



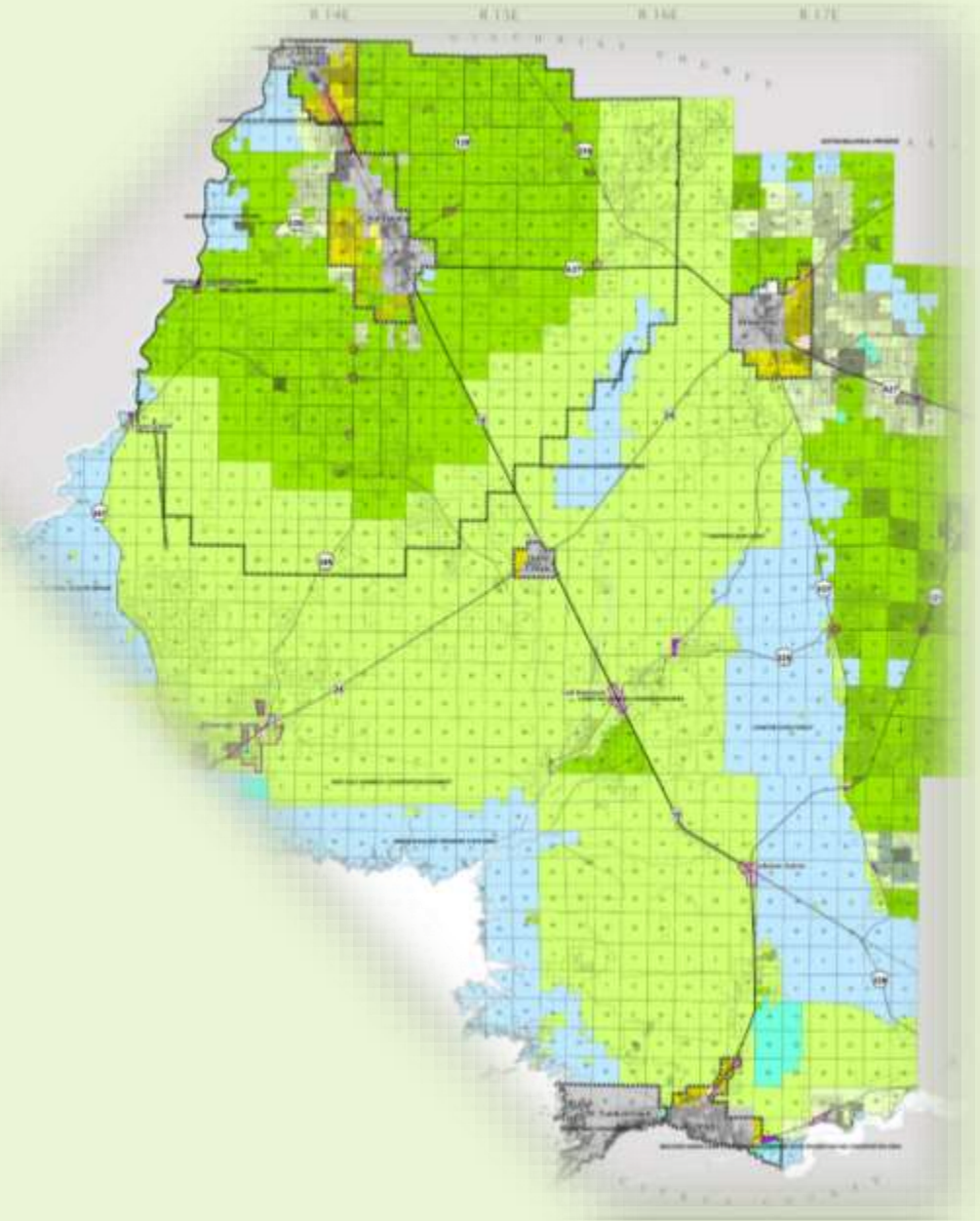
# Proposed Impervious Surface Ratio (ISR) & Open Space Requirements

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COMMERCIAL AND INDUSTRIAL ZONED PROPERTIES

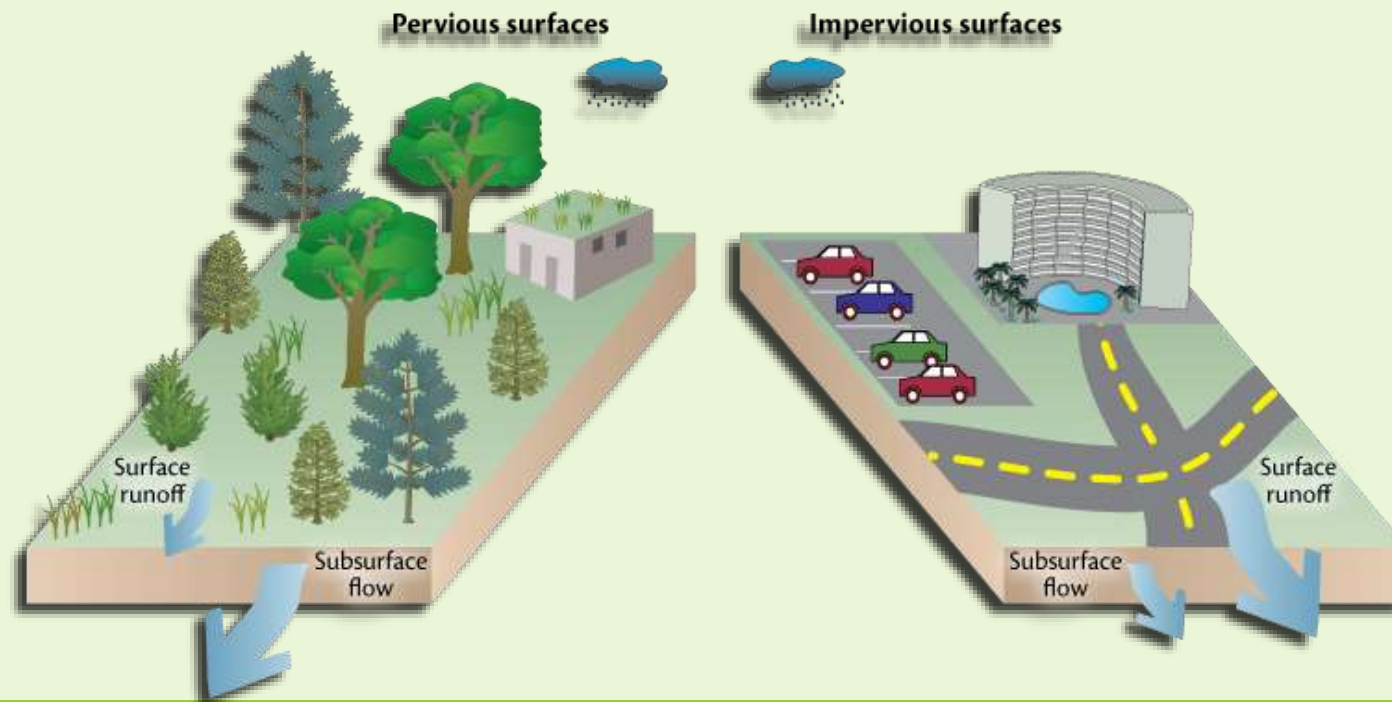
# AGENDA

- What is Impervious Surface Ratio?
- Water Management District Requirements
- Percentages Commercial & Industrial Areas
- Levy County Labor Force Efficiency
- Floor Area Ratio (FAR)
- What is Open Space / Required?
- Comparison of ISR percentages
- Proposed ISR and Open Space revisions
- Next Steps



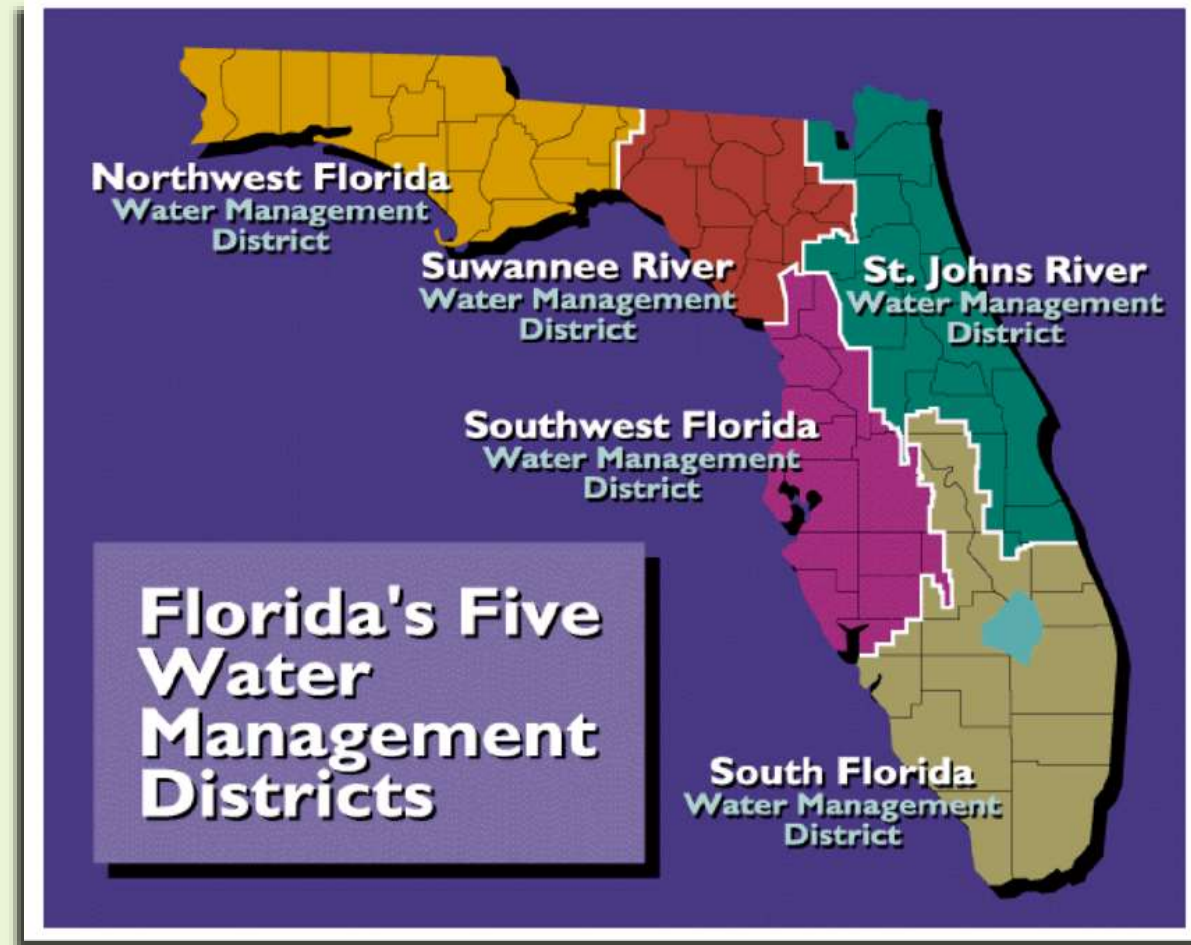
# What Is Impervious Surface Ratio?

- ❖ Impervious surface ratio (ISR) is a measurement of the amount of a property covered by hard, impervious materials compared to the total area of the property.
- ❖ ISR is calculated by dividing the total square footage of all impervious surfaces on a property by the total square footage of the property.

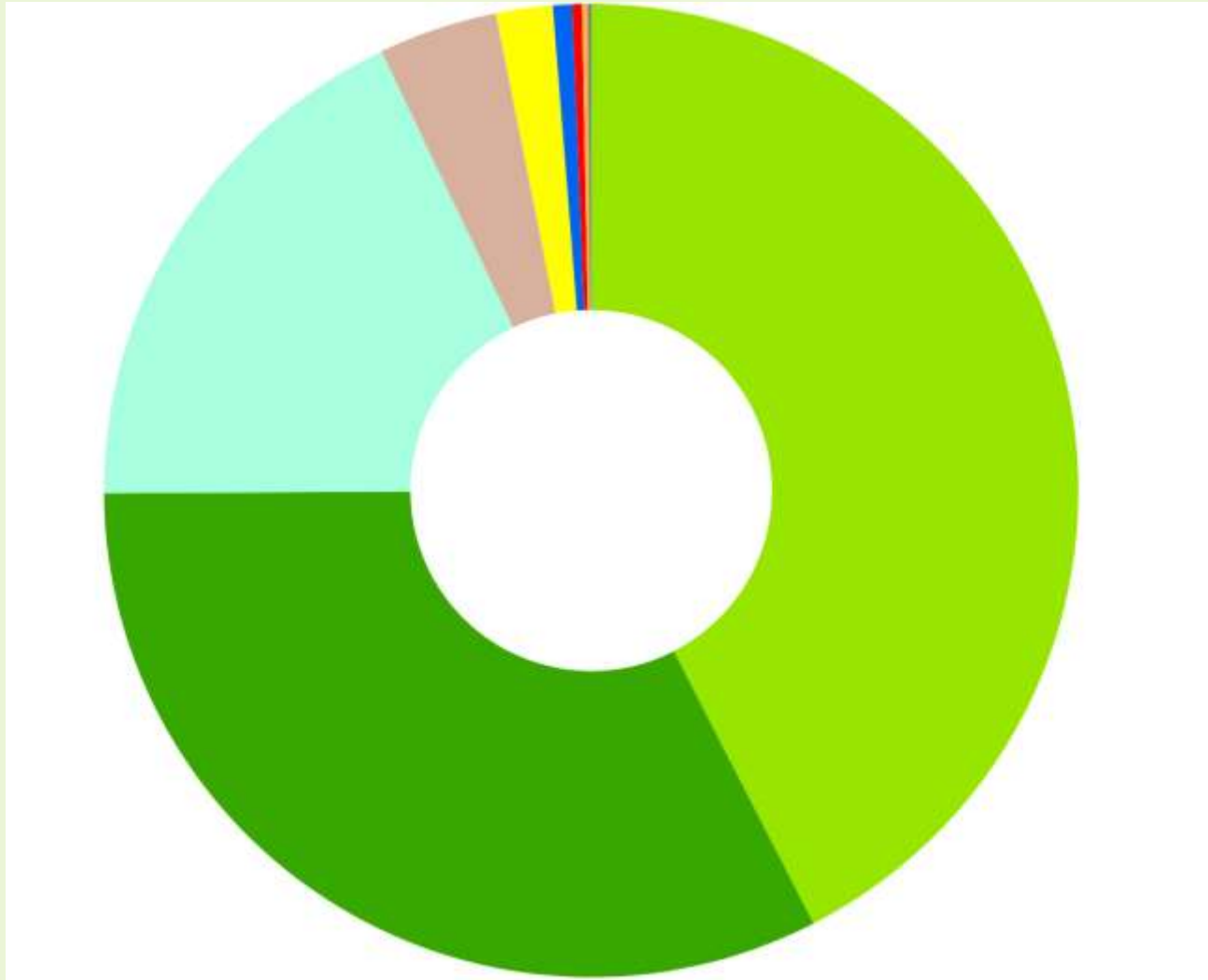


# Water Management District Requirements

An Environmental Resource Permit (ERP) is required for development or construction activities to reduce increased flooding, protect the water quality of Florida's lakes and streams from stormwater pollution, and protect wetlands and other surface waters. The Districts regulate and permit commercial, agricultural, governmental, institutional, and residential developments with regards to stormwater detention / retention.



# % Commercial and Industrial Areas



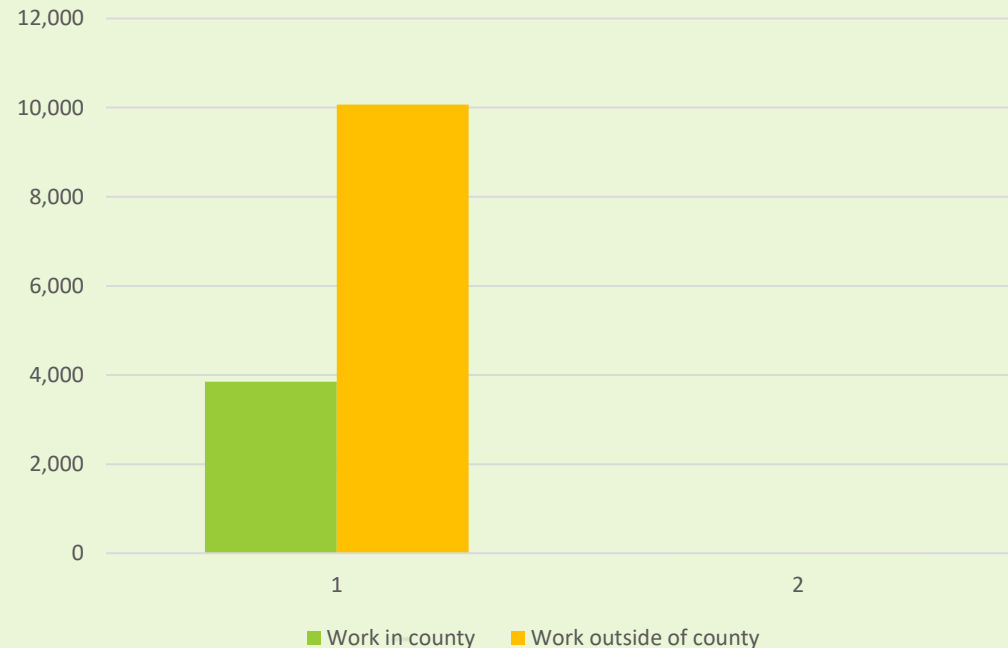
## North Central Florida

- Forestry/Rural Residential 42.5%
- Ag/Rural Residential 32.5%
- Natural Reservation 18.0%
- Rural Residential 3.9%
- Low Density Residential 1.9%
- Public 0.6%
- Commercial 0.3%
- Medium Residential Density 0.2%
- Industrial 0.1%
- Recreation 0.0%

# Levy County Labor Force Efficiency

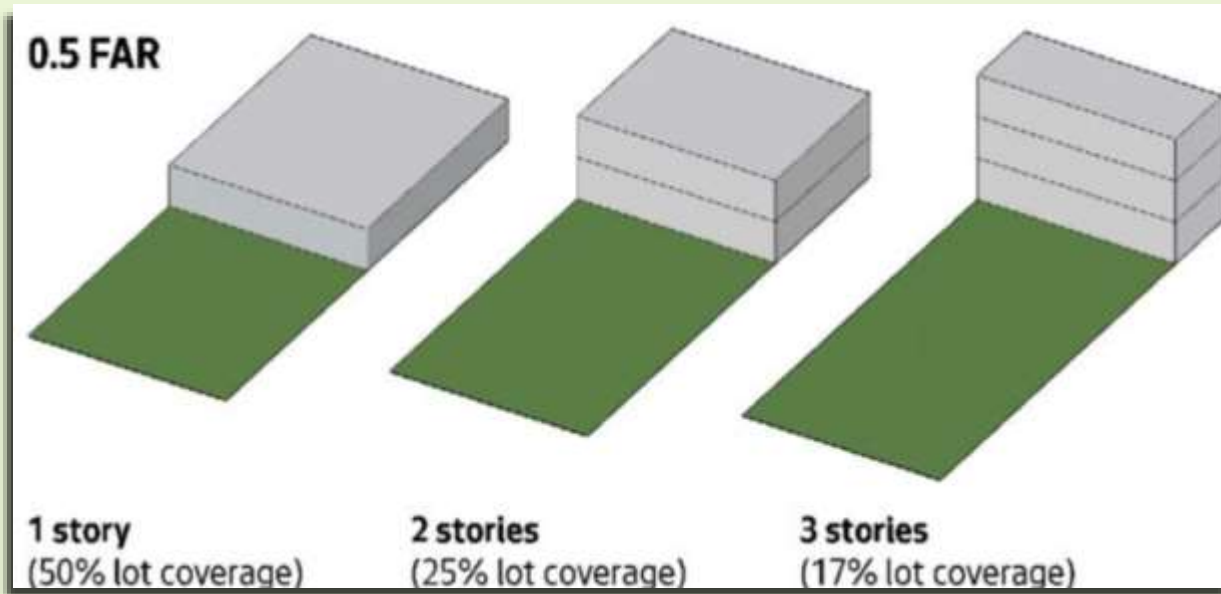
Levy County is ranked 12<sup>th</sup> of 67 for the highest outflow rankings among Florida counties.

Living in the County	13,919	100%
Living and employed in County	3,851	27.7%
Living in County but work outside County	10,068	72.3%



Source: FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY, BUREAU OF WORKFORCE STATISTICS AND ECONOMIC RESEARCH (WSER)

# Floor Area Ratio (FAR)



Current County Comprehensive Plan limits lot coverage of buildings to Floor Area Ratio (FAR) of 0.5 for commercial lands and 0.4 for Industrial lands.

FAR coefficients  $< 1.0$  generally do not promote efficient use of land and preclude efficient site planning by necessitating large land area for institutional, manufacturing, and healthcare related facilities.

# Open Space Requirements



Section 50-691 (d) *Trees*. All open space areas shall contain a minimum of ten (10) trees per acre.

Open space provides:

- Recreational Areas;
- Supports Biodiversity; and
- Manages Stormwater Runoff



# ISR Comparison

Levy County current ISR for Commercial and Industrial lands = 50%

Staff reviewed multiple rural counties, City of Alachua, and Alachua County in preparation for this discussion.

19 counties have no ISR – only limit buildings upon site

## Average by Districts as researched

Commercial Neighborhood = 67.5%

Commercial General = 79%

Industrial Light = 64%

Industrial = 83%



# Staff Recommendations

Commercial and Industrial Lands ONLY!

## Impervious Surface Requirements (ISR)

Staff recommends 80% maximum ISR for commercial and industrial zoned parcels. This will allow for 20% open space, which is adequate for parking and site amenities.

## Open Space Requirements

Staff recommends a tiered requirement for trees in open space:

- Parcels 1-5 acres – 7 trees per acre;
- Parcels >5-10 acres – 5 trees per acre; or
- Parcels >10 – 3 trees per acre.

# Next Steps

