

ARTICLE 4 - DEVELOPMENT AND DESIGN REGULATIONS

CHAPTER 4-10

DEVELOPMENT AND DESIGN REGULATIONS: INTENT

Sections:

4-10.1 Title and Purpose

4-10.2 Organization

Section 4-10.1 Title and Purpose. Article 4 of the Land Development Regulations is entitled Development and Design Regulations. The purpose of this article and the chapters within it is to provide development standards, regulate the use of signs, and address nonconforming uses and structures.

Section 4-10.2 Organization. Article 4 consist of the following chapters:

- (a) 4-10 Development and Design Regulations: Intent
- (b) 4-20 Site Improvements
- (c) 4-30 Streets and Rights-of-Way
- (d) 4-40 Parking, Loading, and Circulation
- (e) 4-50 Landscaping
- (f) 4-60 Open Space
- (g) 4-70 Signs
- (h) 4-80 Non-Conformities

CHAPTER 4-20

SITE IMPROVEMENTS

Sections:

4-20.1	Purpose
4-20.2	Potable Water Distribution Systems
4-20.3	Wastewater Collection Systems
4-20.4	Surface Drainage Systems
4-20.5	Solid Waste Systems
4-20.6	Traffic Circulation Systems

Section 4-20.1 Purpose. The purpose of this chapter, Chapter 4-20, Site Improvements, is to establish requirements for adequate site improvements. This chapter implements Section 163.3202(2) F.S.

Section 4-20.2 Potable Water Distribution Systems. All development shall comply with the provisions of this section.

- (a) **Connection to RCID System.** All development within the potable water service area shall be connected to the RCID water system, except as otherwise provided by the RCID Utility Division Rules.
- (b) **Size and Design.** All development within the District shall provide a potable water distribution system that shall be of sufficient size and design to supply water for potable use and fire protection to each of the buildings and structures to be erected in the development.
- (c) **Fire Hydrants.** At least one fire hydrant shall be installed within one hundred fifty (150) feet of each building or structure. Fire hydrants shall be designed and installed in accordance with the EPCOT Fire Prevention Code.

Section 4-20.3 Wastewater Collection Systems. All development shall include a wastewater collection system that complies with Chapter 5-60, Sanitary Sewer.

Section 4-20.4 Surface Drainage Systems. All development shall include a surface drainage system that complies with Chapter 5-20, Stormwater Management and Section 3-30.7.

Section 4-20.5 Solid Waste Systems. All development shall include a solid waste system that complies with Chapter 5-70, Solid Waste.

Section 4-20.6 Traffic Circulation Systems. The traffic circulation system shall comply with the provisions of Chapter 4-30 and Chapter 4-40.

CHAPTER 4-30

STREETS AND RIGHTS-OF-WAY

Sections:

4-30.1	Purpose
4-30.2	Classification of Roads
4-30.3	Roadway Design Standards
4-30.4	Access Standards
4-30.5	Pedestrian Safety Requirements
4-30.6	Rights-of-Way Requirements

Section 4-30.1 Purpose. The purpose of this chapter, Chapter 4-30, Streets and Rights-of-Way, is to establish minimum requirements for transportation improvements, including public and private streets, bikeways, pedestrian ways, and access control to and from public streets. This chapter implements Section 163.3202(2)(h) F.S.

Section 4-30.2 Classification of Roads. Roads in the District are classified and mapped according to the function they serve, regulation of access, road and right-of-way widths, circulation patterns, design speed, and construction standards. All roads, except for local roads, within the RCID shall be classified as limited access roadways, major arterials, minor arterials, and collectors as set forth in the Traffic Circulation Element of the Comprehensive Plan; such classification is herein adopted by reference.

Section 4-30.3 Roadway Design Standards. All required elements of the transportation system shall be provided in compliance with the engineering design and construction standards contained in FDOT manuals, unless otherwise approved by the RCID. In instances where FDOT policies are absent, AASHTO engineering design and construction standards shall be used. All traffic control devices shall be designed and constructed in compliance with MUTCD standards and Chapter 4-70, Signs, unless otherwise approved by the RCID.

Section 4-30.4 Access Standards. Access driveways shall be designed in conformance with the standards set forth in this section.

- (a) **Arterial Roads.** Vehicular access to arterial roads will be permitted only in accordance with driveway locations and access design as approved by the District Administrator of Environmental Permitting and Engineering.
- (b) **Design.** Driveway design, including the number of lanes, shall be based on traffic engineering standards for entering and exiting traffic demand which shall comply with Section 4-30.3, Roadway Design Standards.

- (c) Future Driveways. No driveway shall be permitted within seventy (70) feet of an intersection. This measurement shall be made from the centerline of the proposed driveway to the nearest right-of-way line of the intersecting street as measured along the adjacent right-of-way line.
- (d) Spacing. The minimum spacing for interchanges, driveway connections, median openings, and signals shall be as follows:

Roadway Classification	Interchange Spacing	Minimum Driveway Connection Spacing	Median Opening Spacing	Minimum Signal Spacing
Major Arterial/ Limited Access	1 mile	N/A	N/A	N/A
Minor Arterial	N/A	245 feet	660 feet	1,320 feet
Collector	N/A	125 feet	330 feet	1,320 feet

- (e) Number of Driveways. The number of driveways to be provided for any individual use shall be the minimum number required to adequately serve the needs of the use. The following subsections shall serve as guidelines for determining the number of driveways that will be permitted per use:
- (1) Uses with frontage of one hundred (100) feet or less will be limited to one (1) driveway; and
 - (2) Additional driveways may be permitted with the approval of the District Administrator upon review of proposed transportation plan/study.
- (f) Angle to Roadway. Driveways shall be as nearly at right angles to the roadway as practical.
- (g) Maneuvering on Right-of-Way. Site development shall be designed to provide adequate on-site parking and maneuvering for all vehicles so that vehicles do not park, stop, or maneuver on the right-of-way.
- (h) Backing onto Right-of-Way. No driveway shall be permitted which necessitates backing of vehicles on the right-of-way.
- (i) Road Improvements. Improvements to the public road to which any driveway will connect shall be required when necessary to ensure safe and adequate ingress and egress to the site.

Section 4-30.5 Pedestrian Safety Requirements.

- (a) Sidewalk Adjacent to Collector, Minor Arterials, and Local Roads. Location of sidewalks shall be consistent with planned roadway improvements. Pedestrian ways or crosswalks will be required between places of work and shopping/eating areas and between adjacent or adjoining places of work.
- (b) Other Sidewalks or Footpaths. The FDOT Pedestrian/Bikeway Guidelines shall be used as guidance in the design and construction of sidewalks and other footpaths within rights-of-way. In instances where FDOT manuals are absent, AASHTO engineering design and construction policies may be used.

Section 4-30.6 Public Rights-of-Way Requirements. The dedication and/or reservation for acquisition of rights-of-way for public transportation facility improvements shall be required of development within the District, as provided in this section.

- (a) General. The location and design of new roadway network facilities, transit corridors, and pedestrian facilities shall be coordinated during the development review process.
- (b) Minimum Widths. Rights-of-way shall be reserved at the minimum width required to accommodate construction of the number of lanes shown on the Future Transportation Network Maps, Figures 3-7 and 3-8, in the Comprehensive Plan. Right-of-way width standards for RCID roadways shall be as follows:

Roadway Classification	Minimum Width
Major Arterial/Limited Access	200 feet
Minor Arterial	100 feet
Collector	60 feet

- (c) Signage. Signage shall comply with the requirements of Section 4-70.3, Rights-of-Way and Easements.

CHAPTER 4-40

PARKING, LOADING, AND CIRCULATION

Sections:

4-40.1	Purpose
4-40.2	General Parking Regulations
4-40.3	Location of Parking
4-40.4	Joint Use of Parking
4-40.5	Loading and Unloading Requirements
4-40.6	Permanent Reservation
4-40.7	Parking for Disabled Persons

Section 4-40.1 Purpose. The purpose of this chapter, Chapter 4-40, Parking, Loading, and Circulation, is to provide safe and adequate parking and loading facilities. This chapter implements Section 163.3202(2)(h) F.S.

Section 4-40.2 General Parking Regulations. Parking shall be required as set forth in this section.

- (a) General. Prior to issuance of a Certificate of Occupancy and permanent provision of utilities, evidence shall be provided that the parking required by this chapter, including disabled-person spaces, is provided.
- (b) Applicability. Parking for new uses, new buildings or structures, enlargement of existing buildings or structures, or increase in capacity of existing buildings or structures shall be provided as set forth in this chapter.
- (c) Number of Spaces. The number of spaces provided shall be based on Table 4-40-1, unless a detailed parking study is submitted which justifies the use of other standards. All references to employees mean the number of employees on the largest shift.
- (d) Disabled Persons. Parking space requirements for disabled people are addressed in Section 4-40.7, Parking for Disabled Persons.
- (e) General Design. All parking areas shall be properly drained and designed with regard to pedestrian and vehicular safety.
- (f) Size of Parking Spaces. Parking spaces shall not be less than eight and one-half (8 1/2) feet in width.

- (g) Turning and Maneuvering. Off-street turning and maneuvering shall be provided for each lot so that no vehicle will be required to back onto or from any public street or alley.
- (h) Access and Circulation. The parking area shall be designed so that vehicles within the parking area will not have to enter a public street to move from one location to any other location within the parking area. The size and location(s) of all public vehicular access and vehicular circulation shall be subject to review by the District Administrator.
- (i) Surfacing. Pervious paving of parking spaces, driveways, and maneuvering areas is encouraged where suitable soils are present. In instances where pervious paving may not be used, parking spaces, driveways, and maneuvering areas shall be paved and permanently maintained with asphalt, concrete, or other similar durable weather-resistant surface.

Section 4-40.3 Location of Parking. The required parking facilities shall be located on the development site they are intended to serve, except as provided herein.

- (a) Within 750 Feet. The District Administrator may allow the establishment of parking facilities on another development site if the majority of such facilities are within seven hundred and fifty (750) feet of the site or use they are intended to serve, provided all of the following findings are made:
 - (1) Practical difficulties, such as environmental constraints or site congestion, prevent the placing of the facilities on the same development site as the building or use they are designed to serve;
 - (2) A pedestrian walkway system is provided to connect the parking facilities to the building or use they are designed to serve. When such a pedestrian walkway system traverses the public right-of-way, the pedestrian walkway system must be elevated above the right-of-way or depressed beneath the right-of-way; and
 - (3) The owner of the parking facility has entered into a written agreement with the RCID, with enforcement running to the RCID, providing that the land comprising the parking facility shall be reserved as set forth in Section 4-40.6, Permanent Reservation.
- (b) More Than 750 Feet. The District Administrator may allow the establishment of parking facilities on another development site where such facilities are more than seven hundred and fifty (750) feet of the site or use they are intended to serve, provided all of the following findings are made:
 - (1) Practical difficulties, such as environmental constraints or site congestion, prevent the placing of the facilities on the same development site as the building or use they are designed to serve;

- (2) Valet, shuttle, and/or tram service is provided from the parking facilities to the site or use, and the owner of the building or use has entered into a written agreement with the RCID that the valet, shuttle, and/or tram service will be maintained so long as the parking facilities are required; and
 - (3) The owner of the parking facility has entered into a written agreement with the RCID, with enforcement running to the RCID, providing that the land comprising the parking facility shall be reserved as set forth in Section 4-40.6, Permanent Reservation.
- (c) Voidable Agreement. The written agreements in Subsection (a)(4) or Subsection (b)(4) of this section shall be voided by the RCID if parking facilities on the same development site are subsequently provided in accordance with this chapter.

Section 4-40.4 Joint Use of Parking. The sharing of spaces by more than one use shall comply with the provisions of this section.

- (a) Joint Use of Spaces. Parking spaces required for a building or use shall be included as part of the on-site parking requirements for another building or use only upon approval of a parking study that demonstrates that parking demands of the different uses overlap in a complementary manner and/or occur at different times.
- (b) Combined Parking Areas. Nothing in this chapter shall be construed to prevent the joint use of on-site parking space by two (2) or more buildings or uses if the total of such spaces when used together shall not be less than the sum of the requirements for the various individual uses or buildings computed separately.

Section 4-40.5 Loading and Unloading Requirements.

- (a) Location. All loading and unloading shall take place in designated areas so as not to interfere with the movement of traffic.
- (b) Markings. Loading and unloading areas shall be designated with appropriate markings and signage.

Section 4-40.6 Permanent Reservation. Except where equivalent parking or loading space is provided, the area reserved for parking or loading in accordance with the requirements of this chapter shall not be reduced in area or changed to any other use unless the permitted use that it serves is discontinued or modified.

Section 4-40.7 Parking for Disabled Persons. All development offering parking for the general public shall provide specially designed and marked motor vehicle parking spaces and passenger drop-off and loading zones for the exclusive use of physically disabled persons in accordance with the EPCOT Building Code.

Table 4-40-1: Off-street Parking Space Requirements

Use Types	Spaces Required
Administrative and Business Offices Private Sector	1 per 180 sq. ft. of building GFA on first floor + 1 per 250 sq. ft. of GFA above first floor, excluding floor area used for mechanical/utility equipment and public spaces
Public Sector	Same as Private Sector
Agriculture	No Requirements
Animal Services Grooming Kennels Stables	2.5 per 1000 sq. ft. + 1 per employee 1 per 300 sq. ft. of enclosed floor area 1 per employee + 0.5 per horse
Automotive Services Parking	1 per employee + 2 per 1000 sq. ft. of GFA + 2 per service bay 1 per employee + guest spaces
Business and Professional Support	1 per 250 sq. ft. of GFA in buildings with less than 2,000 square feet in area, 1 per 200 sq. ft. of GFA in buildings with 2,000 to 20,000 square feet in area, and 1 per 150 sq. ft. of GFA in buildings with over 20,000 square feet in area
Civic and Cultural Centers Places of Assembly with Fixed Seats Places of Assembly without Fixed Seats Exhibition Space, Library, Meeting Rooms	1 per 3 fixed seats for patron use + 1 per employee 1 per 35 feet of building GFA used for assembly purposes + 1 per employee 1 per 300 sq. ft. GFA
Custom Manufacturing	1 per 500 sq. ft. of GFA, or 2 per employee, whichever results in the greater number of spaces
Day Care	1 per 1000 sq. ft. + 1 per employee + 0.20 per child
Downtown Disney	9 per 1000 sq. ft. of GFA.
Eating and Drinking Establishments	1 per 5 fixed seats + 1 per 35 sq. ft. with no fixed seats + 1 per employee; minimum 10 spaces total
Fast Food Restaurants	0.58 per seat.
Equipment Services	1 per 500 sq. ft. of GFA, or 1 per employee, whichever results in the greater number of spaces

Table 4-40-1: Off-street Parking Space Requirements (continued)

Use Types	Spaces Required
Financial and Professional Services	1 per 250 sq. ft. of GFA in buildings with less than 2,000 square feet in area, 1 per 200 sq. ft. of GFA in buildings with 2,000 to 20,000 square feet in area, and 1 per 150 sq. ft. of GFA in buildings with over 20,000 square feet in area
Laundry Services	1 per 500 sq. ft. of GFA, or 1 per employee, whichever results in the greater number of spaces
Lodging Services Hotels (with monorail) Hotels/Motels (without monorail) Value Resort	1.3 per guest room, plus, if applicable, 1 per 200 sq. ft. of floor used for convention and meeting purposes (excluding lobbies, pre-function areas, and restrooms) 1 per guest room, plus if applicable, 1 per 200 sq. ft. of floor area used for convention and meeting purposes (excluding lobbies, pre-function areas, and restrooms) 0.92 per guest room
Maintenance Services	1 per 500 sq. ft. of GFA, or 1 per employee, whichever results in the greater number of spaces
Material Excavation	1 per employee
Medical Services	1 per 150 sq. ft. of GFA, excluding floor area used for mechanical and utility equipment, or 5 per doctor's office, or 1 per hospital bed, whichever results in the greatest number of spaces
Natural Resources	No Requirements
Recreation Indoor Entertainment Indoor Sports and Recreation Low Impact Park and Recreation Outdoor Entertainment Outdoor Sports Golf Courses Other Outdoor Sports Theme Park	1 per employee + 1 per 3 seats 5 per 1000 sq. ft. + 1 per employee No Requirements 9 per acre Parking Study required 10 per hole plus parking requirements for related buildings and uses; if golf course is an integral part of a hotel development, 4 per hole plus parking requirements for hotel Parking Study required Parking Study required

Table 4-40-1: Off-street Parking Space Requirements (continued)

Use Types	Spaces Required
Residential	
Single- and Two- Family	2 per unit, both covered
Multi-Family	1 per studio unit; 1.5 per 1-bedroom unit; 2 per 2-bedroom unit; +0.25 per each unit for visitor parking
Mobile Home	2 per unit
Special	Parking Study required
Safety Services	1 per employee
Sales and Services	1 per 180 sq. ft. of GFA used for retail uses
Transportation Services	1 per employee
Utility Services	
General	1 per employee
Lines	No Requirements
Warehousing Services	1 per 1000 sq. ft. of building GFA
Water-Dependent Services	Use space requirements for other applicable use types listed in this table; if not listed, parking study required

- Note:
1. "GFA" means gross floor area of building.
 2. "Employee" refers to the number of employees on the largest shift.

CHAPTER 4-50

LANDSCAPING

Sections:

4-50.1	Purpose
4-50.2	Applicability
4-50.3	Required Plans
4-50.4	Water Conservation
4-50.5	Public Safety
4-50.6	Native Vegetation
4-50.7	Non-residential Properties Adjacent to Residential Properties

Section 4-50.1 Purpose. The purpose of this chapter, Chapter 4-50, Landscaping, is to establish regulations for landscaping, including plants and irrigation. This chapter implements Section 163.3202(2) F.S.

Section 4-50.2 Applicability. The provisions set forth in this chapter shall apply to all areas within the Reedy Creek Improvement District boundaries except within those areas designated as Entertainment or Support Facilities on Figure 2-7 of the Comprehensive Plan, or within those areas where the principal use is classified under the "Recreation: Theme Park" use type.

Section 4-50.3 Required Plans. Landscaping plans shall be required for all development requiring a site plan review pursuant to Chapter 7-20, except as exempted in Section 4-50.2. These plans shall be prepared by a licensed Landscape Architect or other person knowledgeable of Florida plant materials, plant communities, and landscape procedures. The landscaping plans shall provide sufficient detail to enable the District Administrator to determine that the plans comply with this chapter. These plans shall not be reviewed for aesthetic value or for other features not covered specifically by this chapter.

Section 4-50.4 Water Conservation. All new irrigation systems shall be required to connect to the RCID water reuse system when such system connections are available, or use native plant material in accordance with the Xeriscaping policy of the South Florida Water Management District.

Section 4-50.5 Public Safety. All landscaping shall comply with the provisions of this section.

- (a) **General.** Landscaping, including irrigation systems and screening, shall meet the following safety requirements:
 - (1) The height, spread, and growth habit of all plantings shall not interfere with or obstruct ease of vehicular or pedestrian movement; and

- (2) Trees, excluding conifers, shall be pruned such that no branches extend lower than seven (7) feet above curb level in areas adjacent to pedestrian sidewalks.

- (b) Intersection Visibility. Limits of clear sight is critical to public safety in landscaping design. All landscaping design shall conform to criteria and standards contained in FDOT manuals. In instances where FDOT criteria and standards are absent, AASHTO standards shall be used.

Section 4-50.6 Native Vegetation. Existing natural vegetation and ecological communities shall be preserved and integrated into the landscape planting, where appropriate and as feasible.

Section 4-50.7 Non-residential Properties Adjacent to Residential Properties. Landscaping for all non-residential properties located adjacent to residential properties shall provide landscaping to visually buffer the uses.

CHAPTER 4-60

OPEN SPACE

Sections:

4-60.1	Purpose
4-60.2	Open Space Requirements

Section 4-60.1 Purpose. The purpose of this chapter, Chapter 4-60, Open Space, is to provide regulations for the dedication and maintenance of open space. This chapter implements Section 163.3202(2)(b) F.S.

Section 4-60.2 Open Space Requirements. In order to produce aesthetically pleasing development, prevent overly dense development, and facilitate groundwater recharge, open space shall be required as set forth in this section.

- (a) Amount of Open Space. RCID Open Space Map, Figure 7.1 of the Comprehensive Plan, on file in the Department of Planning and Engineering, illustrates designated areas which shall remain as open space and which shall comply with the open space definition in Section 1-30.5 and with the requirements of this chapter.
- (b) Open Space Characteristics. To the extent possible, given the use of the property and the location of the open space, the land shall be left in its natural condition and plant and animal communities shall be preserved.
- (c) Public Use. The land to be set aside for open space need not be made available for public use.

CHAPTER 4-70

SIGNS

Sections:

4-70.1	Purpose
4-70.2	Applicability
4-70.3	Rights-of-Way and Easements
4-70.4	Signage Criteria

Section 4-70.1 Purpose. The purpose of this chapter, Chapter 4-70, Signs, is to establish requirements for signs and structures within public rights-of-way. These regulations are intended to avoid traffic hazards. This chapter implements Section 163.3202(2)(f) F.S.

Section 4-70.2 Applicability. The provisions of this chapter shall apply to all signs or structures within public rights-of-way.

Section 4-70.3 Rights-of Way and Easements. All signs or structures located within the Reedy Creek Improvement District rights-of-way shall be for the purpose of managing, controlling, and directing traffic to businesses or events within the boundaries of the District, or for directing traffic to businesses or events outside the boundaries of the District only if the sole access to the business or event is via District rights-of-way. Signs shall not be located in the clear recovery zone unless they are of the breakaway type or such other approved type as set forth in the "Manual of Uniform Traffic Control Devices" published by the State of Florida Department of Transportation or "A Policy on Geometric Design of Highways and Streets 1990," published by the American Association of State Highway and Transportation Officials.

Section 4-70.4 Signage Criteria. The criteria that the District may consider in connection with its erection of signage regarding traffic to and from businesses or events within the boundaries of the District as described in Section 4-70.3 are as follows:

- (a) **Traffic.** Traffic control, management and safety, as provided in this chapter;
- (b) **Location.** The physical location of the business or event within the District and the proximity and visibility thereof with respect to each other and to adjacent or nearby parking facilities and District rights-of-way.
- (c) **Traffic Volume.** The volume of traffic being or to be generated by the business or event within the District; and
- (d) **Existing Signage.** The extent to which the business or event within the District is already mentioned in any existing signage (including, but not limited to, on-site signage).

CHAPTER 4-80
NON-CONFORMITIES

Sections:

4-80.1	Purpose
4-80.2	Applicability

Section 4-80.1 Purpose. The intent of this chapter, Chapter 4-80, Non-Conformities, is to identify those conditions under which non-conforming uses may continue to be conducted.

Section 4-80.2 Regulations. Non-conforming uses shall comply with the provisions of this section.

- (a) Continued Use. A non-conforming use shall be allowed to continue except as otherwise provided herein.
- (b) Change in Size. A non-conforming use shall not be enlarged or otherwise increased in size.
- (c) Destruction of Facility. If a structure containing a non-conforming use is damaged or partially destroyed, the non-conforming use shall be discontinued if the actual costs of reconstruction exceed fifty (50) percent of the structure's replacement value.