

ARTICLE 5

ZONING DISTRICT REGULATIONS

Section 5 Table of Uses *(Added and adopted 10.17.05)*

The Table of Uses should be read in close conjunction with the definitions of terms set forth in Section 2.2 and the other interpretative provisions set forth in this article, and Article 4, General Provisions Regulations.

A) Use of the Designations X, Xs, C, Cs, in Tables of Uses

- 1) Uses are permitted in certain zoning districts in the Table of Uses depending on whether there is an “X”, “Xs”, “C”, “Cs”, shown in the Table, next to the use described in the first column:
 - (a) “X” A use shall be permitted in a certain zoning district if it is accordingly designated in the Table of Uses with a “X”
 - (b) “Xs” A use permitted subject to certain pre-established specifications which would not be applicable to other uses is designated by an “Xs”. Supplementary regulations are found in the second column of the Table.
 - (c) “C” A use that is subject to the issuance of a conditional use permit is indicated by a “C”.
 - (d) “Cs” If additional supplemental requirements, pertain to a certain conditional use, this is indicated by a “Cs”. Supplementary regulations are found in the second column of the Table

If a use does not have a “X”, “Xs”, “C”, “Cs” designation in a particular zoning district, that use shall not be allowed in that zoning district.

INSERT TABLE OF USES

Section 5.1 R-80 Single-Family District
(Deleted 10.17.05)

5.1.1 *(Reserved 10.17.05)*

5.1.2 *(Reserved 10.17.05)*

5.1.3 Yard Regulations *(Rev. 05.12.2016)*

a. Minimum Lot Area

1. Single-family dwellings - 80,000 square feet.
2. Cemeteries - 5 acres.
3. Churches - 3 acres.
4. Public and Private Schools - 10 acres.
5. Horse stables and riding academies - 5 acres.
6. Day care facilities - 3 acres.
7. Essential Services Class IV - none.
8. Libraries – 3 acres
9. Agricultural Uses – 5 Acres
10. All other uses - 80,000 square feet.

b. Minimum Front Yard Setback (except as provided in Article 7)

1. All Essential Services Class II Uses - 300 feet; Natural Gas Substation – 75 feet from the edge of existing pavement to fence line. *(Amended 01.14.08)*
2. Telephone repeater stations, transmitting facilities, and public utility substations - 200 feet.
3. Single Family Dwellings - 65 feet.
4. Essential Services Class IV - 10 feet.
5. All other uses - 75 feet.

c. Minimum Lot Width

1. Essential Services Class IV - None
2. All other uses - 150 feet as measured at the front yard setback.

d. Minimum Side Yard Setback – *(Revised 03.12.01, 02.19.2013)*

1. Single-family dwellings and modular homes - 25 feet (if a buffer is provided at the side of the lot pursuant to Section 405.4 of the Subdivision Ordinance, the side yard setback

- shall be measured from the nearest edge of the buffer area).
2. Churches, schools, governmental facilities, telephone repeater stations, libraries - 50 feet.
 3. All Essential Services Class II - 100 feet; Natural Gas Substation – 15 feet, and 75 feet on street side of corner lots. (*Amended 01.14.08*).
 4. Telephone repeater stations, transmitting facilities, and public utility substations - 75 feet.
 5. Essential Services Class IV - 10 feet.
 6. All other uses - 25 feet.

e. Minimum Rear Yard Setback

(Revised 03.12.01)

1. Single-family dwellings and modular homes - 60 feet. (If a buffer is provided at the rear of the lot pursuant to Section 405.4 of the Subdivision Ordinance, the rear yard setback shall be measured from the nearest edge of the buffer area).
2. All Essential Services, Class II uses - 100 feet; Natural Gas Substation 15 feet. (*Amended 01.14.08*)
3.
 - a. Telephone repeater stations, transmitting facilities and public utility substations - 75 feet.
 - b. Essential Services Class IV - 10 feet.
4. All other uses - 60 feet.

f. Maximum Building Height (except as permitted in Section 4.8)

1. All uses - 35 feet. See Section 2.2 (12).
2. Essential Services Class IV - 10 feet.

Section 5.2 R-60, Single-Family District

(Deleted 10.17.05)

5.2.1 *(Reserved 10.17.05)*

5.2.2 *(Reserved 10.17.05)*

5.2.3 Yard Regulations *(Rev. 05.12.2016)*

a. Minimum Lot Area

1. Single-family dwellings - 60,000 square feet.
2. Cemeteries - 5 acres.
3. Churches - 3 acres.
4. Public and Private Schools - 10 acres.

5. Horse Stables and Riding Academies - 5 acres.
6. Day Care Facilities - 3 acres.
7. Essential Services Class IV - none.
8. Libraries – 3 acres.
9. Agricultural Uses – 5 acres.
10. All other uses - 60,000 square feet.

b. Minimum Front Yard Setback (except as provided in Article 7)

1. All Essential Services Class II - 300 feet; Natural Gas Substation - 75 feet from the edge of existing pavement to fence line. (*Amended 01.14.08*).
2. Telephone repeater stations, transmitting facilities, and public utility stations - 200 feet.
3. Single-family dwellings and modular homes - 60 feet. (***Rev. 03.12.01***)
4. Essential Services Class IV - 10 feet.
5. All other uses - 75 feet.

c. Minimum Lot Width

1. One hundred twenty-five feet as measured at the front yard setback.
2. Essential Services Class IV - none.

d. Minimum Side Yard Setback - (*Revised 03.12.01, 02.19.2013*)

1. Single-family dwellings and modular homes - 25 feet. (If a buffer is provided at the side of the lot pursuant to Section 405.4 of the Subdivision Ordinance, the side yard setback shall be measured from the nearest edge of the buffer area).
2. Churches, schools, governmental facilities, telephone repeater stations, libraries - 50 feet.
3. All Essential Services Class II - 100 feet; Natural Gas Substation – 15 feet and 75 feet on street side of corner lots. (*Amended 01.14.08*).
4. Telephone repeater stations, transmitting facilities, and public utility substations - 75 feet.
5. Essential Services Class IV - 10 feet.
6. All other uses - 25 feet.

e. Minimum Rear Yard Setback

(Revised 03.12.01)

1. Single-family dwellings and modular homes - 60 feet. (If a buffer is provided at the rear of the lot pursuant to Section 405.4 of the Subdivision Ordinance, the rear yard setback shall be measured from the nearest edge of the buffer area).
2. All Essential Services Class II - 100 feet; Natural Gas Substation – 15 feet. *(Amended 01.14.08)*.
3. Telephone repeater stations, transmitting facilities, and public utility substations - 75 feet.
4. Essential Services Class IV - 10 feet.
5. All other uses - 60 feet.

f. Maximum Building Height (except as permitted in Section 4.8)

1. All uses - 35 feet. See Section 2.2 (12)
2. Essential Services Class IV - 10 feet.

Section 5.3 R-40, RA-40 Single-Family Districts

(Deleted 10.17.05)

5.3.1 *(Reserved 10.17.05)*

5.3.2 *(Reserved 10.17.05)*

5.3.3 **Yard Regulations.** *(Rev. 05.12.2016)*

a. Minimum Lot Area

1. Single-family dwellings - 40,000 square feet.
2. Churches - 3 acres.
3. Public and private schools - 10 acres.
4. Cemeteries - 5 acres.
5. Horse Stables and Riding Academies - 5 acres
6. Day Care Facilities - 3 acres.
7. Essential Services Class IV - none.
8. Libraries – 3 acres.
9. Agricultural Uses – 5 acres.
10. All other uses - 40,000 square feet.

b. Minimum Front Yard Setback (except as provided in Article 7)

1. All Essential Services, Class II - 300 feet; Natural Gas Substation – 75 feet from the edge of existing pavement to fence line. (*Amended 01.14.08*).
2. Telephone repeater stations and transmitting facilities, public utility substations - 200 feet.
3. Single-family dwellings in the R-40 and RA-40 districts; manufactured homes in the RA-40 Zoning District - 50 feet. (*Rev.03.12.01, 11.11.2013*)
4. Essential Services Class IV - 10 feet.
5. All other uses - 75 feet.

c. Minimum Lot Width

1. Essential Services Class IV - none.
2. All other uses - 120 feet as measured at the front yard setback.

d. Minimum Side Yard Setback (*Revised 02.19.2013*)

1. Single-family dwellings, modular and manufactured homes in the RA-40 Zoning District - 15 feet. (If a buffer is provided at the side of the lot pursuant to Section 405.4 of the Subdivision Ordinance, the side yard setback shall be measured to the nearest edge of the buffer area). (*Revised 03.12.01*)
2. Churches, schools, governmental facilities, libraries - 50 feet.
3. All Essential Services Class II - 100 feet; Natural Gas Substation – 15 feet and 75 feet on street side of corner lots. (*Amended 01.14.08*).
4. Telephone repeater stations, transmitting facilities, and public utility substation - 75 feet.
5. Essential Services Class IV - 10 feet.
6. All other uses - 15 feet.

e. Minimum Rear Yard Setback

(Revised 03.12.01, 02.19.2013)

1. Single-family dwellings, modular and manufactured homes in the RA-40 Zoning District - 40 feet. (If a buffer is provided at the rear of the lot pursuant to Section 405.4 of the Subdivision Ordinance the rear yard setback shall be measured from the nearest edge of the buffer area).

2. All Essential Services, Class III Uses - 100 feet.
3. Telephone repeater stations, transmitting facilities, and public utility substations - 75 feet; Natural Gas Substation – 15 feet. (*Amended 01.14.08*).
4. Essential Services Class IV - 10 feet.
5. All other uses - 40 feet.

f. Maximum Building Height (except as permitted in Section 4.8)

1. All uses - 35 feet. See Section 2.2 (12).
2. Essential Services Class IV - 10 feet.

Section 5.4 R-20, RA-20 Single-Family Districts
(Deleted 10.17.05)

5.4.1 *(Reserved 10.17.05)*

5.4.2 *(Reserved 10.17.05)*

5.4.3 Yard Regulations (*Rev. 05.12.2016*)

a. Minimum Lot Area

1. Single-family dwellings - 20,000 square feet.
2. Churches - 3 acres.
3. Public and Private schools - 10 acres
4. Cemeteries - 5 acres.
5. Day Care Facilities - 3 acres.
6. Essential Services Class IV - none.
7. Libraries - 3 acres.
8. All other uses - 20,000 square feet.

b. Minimum Front Yard Setback (except as provided in Article 7)

1. All Essential Services, Class II - 300 feet; Natural Gas Substation – 75 feet from the edge of existing pavement to fence line. (*Amended 01.14.08*).

2. Telephone repeater stations and transmitting facilities, public utility substations - 200 feet.
3. Single-family dwellings - 40 feet. *(Revised 03.12.01)*
4. Essential Services Class IV - 10 feet.
5. All other uses - 75 feet.

c. Minimum Lot Width

1. Essential Services Class IV -none.
2. All other uses - 100 feet as measured at the front yard setback.

d. Minimum Side Yard Setback

(Revised 03.12.01, 02.19.2013)

1. Single-family dwellings and modular homes - 15 feet. (If a buffer is provided at the side of the lot pursuant to Section 405.4 of the Subdivision Ordinance, the side yard setback shall be measured to the nearest edge of the buffer area).
2. Churches, schools, governmental facilities, libraries - 50 feet.
3. All Essential Services Class II - 100 feet; Natural Gas Substation 15 feet, and 75 feet on street side of corner lots. *(Amended 01.14.08)*.
4. Telephone repeater stations, transmitting facilities, and public utility substation - 75 feet.
5. Essential Services Class IV - 10 feet
6. All other uses - 15 feet

e. Minimum Rear Yard Setback

(Revised 03.12.01, 02.19.2013)

1. Single-family dwellings and modular homes - 30 feet. (If a buffer is provided at the rear of the lot pursuant to Section 405.4 of the Subdivision Ordinance the rear yard setback shall be measured from the nearest edge of the buffer area).
2. All Essential Services, Class III Uses – 100 feet.
3. Telephone repeater stations, transmitting facilities, and public utility substations – 75 feet; Natural Gas Substation – 15 feet. *(Amended 01.14.08)*
4. Essential Services Class IV – 10 feet.
5. All other uses – 40 feet

f. Maximum Building Height (except as permitted in Section 4.8)

1. All uses – 35 feet. See Section 2.2(12).
2. Essential Services Class IV – 10 feet.

Section 5.5 General Business District B-1

(Deleted 10.17.05)

(Revised 01.12.04 – 3000 changed to 2000)

5.5.1 *(Reserved 10.17.05)*

5.5.2 *(Reserved 10.17.05)*

5.5.3 **Yard Requirements** *(Rev. 05.12.2016)*

Within any B-1 zoning district, the following dimensional requirements shall be complied with:

- a. Minimum lot area – none
- b. Maximum enclosed floor area per use (including all principal and accessory structures – 10,000 square feet, unless otherwise approved through the conditional use process. *(Changed 01.12.04 – 3000 to 2000; 2000 to 10000 10.8.2012)*
- c. Minimum lot width – none.
- d. Minimum front yard setback.
 1. Essential Services Class IV – 10 feet from existing right-of-way; Natural Gas Substation – 75 feet from the edge of existing pavement to fence line. *(Amended 01.14.08)*.
 2. All other uses – 65 feet from existing right-of-way, if any parking located in front yard, 25 feet for side and rear yard parking only. *(Rev. 10.8.2012)*.
- e. Minimum side yard setback.
 1. Essential Services Class IV – 10 feet; Natural Gas Substation – 15 feet and 75 feet on street side of corner lots *(Amended 01.14.08)*.
 2. All other uses – 20 feet, except that 30 feet shall be required when the side yard abuts any residential zoning district. *(Rev. 10.8.2012)*

- f. Minimum Rear Yard Setback.
 - 1. Essential Services Class IV – 10 feet; Natural Gas Substation – 15 feet. (*Amended 01.14.08*).
 - 2. All other uses – 20 feet, except that 30 feet shall be required when the rear yard abuts any residential zoning district. (*Rev. 10.8.2012*)
- g. Maximum Building Height.
 - 1. Essential Services Class IV – 10 feet.
 - 2. All other uses – 35 feet, as defined in Article 2, except as permitted in Section 4.8. (*Rev. 10.8.2012*)

5.5.4 Screening

Screening and landscaping shall be provided in accordance with Section 4.2.

5.5.5 Off-Street Parking and Loading

Off street parking and loading shall be provided in accordance with Article 9.

5.5.6 Storm Water Management

(Revised 10.17.05)

The post-development rate of stormwater runoff from any lot shall be managed according to the Village of Wesley Chapel Stormwater Design Manual. The Applicant shall submit calculations, plans and specifications as required by and to demonstrate compliance with the Stormwater Design Manual. In addition, the applicant shall also provide a statement from the owner acknowledging responsibility for the operation and maintenance of required retention/detention facilities, and to disclose such obligation to future owners.

Section 5.6 Shopping Center District B-2

(Deleted 10.17.05)

5.6.1 *(Reserved)*

5.6.2 *(Reserved)*

5.6.2(1) Approval of Shopping Center Plan

A shopping center shall consist of any commercial development of two or more acres qualifying under the following provisions:

1. Petitioners for this classification shall present the following items to the Zoning Administrator for consideration by the Planning Board and the Village Council:

- a. Proof of Need.

A valid market analysis indicating the economic feasibility of the proposed development by outlining the following:

1. The trade area of the proposed shopping center.
2. Estimation of the trade area population, present and future.
3. Estimation of the effective buying power of the trade area, both existing and proposed.
4. Estimation of the net potential customer buying power for stores in the proposed development.
5. An estimate of the amount of retail sales floor space in square feet currently lacking in the trade area.

- b. Where a planned shopping center is proposed for a location the procedure shall require the submission of a development plan as described in subsection I of this section, as well as the regular amendment procedure set forth in Article 12 of this Ordinance if a rezoning is otherwise required.

- c. Development Plan

The petitioner shall submit a development plan, at a scale of not less than one inch to one hundred feet, which shall clearly and completely show:

1. Dimensions of the property and adjacent lots and streets.
2. Location and proposed use of all buildings with dimensions and ground area thereof.
3. The parking spaces, channelization and ratios shown.
4. Service areas, off-street loading facilities, service drives and dimensions thereon.
5. All pedestrian ways.
6. Title, giving the names of the developers, the date, scale of the plan and the person or firm preparing the plan.
7. Landscaping and proper buffers between other uses.
8. Illumination of buildings and parking areas.
9. Design of entrance(s).
10. Signage

- d. The petitioner shall submit a statement indicating readiness to proceed with the proposed development by filing with the Village Council a statement signed by the owner or owners of the proposed development that:

1. The actual construction shall begin within one year from the date the conditional use is granted, and that it will be prosecuted to completion within eighteen (18) months from the final approval of a conditional use permit. In the event the Planning Board and the Village Council find that the intent of this section has not been met, or construction has not begun within eighteen (18) months, proceedings may be instituted for rezoning the area in accordance with Article 12 of this Ordinance. It is not the intent of this sub-section to prohibit a reasonable extension of the eighteen (18) month limit by the Village Council providing, however, that the petitioner can demonstrate to the satisfaction of the Planning Board and the Council that circumstances beyond

his reasonable control have precluded the start of construction.

5.6.3 Yard Requirements (*Rev. 05.12.2016*)

Within any B-2 zoning district, the following dimensional requirements shall be complied with:

- a. Minimum lot area – none.
- b. Maximum enclosed floor area per use (including all principal and accessory structures – 10,000 square feet, unless otherwise approved through the conditional use process.) (*Added 01.12.04, Rev. 10.8.2012*)
- c. Minimum lot width – none.
- d. Minimum front yard setback.
 1. Essential Services Class IV – 10 feet; Natural Gas Substation – 75 feet from the edge of existing pavement to fence line (*Amended 01.14.08*).
 2. All other uses – 65 feet from the existing right-of-way, if any parking located in front yard, 25 feet for side and rear yard parking only. (*Rev. 10.8.2012*)
- e. Minimum side yard setback.
 1. Essential Services Class IV – 10 feet; Natural Gas Substation – 15 feet, and 75 feet on street side of corner lots (*Amended 01.14.08*).
 2. All other uses – 20 feet except that 30 feet shall be required when the side yard abuts any residential zoning district. (*Rev. 10.8.2012*)
- f. Minimum rear yard setback.

1. Essential Services Class IV – 10 feet; Natural Gas Substation – 15 feet (*Amended 01.14.08*).
 2. All other uses – 20 feet, except that 30 feet shall be required when the rear yard abuts any residential zoning district. (*Rev. 10.8.2012*)
- g. Maximum building height.
1. Essential Services Class IV – 10 feet.
 2. All other uses – 35 feet, as defined in Article 2, except as allowed in Section 4.8. (*Rev. 10.8.2012*)

5.6.4 Screening

Screening and landscaping shall be provided in accordance with Section 4.2.

5.6.5 Off-Street Parking and Loading

Off-street parking and loading shall be provided for in accordance with Article 9.

5.6.6 Compliance with CUP

The granting of a Conditional Use Permit by Village Council for a shopping center shall require the developer to strictly comply with the development plan submitted in Section 5.6.2(1)1.(c) above as amended by the Village Council in granting the conditional use permit. Any subsequent variation from said development plan without the additional and prior approval of Village Council shall constitute a violation of this Ordinance except as specifically provided for in Section 6.5.

5.6.7 Storm Water Management (*Revised 10.17.05*)

The post-development rate of stormwater runoff from any lot shall be managed according to the Village of Wesley Chapel Stormwater Design Manual. The applicant shall submit calculations, plans and specifications as

required by and to demonstrate compliance with the Stormwater Design Manual. In addition, the applicant shall also provide a statement from the owner acknowledging responsibility for the operation and maintenance of required retention/detention facilities, and to disclose such obligation to future owners.

Section 5.7 Light Industrial District L-1

(Deleted 10.17.05)

5.7.1 *(Reserved 10.17.05)*

5.7.2 *(Reserved 10.17.05)*

5.7.3 **Yard Requirements** *(Rev. 05.12.2016)*

Within any L-1 zoning district, the following dimensional requirements shall be complied with.

- a. Minimum lot area: None

- b. Minimum lot width: None

- c. Minimum front yard setback.
 1. Essential Services Class IV – 10 feet from the existing right-of-way; Natural Gas Substation – 75 feet from the edge of existing pavement to fence line *(Amended 01.14.08)*.
 2. All other uses – 80 feet from the existing right-of-way

- d. Minimum side yard setback.
 1. Essential Services Class IV – 10 feet; Natural Gas Substation – 15 feet, and 75 feet on street side of corner lots *(Amended 01.14.08)*.
 2. All other uses – 40 feet. *(Rev. 10.8.2012)*.

- e. Minimum rear yard setback.
 - 1. Essential Services Class IV – 10 feet; Natural Gas Substation – 15 feet. (*Amended 01.14.08*).
 - 2. All other uses – 40 feet. (*Rev. 10.8.2012*) when the rear yard abuts any residential district.

- f. Maximum building height.
 - 1. Essential Services Class IV – 10 feet
 - 2. All other uses – 35 feet, as defined in article 2, except as allowed in Section 4.8. (*Rev. 10.8.2012*)

5.7.4 Screening

Screening and landscaping shall be provided in accordance with Section 4.2.

5.7.5 Off-Street Parking and Loading

Off-street parking and loading shall be provided for in accordance with Article 9.

5.7.6 Storm Water Management (*Revised 10.17.05*)

The post-development rate of stormwater runoff from any lot shall be managed according to the Village of Wesley Chapel Stormwater Design Manual. The Applicant shall submit calculations, plans and specifications as required by and to demonstrate compliance with the Stormwater Design Manual. In addition, the applicant shall also provide a statement from the owner acknowledging responsibility for the operation and maintenance of required retention/detention facilities, and to disclose such obligation to future owners.

5.7.7 Industrial Limitations

The following limitations shall be considered by the Zoning Administrator before issuing a permit for any light industrial use.

- a. Light Industries permitted by right shall minimize the emission of smoke, dust, fumes, flare, noise and vibration, and shall comply with all local, state and federal regulations applicable to those by-products.
- b. The use will not overly impact the ability of a public agency to collect and/or treat any wastewater generated by the use or the ability of the public agency to treat and distribute any potable water needed by the use.
- c. The use will not overly impact (impact beyond capacity) the system of streets serving the use or that improvements will be made to such streets in consort with the development of said use, the result of which will be adequate for handling of the additional traffic generated in the opinion of the Zoning Administrator.
- d. That not only will the use meet the minimum screening requirements of Section 4.2, but also that such additional screening will be installed, when in the opinion of the Zoning Administrator said additional screening is necessitated by the visual characteristics of the particular use, such that the use will be screened from view of adjoining residential districts, or that the nature of the topography makes the screening from distance view from such residential areas impossible and that other measures such as heavy on-site landscaping will be taken to lessen any distant visual impacts.

Section 5.8 Office-Institutional District O-I (Added 10.17.05)

5.8.1 Reserved

5.8.2 Reserved

5.8.3 Yard Requirements (Rev. 05.12.2016)

Within any O-1 zoning district, the following dimensional requirements shall be complied with:

- a. Minimum lot area – none.
- b. Maximum enclosed floor area per use (including all principal and accessory structures – 10,000 square feet, unless otherwise approved through the conditional use process. *(Rev. 10.8.2012)*)
- c. Minimum lot width – none.
- d. Minimum front yard setback.
 - 1. Essential services Class IV – 10 feet from existing right-of-way; Natural Gas Substation – 75 feet from the edge of existing pavement to fence line *(Amended 01.14.08)*
 - 2. All other uses – 65 feet from existing right-of-way, if any parking located in front yard, 25 feet for side and rear yard parking only. *(Rev. 10.8.2012)*.
- e. Minimum side yard setback.
 - 1. Essential Services Class IV – 10 feet; Natural Gas Substation – 15 feet, and 75 feet on street side of corner lots *(Amended 01.14.08)*.
 - 2. All other uses – 20 feet, except 30 feet shall be required when the side yard abuts any residential zoning district. *(Rev. 10.8.2012)*
- f. Minimum Rear Yard Setback.
 - 1. Essential Services Class IV – 10 feet; Natural Gas Substation – 15 feet. *(Amended 01.14.08)*.
 - 2. All other uses – 20 feet, except 30 feet shall be required when the rear yard abuts any residential zoning district. *(Rev. 10.8.2012)*
- g. Maximum Building Height.
 - 1. Essential Services Class IV – 1- feet.
 - 2. All other uses – 35 feet, as defined in Article 2, except as permitted in Section 4.8. *(Rev. 10.8.2012)*

5.8.4 Screening

Screening and landscaping shall be provided in accordance with Section 4.2

5.8.5 Off-Street Parking and Loading

Off-street parking shall not be allowed within the front yard and instead shall be provided in the side or rear yards as necessary. Otherwise, off street parking and loading shall be provided in accordance with Article 9.

5.8.6 Storm Water Management

The post-development rate of stormwater runoff from any lot shall be managed according to the Village of Wesley Chapel Stormwater Design Manual. The applicant shall submit calculations, plans and specifications as required by and to demonstrate compliance with the Stormwater Design Manual. In addition, the applicant shall also provide a statement from the owner acknowledging responsibility for the operation and maintenance of required retention/detention facilities, and to disclose such obligation to future owners.