

ARTICLE III - SPECIAL DISTRICTS

PART 3.08.00 KEYSTONE-ODESSA RURAL DEVELOPMENT STANDARDS

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Sec. 3.08.01. Purpose

The purpose of this Part is to implement goals, objectives and policies of the Comprehensive Plan related to the development of the Keystone-Odessa Community Plan.

(Ord. No. 02-13, § 2, 8-1-02)

Sec. 3.08.02. Applicability

These standards shall apply to all development, which occurs outside the Urban Service Area where the proposed development is within the area subject to the Keystone-Odessa Community Plan. However, these provisions shall not apply to previously approved planned developments, previously approved subdivisions, or any project with unexpired preliminary site development approval.

(Ord. No. 02-13, § 2, 8-1-02)

Sec. 3.08.03. Procedures

All projects subdivided in accordance with [Section 3.08.05](#) below shall be reviewed pursuant to [Section 10.01.00](#).

(Ord. No. 02-13, § 2, 8-1-02)

Sec. 3.08.04. Uses and Density

1. Authorized uses shall be consistent with the appropriate zoning district standards established in Article II.

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2. In order to provide design flexibility, a proposed single-family subdivision may utilize reduced lot sizes and widths as provided in [Section 3.08.05](#) below.
3. Notwithstanding other provisions of the Comprehensive Plan or this Code, no transfer of development rights into the area or density credits for wetlands shall be permitted.

(Ord. No. 02-13, § 2, 8-1-02)

Sec. 3.08.05. Single-Family Lots and Subdivisions

1. Subdivisions of property totaling 20 acres or more in size and zoned AM, A, AR, AS-0.4, ASC-1 or AS-1 shall utilize a variety of access measures for individual lots, including direct frontage on roadways, easements and/or private driveway extensions (flag lots). At least 30 percent of the lots accessed by internal project roadways shall not front roadways and shall be accessed by easements and/or private driveway extensions in a manner consistent with the requirements of this Code.
2. In order to achieve the preservation of meaningful open space, clustering of single-family lots shall be permitted in accordance with the Conservation Subdivision requirements of this Code.
3. Perimeter lots that are located, either whole or in part, less than 50 feet from existing external roadways with a Local classification shall be accessed from said roadways by individual driveways. Additionally, the homes on the lots shall face the roadways.
4. Lots less than two acres in size shall be limited to a maximum lot coverage of 30 percent, regardless of zoning.

(Ord. No. 02-13, § 2, 8-1-02; Ord. No. 10-9, § 2, Item D(10-0173), 5-27-10, eff. 10-1-10)

Sec. 3.08.06. Design

A. Nonresidential and Accessory Buildings

1. All nonresidential buildings, excluding agricultural structures, churches and schools shall be limited to two stories in height and shall individually have no more than 7,500 square feet of gross floor space. If more than one principal building occupies a parcel, disparate setbacks and orientations shall be required. Adjacent buildings shall have a front setback differential of at least ten feet or a front orientation differential of at least 90 degrees. All principal buildings shall be connected by walkways covered with metal or shake-style shingle roofs or fabric awnings. Additionally, within the Community Activity Center Overlay District (as shown in Figure 3.35.2), the walkways may be covered with continuous arbors or trellises supporting evergreen vines, such as Confederate Jasmine, Coral Honeysuckle or Beach Elder, sufficient to create a substantial vegetative canopy within two years of planting. Said vines shall be in three-gallon containers or larger at the time of planting.
2. All nonresidential buildings, excluding agricultural structures, churches, schools and buildings accessory to residential uses, shall have metal or shake-style shingle roofs with a minimum pitch of four to 12 and a maximum pitch of eight to 12. Mansard roofs shall not be utilized.
3. All nonresidential buildings, excluding agricultural structures, churches, schools and buildings accessory to residential uses, shall be externally clad with brick, stone, wood slats or vinyl slat-style siding. Stucco cladding shall not be utilized.
4. All nonresidential buildings, excluding agricultural structures, churches, schools and buildings accessory to residential uses, shall incorporate the design features shown in Table 3-08.1 below. For the Roofs and Windows architectural elements, at least one of the specified design features shall be utilized on all elevations facing roadways and/or parking areas, unless otherwise specified. Additionally, all windows shall have mullions. For the Façades architectural

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element, at least two of the specified design features shall be utilized on all elevations facing roadways and/or parking areas, unless otherwise specified. Within the Community Activity Center Overlay District, the design features that are utilized shall include a covered porch on the functional front of each building. The porch shall have a minimum width equal to 50 percent of the width of the building front and a minimum depth of eight feet. The porch shall not be screened or otherwise enclosed. Additionally, doors facing street rights-of-way or parking areas shall be enhanced with architectural treatments such as, but not limited to, recessed doorways, arches, transoms, sidelights or porticos consistent with the style of the structure.

Table 3-08.1

Architectural Elements	Design Features
Roofs ¹	Dormers, steeples, cupolas, intersecting roof lines
Windows ²	Shutters, awnings, porch roofs
Façades ²	Covered porches, columns, decorative column brackets, arcades, recessed entryways, porticos, pilasters, gingerbread gables

At least one design feature shall be utilized for every 50 feet of roof length along roadways and/or parking areas.

At least 60 percent of the horizontal length of each façade along roadways and/or parking areas shall be comprised of windows, shutters, transoms, awnings, porches, doors, recessed entryways, arcades, porticos and/or pilasters. Horizontal banding and other predominately horizontal elements shall not contribute towards satisfaction of this requirement.

5. Within the Community Activity Center Overlay District, all nonresidential buildings, excluding agricultural structures, churches, schools and buildings accessory to residential uses, shall have a maximum height of 35 feet.
6. Within the Community Activity Center Overlay District, commercial, office, cultural and institutional developments, excluding churches and schools, shall comply with the following requirements:
 - a. At least 20 percent of the open space required by the project's zoning shall be utilized for a common courtyard or green. The courtyard or green shall be designed to serve as a focal area for the project and shall be connected to the principal building entrances by defined pathways. The area devoted to the courtyard or green shall be improved with a durable surface or sod and shall be framed by permanent seating fixtures at a minimum rate of three feet of seat length per 1,000 square feet of developed floor space in the project. Additionally, the courtyard or green shall include a prominent central amenity such as a gazebo, water fountain, topiary or work of sculpture with a minimum height of eight feet.

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Impermeable area within the courtyard or green shall contribute toward the project's open space requirement; however, adequate storm water retention/detention shall be provided for the impermeable area. The courtyard or green with required improvements shall be installed prior to the issuance of any Certificate of Occupancy for the project.

- b. Open storm water retention/detention areas shall have side slopes of 4:1 or shallower. The option of utilizing steeper slopes with security fencing, as otherwise provided in this Code shall not be permitted.

B. Fences and Walls

1. Fences and walls in agricultural and residential districts shall comply with Article VI of this Code. However, all fences and walls in residential developments that are constructed, owned and/or maintained by the developer, homeowners association or similar entity shall be limited to the following designs and materials, except where otherwise required by [Section 3.08.08](#)
 - a. Split rail, three-board, four-board, horse wire with single board, or other natural wood fencing, with a minimum spacing of four feet between posts and 12 inches between horizontal members.
 - b. Masonry columns with spanning members comprised of metal, wood or other similar materials. The base below the spanning members shall be a maximum of two feet in height above ground level. Columns shall be a maximum of three feet in width and shall be spaced at least four feet apart. The base and columns shall be encased in brick or stone and the spanning members shall have a maximum opacity of 50 percent.
 - c. Green or black chain link fencing. Attachment of slats or other nonvegetative screening to the fence shall be prohibited.
 - d. Notwithstanding the provisions above, if a fence or wall is located along a Designated Scenic Roadway, the setback, buffering and screening of the fence or wall shall be regulated by Article VI of this Code.
2. Fences and walls in commercial and office districts shall comply with the provisions of Article VI of this Code. However, design and materials shall be limited to the following, except as otherwise required by [Section 3.08.08](#)
 - a. Split rail, three-board, four-board, horse wire with single board, or other natural wood fencing, with a minimum spacing of four feet between posts and 12 inches between spanning members.
 - b. Masonry columns with spanning members comprised of metal, wood or other similar materials. The base below the spanning members shall be a maximum of two feet in height above ground level. Columns shall be a maximum of three feet in width and shall be spaced at least four feet apart. The base and columns shall be encased in brick or stone and the spanning members shall have a maximum opacity of 50 percent.
 - c. Green or black chain link fencing. Attachment of slats or other nonvegetative screening to the fence shall be prohibited.
3. Fences and walls erected or approved in accordance with Article VI of this Code prior to the adoption of these regulations shall be granted legal nonconforming status, if applicable, and may be maintained, repaired or replaced, but shall not be expanded, altered, changed or relocated in such a manner as to increase the degree of nonconformity.

C. Signs

All signs shall comply with the limitations and provisions of Article VII of this Code. Additionally, the following limitations and provisions shall apply to signage for all uses, excluding emergency public services/uses:

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1. All permanent detached signs shall be monument signs.
2. All monument and wall signs shall be externally illuminated only. Monument signs up to four feet in height shall be set back a minimum of 15 feet from the adjacent right-of-way. A maximum height of 15 feet shall be permitted, provided the monument sign is set back one additional foot for each foot of sign height over four feet.
3. The use of plastic display panels or neon lights on all ground and wall signs shall be prohibited.
4. Within the Community Activity Center Overlay District, the following requirements shall also apply to all signs for all uses, excluding emergency public service uses:
 - a. All monument signs shall be constructed of materials similar to the structure(s) they serve and the signs shall not utilize plastic display panels. Monument signs shall be allowed .50-square-foot of aggregate display area for each linear foot of public street frontage along the street the sign faces or 50 square feet of aggregate display area, whichever is less, and no single sign face shall exceed 25 square feet of aggregate sign area. If a single- or multiple-occupancy parcel is entitled to more than one monument sign, then all allowable monument signs may be combined into a single monument sign with a maximum of 100 square feet of aggregate sign area, but no single face shall exceed 50 square feet of aggregate sign area.
 - b. Wall signs shall be allowed .75-square-feet of aggregate display area for each linear foot of building frontage facing a public street or parking lot, up to a maximum of 120 square feet of aggregate sign area. Each establishment shall be entitled to a minimum sign area of 15 square feet. The signs shall not utilize plastic display panels.
 - c. The following forms of sign illumination shall be permitted: 1) exposed bulbs, lamps or luminous tubes on the surface of the sign; 2) exterior lights directed at the sign; and 3) backlighting of completely opaque sign elements which silhouettes the elements against an illuminated surface. However, such illumination shall be extinguished at close of business or operations. Internally illuminated signs which emit light through translucent or transparent material shall be prohibited.

(Ord. No. 02-13, § 2, 8-1-02; Ord. No. 04-27, § 2, 6-10-04; Ord. No. 04-47, § 2, 11-9-04; Ord. No. 05-10, § 2, 6-16-05, eff. 10-1-05)

Sec. 3.08.07. Transportation

1. Internal roadways in residential subdivisions zoned AM, A, AR, AS-0.4, AS-1 or ASC-1 shall utilize a rural design in accordance with the Transportation Technical Manual, except that sidewalks shall be provided only when the roadway is identified as having hazardous walking conditions for elementary students in accordance with F.S. 1006.23. Additionally, sidewalks shall not be provided external to subdivisions except as follows:
 - a. Where the School Board has identified to Hillsborough County that hazardous walking conditions exist within a two-mile radius of an elementary school in accordance with F.S. 1006.23, a pedestrian walkway system designed in accordance with the Transportation Technical Manual shall be provided.
 - b. Where the community, as represented at annual public workshops to discuss the County's annual sidewalk retrofit program, is in favor of selected sidewalk retrofit projects as prioritized by the County's Sidewalk Master Plan, a pedestrian walkway designed in accordance with the Transportation Technical Manual shall be provided.
 - c. Where an incomplete concrete sidewalk system exists along a roadway, infill construction to complete the system may occur utilizing concrete construction standards. The determination of infill status shall be made by the County Engineer.

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2. Developers shall provide sufficient right-of-way for internal and external roadways to accommodate future sidewalks.
3. Public and private road rights-of-way may contain preserved or planted vegetation, including trees, provided that the preserved or planted vegetation is in accordance with the landscaping standards of the Transportation Technical Manual.

(Ord. No. 02-13, § 2, 8-1-02; Ord. No. 09-53, Item W, 6-11-09, eff. 10-1-09)

Sec. 3.08.08. Buffering and Screening

1. Buffering and screening shall be provided in accordance with Article VI of this Code, except that in lieu of Screening Standard A, fences or walls conforming with the requirements of Section 3.08.06.B. above shall be provided. Additionally, where buffering of a residential development against excessive traffic noise is required under Section 6.06.06.C.6, screening shall be limited to the berm/planting option.
 - a. Notwithstanding, within the Community Activity Center Overlay District where perimeter buffering is required next to publicly owned parcels under [Section 6.06.06](#) of this Code, Class A and Class B screening provided within the buffer area shall be limited to the berm/planting option only.
2. Within the Community Activity Center Overlay District, a buffer area with a minimum width of 30 feet shall be provided along Gunn Highway and North Mobley Road. Within the buffer area, the developer shall install landscaped berms, fences and, if applicable, pedestrian pathways.
 - a. The berms shall have an undulating height of one to three feet in height and a side slope of 3:1 or shallower. The berms shall have irregularly spaced interruptions and the berm segments shall have a total length of at least 40 percent, and no more than 80 percent, of the parcel's road frontage.
 - b. The landscaping shall be installed on and around the berms at the following rate for every 30 feet of parcel road frontage: one shade tree, such as laurel, live oak or southern magnolia; three understory trees, such as cypress, wax myrtle or swamp maple; five evergreen shrubs or perennial grasses; and 15 ground cover plants or perennial flowering shrubs. The shade trees shall have a minimum height of ten feet and minimum caliper of two and one-half inches at the time of installation. Alternatively, three Sabal Palms or three Slash Pines with a minimum height of ten feet (clear trunk measurement for palms) may be planted in lieu of one shade tree. The understory trees shall have a minimum container size of 30 gallons at time of planting, the evergreen shrubs and perennial grasses shall have a minimum container size of three gallons and the ground cover plants and perennial flowering shrubs shall have a minimum container size of one gallon. The balance of the buffer area shall be grassed. Existing trees within the buffer area meeting these specifications shall contribute to the landscaping requirement. Section 6.06.03.A.5 shall apply when overhead power lines exist within the required vegetative planting areas.
 - c. The fencing shall be installed along the exterior boundary of the buffer area in intermittent segments. The spacing of the fence segments shall be at the discretion of the developer, provided the gaps between the segments are uniform and the total length of the fence segments is no less than 30 percent and no more than 60 percent of the length of the parcel's road frontage. The fence segments shall strictly conform with the design and materials shown in Figure 3.35.1. On parcels with roadway frontage 100 feet or less in length, Segment A shall be utilized. On parcels with roadway frontage greater than 100 feet in length, Segment B shall be utilized, although Segment A may be employed to the minimum degree necessary to accommodate parcel driveways or to provide uniform spacing with existing fence segments that meet these requirements on adjacent parcels (See Figure 3.35.1).

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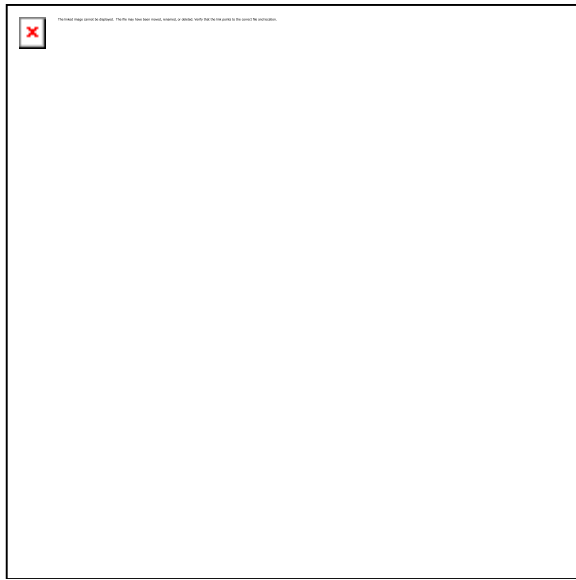
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- d. If no sidewalk exists in the public right-of-way adjacent to the buffer area and the developer is not required to install a sidewalk, the developer shall instead install a pedestrian pathway within the buffer. The pathway shall be made of asphalt, pigmented concrete, brick pavers or other permanent durable surface and shall have a minimum width of five feet. The pathway shall be placed interior to the fence required above and shall meander through the buffer along the entire length of the parcel's road frontage. Additionally, one permanent bench and one permanent trash receptacle shall be installed for every 200 feet, or portion thereof, of pathway length on all roadway frontages. In all cases at least one bench and trash receptacle shall be installed on each roadway frontage. The pathway and amenities shall be owned and maintained by the developer or property owner.
- e. Ground signs shall be permitted in the buffer area adjacent to project driveways only.

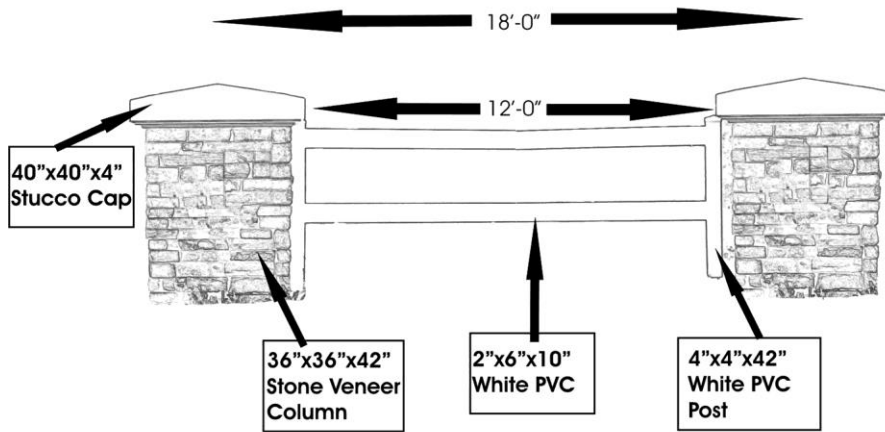
Figure 3.35.1 Fence Design

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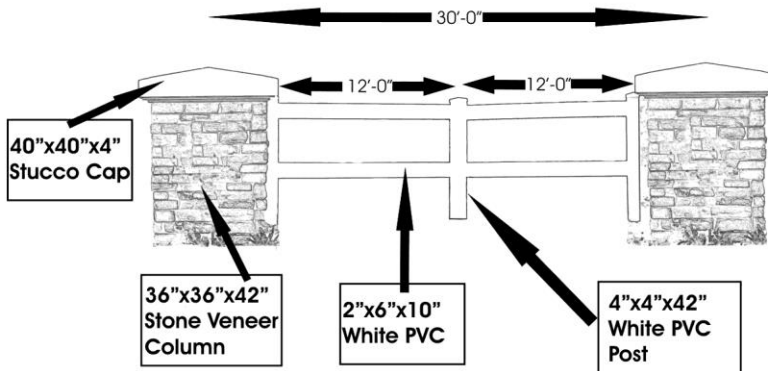
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Segment A



Segment B



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Fence Design

(Ord. No. 02-13, § 2, 8-1-02; Ord. No. 04-27, § 2, 6-10-04; Ord. No. 08-29, § 2, eff. 2-1-09)

Sec. 3.08.09. Parking for Nonresidential Uses

The provision of parking shall comply with Article VI of this Code and the following:

1. In developments required to provide ten or less parking spaces, the parking spaces, unless otherwise required by State and Federal regulations, may be surfaced in lieu of pavement with alternative materials, such as gravel, acceptable to Hillsborough County. In developments required to provide not less than 11 and no more than 30 parking spaces, up to 50 percent of the spaces may be surfaced with alternative materials acceptable to Hillsborough County.
2. Except as provided herein, parking shall not be located between the principal buildings/use and street rights-of-way. Notwithstanding, the following shall be permitted for projects outside of the Community Activity Center Overlay District:
 - a. Pumps and fueling stations for gasoline service stations, and
 - b. Not more than one row of angled parking spaces adjoining the principal building.
3. Within the Community Activity Center Overlay District, parking requirements for uses which must provide five parking spaces per 1,000 square feet of floor space under Part [6.05.00](#) of this Code shall be reduced by 20 percent. Additionally, at least 20 percent of provided parking spaces shall be surfaced with pervious materials, such as gravel or sodded grass, acceptable to Hillsborough County. Said spaces shall be located at the perimeter of parking areas the greatest distance from the primary entrances of the building(s) they serve. Parking areas shall be landscaped in accordance with Part [6.06.00](#) of this Code, except that a shade tree island shall be required per eight parking spaces and a landscaped divider median shall be required between all rows of abutting parking spaces.

(Ord. No. 02-13, § 2, 8-1-02; Ord. No. 04-27, § 2, 6-10-04)

Sec. 3.08.10. Lighting

Lighting shall be in accordance with Part [6.10.00](#) of this Code and the following provisions:

- A. Illumination of the vertical planes of gas station canopies and other similar structures shall be prohibited.
- B. All poles or standards, other than those made of wood, used to support nonexempt outdoor lighting fixtures shall be anodized or otherwise coated to minimize glare from the light source.
- C. Outdoor Display and Parking Lots
Maximum height for lighting of outdoor parking and display lots such as, but not limited to, automobile sales or rental, recreational vehicle sales or building material sales, shall be 20 feet.
- D. Within the Community Activity Center Overlay District, outdoor pole lights within all nonresidential projects shall have a maximum height of 18 feet. Additionally, exterior lighting, including temporary or special events lighting, shall not blink, flash or oscillate. All exterior lighting shall be extinguished no later than one hour after the close of business, except for wall mounted security lights and parking lot pole lights located nearest to buildings.

(Ord. No. 02-13, § 2, 8-1-02; Ord. No. 04-27, § 2, 6-10-04)

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Sec. 3.08.11. Tree Preservation

In addition to the vegetative protection requirements of Part [4.01.00](#), Natural Resources, of this Code, Historic Trees shall be provided the highest emphasis of protection within the boundaries of a proposed development within the Community Activity Center Overlay District. Historic Trees are defined as native trees represented by the species of oak, maple, elm, sweet gum, hickory, and magnolia that measure 24 inches DBH and greater with a rating condition of good or better in accordance to the Tree Condition Evaluation Form referenced as Exhibit 4.1.6.1.4 of the Development Review Manual.

At the time of plan submittal, the Developer shall submit an assessment of the existing Historic Trees within the proposed development area and initiate the procedures described below for processing any request to remove one or more Historic Trees. Development around Historic Trees shall not be permitted within the canopy drip line of the Historic Trees unless special design techniques are administered as identified in the Natural Resource Section of the LDC. If development around a Historic Tree is determined by the County to cause the loss of the Historic Tree, then the developer shall replace the tree as provided for herein. A determination by the County that a Historic Tree has been removed illicitly or has been effectively removed through negligence shall require replacement with a monetary value in accordance to the International Society of Arboriculture Shade Tree Formula as provided in [Section 11.06.05](#), Enforcement, of this Code.

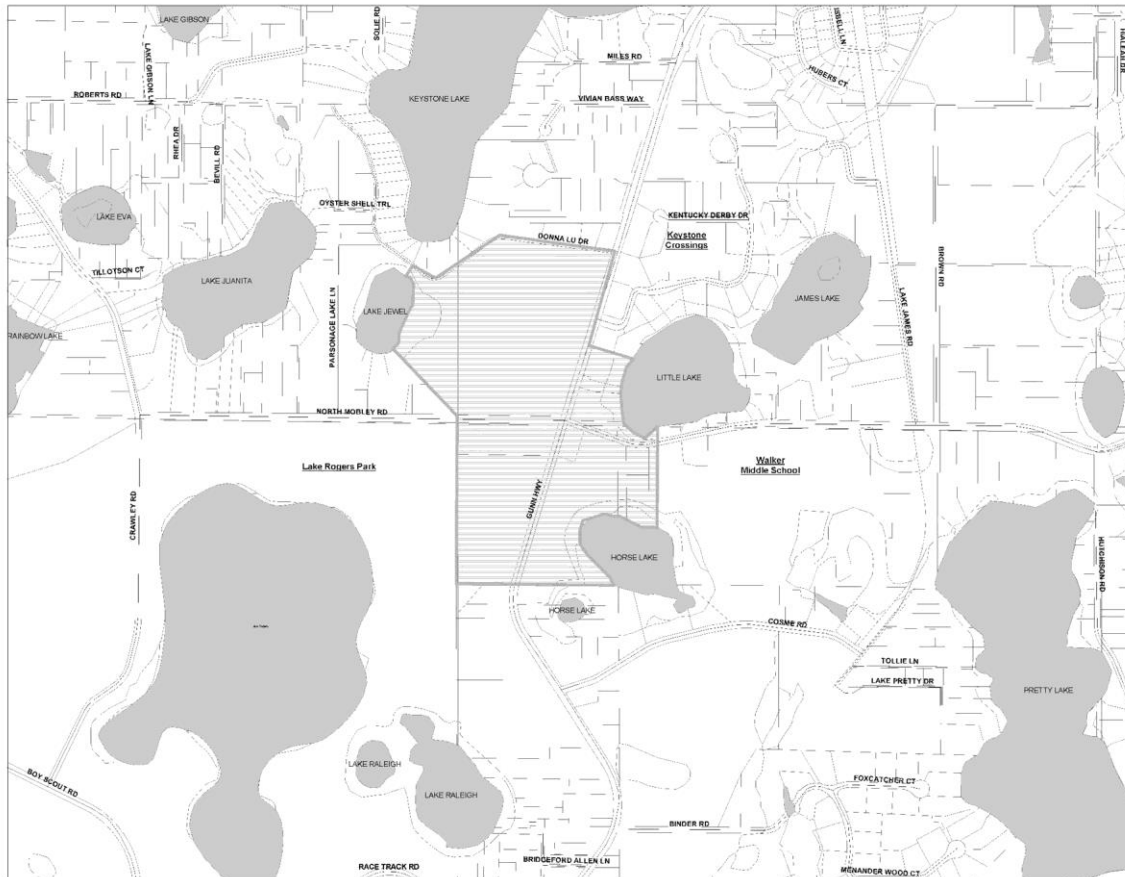
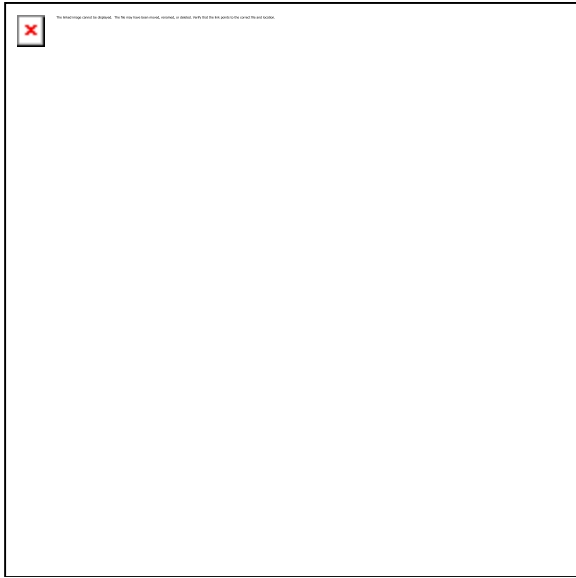
Where a Historic Tree is encountered in the development process and the developer desires to remove the same, the developer shall demonstrate to the satisfaction of the County that removal of a Historic Tree is adequately replaced, as hereinafter described. Upon submission of a request to remove a Historic Tree, and such supporting information as may be reasonably required for the same, the County will render a decision that (1) removal is permitted as submitted, (2) removal is permitted with additional conditions, or (3) removal is denied, within the timeframe outlined in the Site and Subdivision Review process.

In all events, the removal of a Historic Tree shall be replaced based upon the total DBH of the main trunk of the tree removed, which shall be replaced on a two for one basis. The replacement of a Historic Tree shall be with a tree species of like type. The minimum replacement tree size shall be of the size defined in the LDC. Replacement trees shall be planted to the fullest extent practical on the property from where the Historic Tree existed. Offsite planting locations shall be permitted only within the Community Activity Center Overlay District. Contributions to the LDC's Restoration Fund may also occur. However, any contribution shall be earmarked and oriented for disbursement to provide native vegetation plantings strictly within the Community Activity Center Overlay District.

Figure 3.35.2
Community Activity Center Overlay

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(Ord. No. 04-27, § 2, 6-10-04)