1. INTRODUCTION

1.1 INTENT AND PURPOSE

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The purpose of this document is to establish a uniform set of development standards for commercial projects along the major corridors throughout the City of Seminole. These standards are also intended to achieve the following objectives:

- Promote physical conditions along the City's commercial corridors that support economic development, maintain visual standards of the community and contribute to the unique identity of the City as a whole.

- Provide a uniform set of regulations that gives private-sector business and property owners a clearer understanding of the standards governing commercial development and how they will affect future commercial development.

- Provide City residents and elected officials with a tool for assessing new commercial projects, and maintaining consistency and coherence in all of the commercial areas of the City.

- Promote development patterns that are consistent with the City's Comprehensive Plan, are sustainable and will allow the City to grow in an orderly manner.

- Encourage greater design creativity, building variety and visual interest in the form and character of the built form of the commercial areas of the City.

- Promote quality development along commercial corridors through project approval streamlining, flexible development standards, progressive design and incentives.

- Ensure that all commercial development projects, including new construction, major renovations, site and parking lot enhancements, and street signage, comply with the standards for design quality and scale appropriateness.

These objectives provide the foundation for achieving Seminole's vision for revitalized and economically viable commercial corridors throughout the City. The City's commercial corridors provide multiple opportunities for sustaining economic growth for the business community, help define the overall visual character of the City as a whole and contribute to the success of adjacent neighborhoods as well.

1.2 APPLICABILITY

1.2. APPLICABILITY

The provisions contained in these standards shall apply only to parcels designated on the future land use map as commercial general (CG), residential/office general (R/OG), residential-office limited (ROL), commercial limited (CL), and industrial limited (IL). Along the following corridors in the City of Seminole: Park Boulevard, Seminole Boulevard, Bay Pines Boulevard, Park Street and Starkey Road. For the purposes of administering these standards, these areas will be designated as a zoning overlay district. In addition to existing zoning criteria, these standards will apply throughout the overlay district. Except where explicitly provided to the contrary, whenever the requirements of these standards conflicts with any other regulations, rules or ordinances, these standards will take precedence.

The accompanying map (Appendix 1: Commercial Corridor Overlay District) specifies the limits of the Commercial Corridor Overlay District where these standards will apply. The accompanying regulating plan identifies where certain commercial developments must incorporate certain features and conditions relative to their respective locations along a particular corridor (see Section 3.2 for further information).

Section 9, Subsection 9.1: Corridor width shall be determined, considering the depth of each parcel which abuts or functionally relates to the roadway right-of-way, from a land use, visual or traffic operations standpoint, to a depth of 500 feet measured from the right-of-way line for the roadways enumerated in Subsection 1.2.

TYPE OF DEVELOPMENT	1.0		2.0		3.0		4.0		5.0		6.0		7.0		8.0
COMMERCIAL, RETAIL, OFFICE, SERVICE	✓		✓		✓		✓		✓		✓				✓
NEW CONSTRUCTION	✓		✓		✓		✓		✓		✓				✓
CHANGE OF USE, EXPANSION OF USE	✓		✓		✓				✓		✓				
EXPANSION OF BUILDING AREA	✓		✓		✓		✓		✓		✓				✓
EXPANSION OF PARKING AREA ONLY	✓						✓								✓
FACADE IMPROVEMENTS	✓		✓		✓				✓		✓				
NEW SIGNAGE/SIGNAGE MODIFICATION	✓		✓										✓		

1.2 APPLICABILITY OF STANDARDS: Standards in this development code shall be applied as outlined in this chart.

1.3 HOW TO USE THESE STANDARDS

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Business and property owners and their respective design teams will use this document as an information tool to ensure that commercial projects meet the objectives established by the City. These standards will also be used by City staff as a basis for determining whether commercial projects meet the minimum design standards for promoting the City's vision for future growth. Staff will also use these standards as a basis for review in determining certain discretionary entitlements, such as special permits, variances and re-zonings.

Business and property owners should use these standards to form their development objectives from initial conception. This will provide a better understanding of the type and extent of regulations that will influence the ultimate form and character of their projects.

Designers should use these standards as a framework for decision-making during the design process relative to building and site conditions. This will ensure timely processing of applications and permits, and will serve to minimize design revisions, misunderstandings and delays during the review and approval process.

City staff/project reviewers will use these standards as a basis for determining minimum compliance, and whether or not new projects meet the spirit and intent of these development criteria throughout the site plan review and approval process.

1.4 ORGANIZATION OF THIS DOCUMENT

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This document is organized to better facilitate knowledge of the regulations affecting commercial development throughout the City of Seminole and an understanding of the how these regulations will affect individual commercial projects. This document is both text and graphically-based and is intended to provide a clear understanding of which building, site and signage elements are subject to regulatory control.

This document is organized into eight sections – each of which is identified in the Table of Contents with a numbered tab. Three of these sections provide general information and five provide standards for site, building, special buildings, signage and functional conditions. This organization will allow for direct access to desired information and a general ease of use.

- The introduction identifies a number of general provisions for use of this document.
- Section 2 identifies the building types and sign types that are regulated by these standards.
- General zoning regulations pertaining to commercial districts are identified in Section 3.
- Site standards, parking and other site criteria are found in Section 4.
- Section 5 identifies standards applicable to all commercial buildings and other regulated building criteria.
- Standards for special building types are identified in Section 6.
- Section 7 identifies standards for the various types of signage that is permitted on commercial sites.
- Section 8 identifies a number of functional criteria for vehicular and pedestrian activity on commercial sites.
- Section 9 identifies the corridor width, see section 1.2.

1.5 AUTHORITY

1.5. AUTHORITY

These standards will be administered solely by the City of Seminole. Upon adoption, these standards will become part of the City's zoning and land development regulations.

1.6 APPLICATION AND REVIEW PROCESS

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All commercial projects seeking approval from the City will be subject to a site plan approval and design review process. This process will determine minimum compliance with these standards and any other regulations established by the City pertaining to commercial development.

- **Conceptual**
- **Site plan application submittal**
- **Site plan review**
- **Site plan approval**
- **Development order issued**

ACTION	REQUIRED PERMIT
NEW CONSTRUCTION	DEVELOPMENT PLAN APPROVALS (BUILDING, SITE, ETC.)
BUILDING RENOVATION (MAJOR)/51% OF BUILDING VOLUME	DEVELOPMENT PLAN APPROVALS (BUILDING, SITE, ETC.)
BUILDING RENOVATION (MINOR)	DEVELOPMENT PLAN APPROVALS (BUILDING, SITE, ETC.)
INSTALL/ALTER SIGNS	SIGN PERMIT ENCROACHMENT FOR SETBACK
LANDSCAPING (MAJOR)	DEVELOPMENT ORDER
ABANDONMENT	DEVELOPMENT ORDER
CHANGE IN PARKING OR LANDSCAPING	DEVELOPMENT ORDER MODIFICATION

1.6 REQUIRED PERMITS ALONG COMMERCIAL CORRIDORS

1.7 NON-CONFORMANCE

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All new commercial construction along the designated corridors must comply with these standards. Existing commercial structures must comply with these standards if they are substantially modified or rehabilitated by demolition in excess of 51% of property value. Any existing commercial structure that is rebuilt in its entirety must comply with these standards. In addition to this, compliance with the following conditions are as indicated:

Use	See applicable section of City zoning code
Height	See section 5.8 of this document
Setbacks	See section 4.2 of this document
Parking	See sections 4.3, 4.5, 4.5, 4.6, and 4.7 of this document
Landscaping	See sections 4.8, 4.9, and 4.10 of this document
Signage	See section 7.0 of this document