

7.22.00 - General District Regulations

7.22.01 Easements.

Unless otherwise provided for in this land development code, no structure can be constructed or erected on or within a recorded easement, exclusive of portable items which can easily be removed such as, but not limited to, playground equipment and lawn furniture.

7.22.02. Impervious surface area.

Unless otherwise specified in this code, no more than sixty (60) percent of residential lots and seventy (70) percent of commercial lots shall be covered with paving or other types of impervious surfaces, including structures. A waiver to this requirement can be granted by the city council.

7.22.03. Orientation of structures.

All newly-constructed buildings, whether commercial or residential, which are built on property that is adjacent to a dedicated street shall be built so that the primary facade, as herein defined, is parallel to the street. The primary facade of a structure shall be the exterior face of a building that is the architectural front. The primary facade shall contain the primary entry of the structure and shall be facing the street. Where a building faces one or more streets, the primary facade shall be oriented so that it faces the street that is designated with the street number and address of the structure. The primary facade of the structure shall not face an alley, easement or other right-of-way other than a public street.

7.22.04. Regulation of murals.

1. *Definitions.* The following definitions apply to this section:

Commercial shall mean concerned with, or related to, commerce or a business.

Mural shall mean any non-commercial picture or graphic design painted on, or otherwise applied to, the exterior of a building or structure or painted on, or otherwise applied to, the interior or exterior of a window.

Non-commercial shall mean not having a relationship to a commercial objective.

2. *Applicant information.* No person shall create a mural without first obtaining an approval from the City Council. Applicants shall provide the following information to the City Manager:
 - a. The name and address of the applicant;
 - b. The name and address of the building or structure owner;
 - c. The full legal description of the subject property;
 - d. The street address of the subject property;
 - e. A drawing, sketch, photograph or graphical representation showing the proposed location of the mural;

- f. A drawing, sketch or graphical representation of the proposed mural;
 - g. A description of the proposed mural, including dimensions, colors, a description of the type and quality of paint and top coat to be used on the proposed mural, or if application of media other than painting is proposed, the method of application and materials to be used, and a description of the procedures for preparation of the wall on which the mural is to be located;
 - h. Owner's notarized signature authorizing the specific proposed mural on the subject building or structure.
3. *Review procedure.* All proposals will be reviewed by the Main Street organization design committee or other similar advisory board assembled for the purpose of conducting a technical review of the mural proposal. The technical review shall include, but shall not be limited to, an analysis of the preparation of the wall on which the proposed mural shall exist, the type and quality of paint and top coat to be used on the proposed mural and whether the mural complies with all of the requirements of this section. The recommendation shall not be based on the content of the mural that otherwise complies with all of the requirements of this section. The committee shall submit its analysis and recommendation to the City Council within thirty (30) days of submission of the proposal to the City Manager's office. The City Council shall approve or deny the proposal for a mural within sixty (60) days of submission of the proposal to the City Manager's office, based on its compliance with the requirements of this section. The decision to approve or deny the mural shall not be based on the content of a mural that otherwise complies with all of the requirements of this section.
4. *Mural location.* Murals shall only be located within the area designated with the Downtown and Downtown Core Future Land Use Categories on the Future Land Use Map of the City's Comprehensive Plan.
5. *Subject matter.* Murals shall depict images, including but not limited to those that relate to either the history or culture of the City of New Port Richey or of its sister City or of West Pasco County or to the natural environment of any of them. Text, including the artist's signature, is limited to two percent of the total mural area.
6. *Maintenance and preservation.* Once a mural is complete, the owner of the building on which the mural is installed shall be required to maintain and preserve the mural. This duty includes taking measures to prevent fading, peeling, bubbling or other noticeable wear; repairing any damage including, but not limited to, graffiti; and keeping the mural reasonably clean and in a good and presentable state. Failure to comply with the requirements of this section shall constitute a violation of the City Code subjecting the owner to code enforcement proceedings.

7.22.05 Outdoor displays.