) Preserve connection requirements. On-site preserve areas must be contiguous to or connected to established off-site preserve areas abutting the development.

**Sec. 33-1748. - Surface water management.**

- (a) Preservation of historic flow patterns. Private surface water management systems must be designed to maintain the historic surface water flows across the property.
- (b) Incorporation of natural features into surface water management system. Surface water management for development on property containing a natural waterway, natural flow-

way corridor, cypress head, or natural lake must incorporate these features into the overall design of the private surface water management system serving the development.

### DIVISION 3. RESIDENTIAL DEVELOPMENT

#### **Sec. 33-1749. - Applicability.**

The provisions of this Division apply to all new residential development.

#### **Sec. 33-1750. - Minimum lot size.**

(a) Lots within the Open Lands and Density Reduction/Groundwater Resource future land use categories must be a minimum of 2.5 acres in area.

#### **Sec. 33- 1751. - Elevation construction methods.**

All residential development, including individual single family homes and accessory structures, must use stem wall, stilt or similar construction methods to meet minimum elevation requirements.

#### **Sec. 33-1752. - Impediments to surface water flow.**

Berms or other physical impediments must be designed, constructed and located so as not to obstruct off-site surface water.

#### **Sec. 33-1753. - Large residential development.**

(a) Residential developments containing ten or more dwelling units must be approved through the planned development rezoning process and must comply with the following property development regulations:

- (1) Development must be clustered in a manner that provides for the protection of: existing, on-site native vegetation, including wetlands and uplands; natural flow ways; and habitat for endangered, threatened or species of special concern.
- (2) The minimum lot size along the planned development boundary must be one acre unless the development is adjacent to a residential lot or lots that are smaller than one acre.
- (3) All structures, including, but not limited to, dwelling units, entry gates, gatehouses, and project walls, must be set back a minimum of 100 feet from the planned development boundary.
- (4) The maximum lot coverage of residential lots is limited to 25 percent, including principal and accessory structures.