

## DIVISION 8. - CR 475A VISUAL ENHANCEMENT GATEWAY DEVELOPMENT OVERLAY

## Sec. 5.8.1. - Purpose and Intent.

Develop overlay standards from the Florida Horse Park to CR 484 that create an attractive and efficient development pattern in a defined portion of southern Marion County and regulate the intensity of uses.

(Ord. No. 16-17, 6-7-2016)

## Sec. 5.8.2. - Applicability.

Within the boundaries of the overlay, any new development or redevelopment except continued general agriculture use, shall be subject to the provisions of this Division.

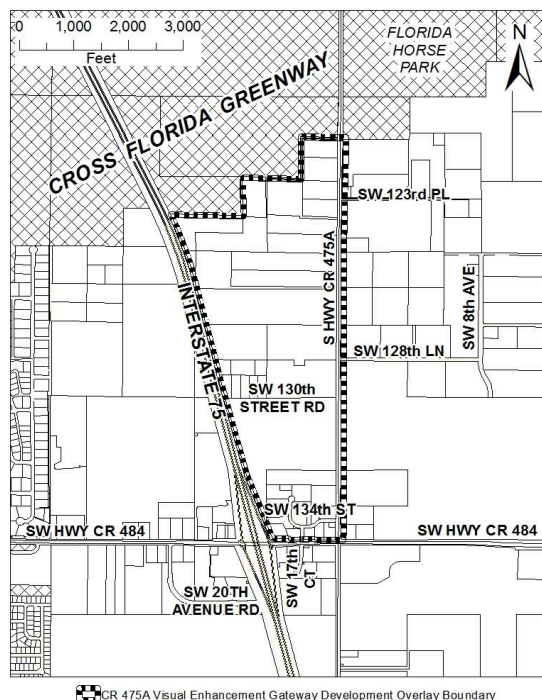
(Ord. No. 16-17, 6-7-2016)

## Sec. 5.8.3. - General Overlay Area Description.

The boundaries of the CR 475A Visual Enhancement Gateway Development Overlay shall be defined as the following:

The area east of U.S. Interstate 75 and west of the eastern boundary of the now, or future, right-of-way of CR 475A, together with an additional area 20' wide contiguous to, and parallel with, the eastern boundary of the current, or future, right-of-way of CR 475A as shown in Figure 5.8.3-1.

Figure 5.8.3-1



(Ord. No. 16-17, 6-7-2016)

Sec. 5.8.4. - Permitted Uses.

The following are permitted land uses within the overlay zone located east of U.S. Interstate 75 and west of the current, or future, right-of-way of CR 475A:

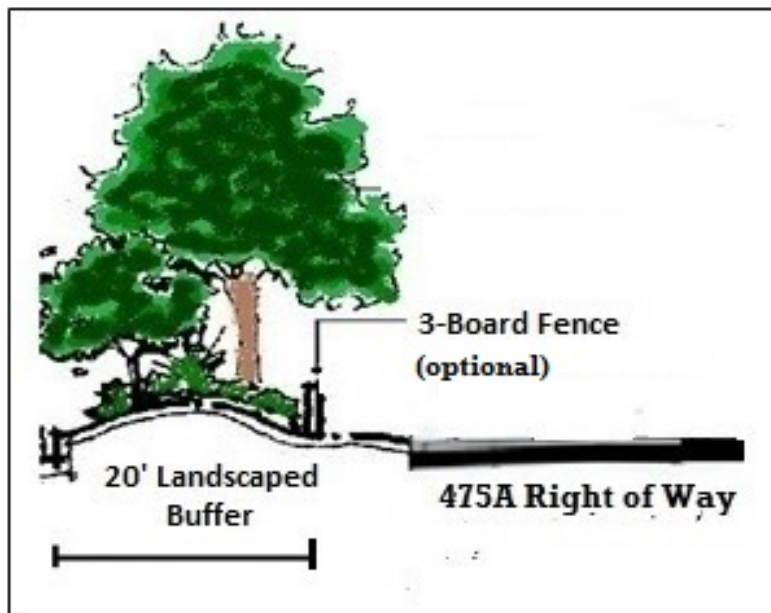
- A. Agricultural uses.
- B. Mixed commercial and residential uses as well as stand-alone commercial, residential, and recreational uses, except where specifically expressed and outlined under this overlay.
- C. Commercial uses will be limited to those uses permitted within the B-2 "Community Business", P-RV "Recreational Vehicle Park", and RR "Recreational Resort" Zoning Districts, any proposed industrial uses may only be permitted by Special Use Permit, as set forth in Article 2, Division 8, only in order to review for compatibility with the surrounding agricultural, residential, and commercial uses within the overlay.

(Ord. No. 16-17, 6-7-2016)

Sec. 5.8.5. - Visual Enhancement Standards.

- A. Design. Improvements to parcels located contiguous to the right-of-way of CR 475A shall be designed to reflect and provide the features shown in Figure 5.8.5-1 below:

Figure 5.8.5-1



- B. Landscaping and Buffering. The buffers along each side of the CR 475A right-of-way shall be designed to enhance the view shed from the roadway, provide a unique sense of place and provide pedestrian-friendly and accessible amenities.

- (1) The 20-foot landscape buffer shall include landscape plantings on a berm which shall not be less than two feet in height and an optional three-board wood fence. If a fence is provided it shall be black, white or neutral earth-tone in color.

- (2) A minimum of two shade trees and three ornamental trees for every 100 lineal feet or fractional part thereof shall be provided in the buffer. Shrubs and groundcover shall be provided to create a layered visual effect.
- (3) An eight-foot wide sidewalk is required and may be integrated into, or provided adjacent to, the 20-foot landscaped buffer.

C. Signs. A detailed signage and wayfinding plan for each parcel showing proposed sign locations shall be included with the development application on each parcel.

- (1) Wayfinding signs shall be permitted on internal roadways or parallel access within the development and shall mimic a rustic or rural theme. These signs shall not exceed 8 ft. in height and comply with the requirements of the Land Development Code (Figures. 5.8.5-2, 3, 4).



- (2) All advertising signs visible from CR 475A shall be monument signs only and shall not exceed one square foot of sign area per foot of frontage up to a maximum of 100 square feet for single occupancy use. All single occupancy use signs shall not exceed 10 feet in height, as measured from the adjacent grade to the top of the sign.
- (3) Multiple occupancy usages may have one on-site directory sign not exceeding 300 square feet in sign area, and heights not exceeding 15 feet in height, as measured from the adjacent grade to the top of the sign (Figures. 5.8.5-5, 6, 7, 8).

Figure 5.8.5-5

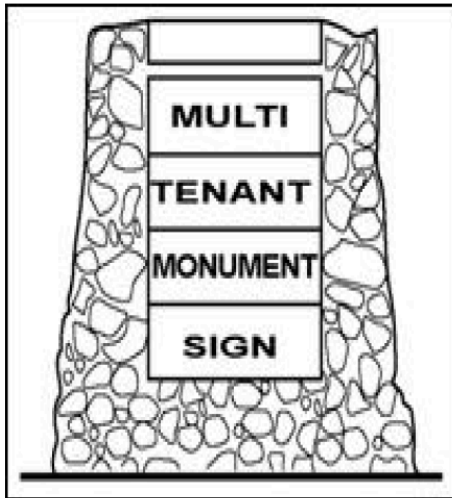


Figure 5.8.5-6



Figure 5.8.5-7

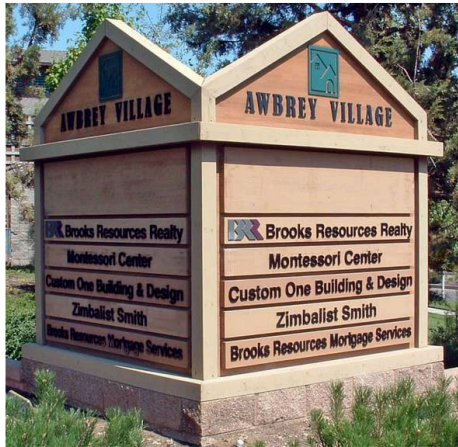


Figure 5.8.5-8



(4) Signs on Limited frontage lots.

- (a) Single occupancy signs. Lots consisting of less than 50 feet of frontage shall be permitted one monument sign not exceeding 50 square feet in sign face area and 10 feet in height (as measured from the adjacent grade to the top of the sign).
- (b) Multiple occupancy signs. Lots consisting of less than 50 feet of frontage with multiple occupant uses shall be permitted one multi-tenant monument sign not exceeding 50 square feet in sign face area and 15 feet in height (as measured from the adjacent grade to the top of the sign).

(Ord. No. 16-17, 6-7-2016)