

## Section 16 PRA, Priority Redevelopment Areas

### A. Introduction

#### 1. General Code Introduction

The Priority Redevelopment Areas (PRA) Section establishes standards and procedures for new development and redevelopment in the part of the unincorporated County designated as Priority Redevelopment Areas of the Urban Redevelopment Area (URA). These areas are depicted in the Map Series of the Comprehensive Plan, the Future Land Use Atlas, and the official zoning map.

The PRA Section functions separately from the conventional zoning regulations found elsewhere in Articles 3, 4, 5, 6, 7, & 8 of the 2004 Unified Land Development Code. Every evaluation standard necessary to design a project are now located in this Section, except as indicated.

This is a form-based code, which is underpinned by the operating concept of the Transect. The Transect provides that certain building forms are appropriate to certain environments. This Section uses transect zones to enable different development patterns with a high degree of precision and predictability. The form-based code is a method of regulating development to achieve a specific urban form.

#### 2. Purpose and Intent

This Section translates the Urban Redevelopment Area Master Plan (and the URA Master Plan Addendum) recommendations and the Goals Objectives and Policies of the Comprehensive Plan into prescriptive standards and guidelines, to ensure engaging and sustainable land use patterns within the Priority Redevelopment Areas (PRAs) are achieved. Specifically, the goals of this section are to:

- 1) Preserve and respect existing intact neighborhoods.
- 2) Maintain and improve the character and quality of life for those within and adjacent to redeveloped neighborhoods.
- 3) Create a predictable regulatory framework for building form and the resulting physical environment.
- 4) Reduce automobile trips; promote transit and/or alternative modes of transportation.
- 5) Balance housing with office/ employment, general, commercial, and civic uses.
- 6) Provide a variety of housing types to support residents of diverse ages, incomes, family sizes, ethnicities and lifestyles.
- 7) Create predictability and efficiency in planning and provision of infrastructure.
- 8) Create an interconnected pedestrian-friendly street network, including parallel, alternate vehicular connectivity to the PRAs and the creation of new walkable blocks.

Furthermore, these guidelines and standards promote and prescribe fundamental principles of good urban design, architecture, landscaping and sustainability to create authentic traditional development based on the precepts on the Transect, which work on the scale of the neighborhood, the block, and the building. The forms prescribed are compact, mixed use, and walkable, and intended to be safe, comfortable and ecologically responsible. Each neighborhood allows for a mixing of uses and a variety of uses to revitalize existing neighborhoods and bring many of the daily needs of its residents within walking distance, reducing automobile dependency while promoting transit. Additional detailed purpose and intent language for relevant sections can be found under the applicable heading.

### B. Administration and Implementation

#### 1. Purpose and Intent

The purpose of this form-based code is to provide an alternative means of development that promotes mixed use, transit supportive development patterns that supports variety in general commercial (retail and restaurant) office, civic, and residential uses intended to serve an existing group of neighborhoods and to redevelop their existing commercial corridors. The intent is to ensure that all development occurring under this Section is consistent with its provisions. All elements of PRA Section, its Urban Standards and Regulating Plan, the Building Type standards, the Streetscape Standards, the Architectural Standards, Other Standards and Definitions will be applied during review.

#### 2. Applicability

Only those parcels and assemblages of parcels depicted on the URA Regulating Plan which features corresponding transect zones and transect-based Future Land Use Designations are eligible to use this Section.

#### 3. Submittal Requirements

An application for a development using this Section shall include at a minimum, a regulating plan and plan sheet, inclusive of diagrams and text which identifies proposed individual building sites and dimensions, existing adjacent thoroughfares, proposed new streets, Frontage Types, Building Types, elevations, plan and section views of each, a description of uses, parking, landscaping, and civic open space requirements.

#### 4. Review Procedures

- a. Proposals that conform with this Section shall be approved by the DRO in accordance with Article 2.D.1, ADMINISTRATIVE PROCESSES.
- b. There are four levels of deviations from the standards within the PRA:
  - 1. Type IB PRA Variance;
  - 2. Class A Conditional Use;
  - 3. Class B Conditional Use; and
  - 4. Type II Variance
- c. The process and standards for review of each level of deviation are found in Article 2, PUBLIC HEARING PROCEDURES.
- d. Standards eligible for the deviations listed will be denoted following the standard by:
  - 1. (IB) for Type IB PRA Variance
  - 2. (A) for Class A Conditional Use
  - 3. (B) for Class B Conditional Use
  - 4. (II) for Type II PRA Variance

**5. Other Considerations**

**a. Continuing Uses**

Existing buildings and appurtenances that do not conform to the provisions of this Section may continue in the same use and configuration until a Substantial Modification occurs or is requested, at which time the Development Review Officer (DRO) shall determine which provisions of this Section shall apply. Existing buildings that have at any time received a certificate of occupancy shall not require upgrade to the current Building Code and when renovated may meet the standards of the code under which they were originally permitted. The modification of existing buildings and parcels is permitted subject to a DRO review, provided such changes result in greater conformance with the specifications of this Section.

Existing signs, buildings and uses within the PRAs which do not conform to the provisions of this Section shall be allowed to continue. Such a building which is destroyed or significantly altered may not be replaced, except in conformity with this Section unless the new or renovated building of the same or lesser size and reoccupied by the same use is commenced within one year of destruction.

**b. Demolition of existing buildings**

- 1) Existing buildings may not be destroyed or removed unless they are to be replaced according to this Section, and only after a building permit which affects the vertical construction for the new building has been received.
- 2) In the case of unsafe buildings or structures, the Building Official may determine that removal may be allowed prior to receiving a building permit which affects vertical construction. Unsafe buildings or structures shall include sites with contamination as determined by an environmental study.

**c. Compatibility Considerations**

Where buildings exist on adjacent parcels, the DRO may require that a proposed building match the adjacent building's build-to location, height, streetscape and alley access standards rather than the flexible provisions of this Section.

**d. Conflicting requirements**

Where these requirements conflict with each other or any applicable portion of the ULDC, Land Development Standards, or other requirement(s) by state and federal law, the most restrictive shall apply or the more appropriate urban design standard shall apply.

**C. Urban Standards**

**1. Regulating Plan**

**a. Purpose and Intent**

The Urban Redevelopment Area Section shall consist of the regulating plan and the urban regulations. The purpose of the Section is to encourage and direct redevelopment so the goals of the Urban Redevelopment Area Master Plan are realized. The Section shall ensure that building construction is predictable in order to secure real estate value, that new buildings will be compatible with each other and with the existing neighborhood while also relating to the pedestrian as well as promoting transit; that retail uses be redeveloped along the PRA corridors along stipulated street frontages; that redevelopment be made equitable to all scales of ownership; and the permitting process be simplified and facilitated. The design of buildings and parcels in the PRAs shall be regulated and approved in accordance with the provisions of this code.

**b. General Development Standards**

- 1. The provisions of this Section shall prevail except as otherwise stated in Article 3.B.16, and in the following circumstances:

- a. The provisions of the current Florida Building Code, as amended by Palm Beach County, shall take precedence over the provisions of this Section.
  - b. The provisions of the Urban Redevelopment Area Transportation Concurrency Exception Area (URA TCEA), located in Transportation Element, Policy 1.2-v, shall determine the ultimate intensity of the redevelopment along the PRAs.
3. This Section shall determine the design of all buildings and composition of open spaces for all parcels depicted on the regulating plan, and with appropriate zoning and future land use designations.
  4. The regulating plan shall designate locations of intensities and their corresponding Transect Zones. The accompanying frontage classifications shall determine the property development criteria. The selection of Building Type(s) shall be based upon the allowances made under the Transect Zone and compatibility with existing development and potential redevelopment.

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**Figure 3.B.16.C. – Transect Zones Map**

**URBAN REDEVELOPMENT  
AREA TRANSECT MAP**

- Urban Center 1
- Urban Center 2
- Urban Center 3
- Urban Infill 1
- Urban Infill 2

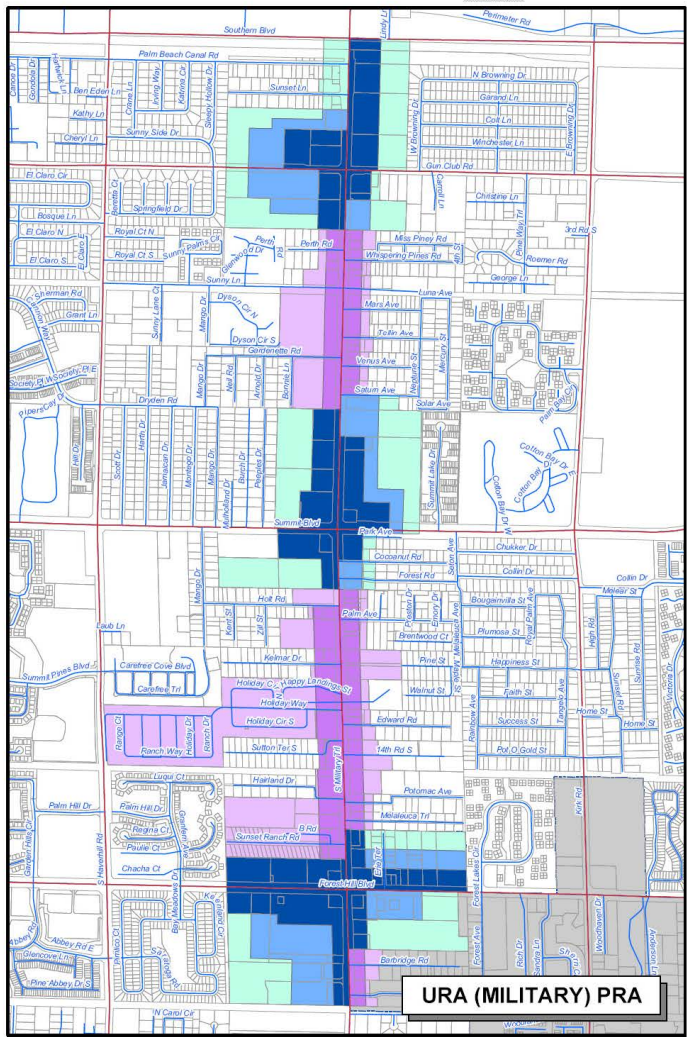
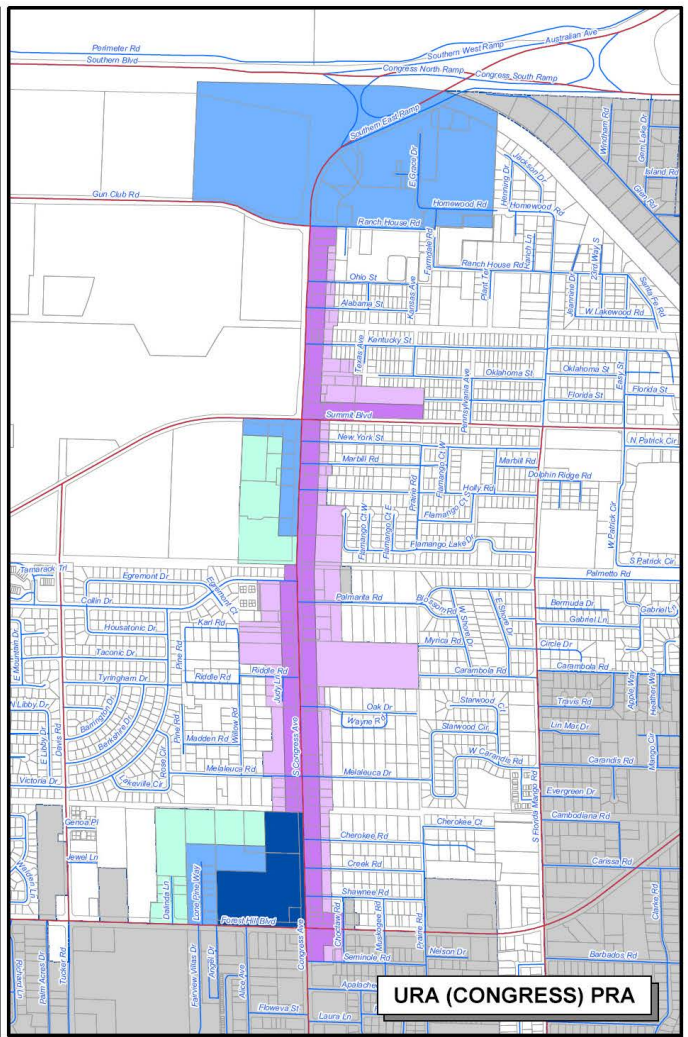
SOURCES: PBC Planning Division



**PALM BEACH COUNTY  
PLANNING DIVISION**



Revision Date: 05/29/2006  
Filename: N:\Map Series\MD\Adopted  
Contact: James Gierman-Clark



ORD. 2010-0001

**2. Frontage Classifications**

Unified Land Development Code  
Supplement No. # (Printed 00/00)

**a. Purpose and Intent**

This portion of the Urban Standards identifies the Frontage Classifications allowed within the PRA, and for each type provides a statement of intent, a description, an illustration of the Frontage, and the standards and requirements by transect zone to ensure that the proposed development is consistent with the vision from the URA Master Plan. The Frontages are critical as they define and describe the edge of the public right-of-way, include the Pedestrian Zones and associated amenities, and locate the edge of the build-to-zone.

**b. Required Frontage**

These areas were identified in the URA Master Plan and determined to have sufficient depth to provide a frontage road that accommodates one-way vehicular access and on-street parking, which reduces the need for curb cuts along the adjacent thoroughfare. Required Frontages are appropriate for building types that feature storefronts. The Required Frontage shall be measured from the back of the existing or ultimate right-of-way curb (as determined by DEPW) to the build-to-zone. The allowable range of the Required Frontage and its components shall be 45 feet minimum, and 55 feet maximum. The Required Frontage shall feature a Tree planting strip at least 10 feet wide, adjacent to the back face of curb. Vehicular access is provided by means of a one-way lane which provides access to parallel parking spaces, and also may accommodate alley access to the interior of the block. The Pedestrian Zones, which are comprised of a Planting/Amenity Zone, Clear Zone, and Shy Zone, is located between the vehicular parking and the build-to zone. Only two curb cuts accessing the thoroughfare are allowed per block.

**c. Primary Frontage**

These are Frontages that are adjacent to a thoroughfare and are appropriate for storefronts, residential, and civic functions to enfront them. The Primary Frontage shall be measured from the back of the existing or ultimate right-of way curb (as determined by DEPW) to the build-to zone. The allowable range of the Primary Frontage and its components shall be 20 feet minimum, and 25 feet maximum. The Pedestrian Zones, which are comprised of a Planting/Amenity Zone, Pedestrian Circulation Zone, and Shy Zone, are located between the back face of the curb and the build-to zone. Along the Primary Frontage, one curb cut per block face is allowed to provide alley access. On-street parking of any type is prohibited.

**d. Secondary Frontage**

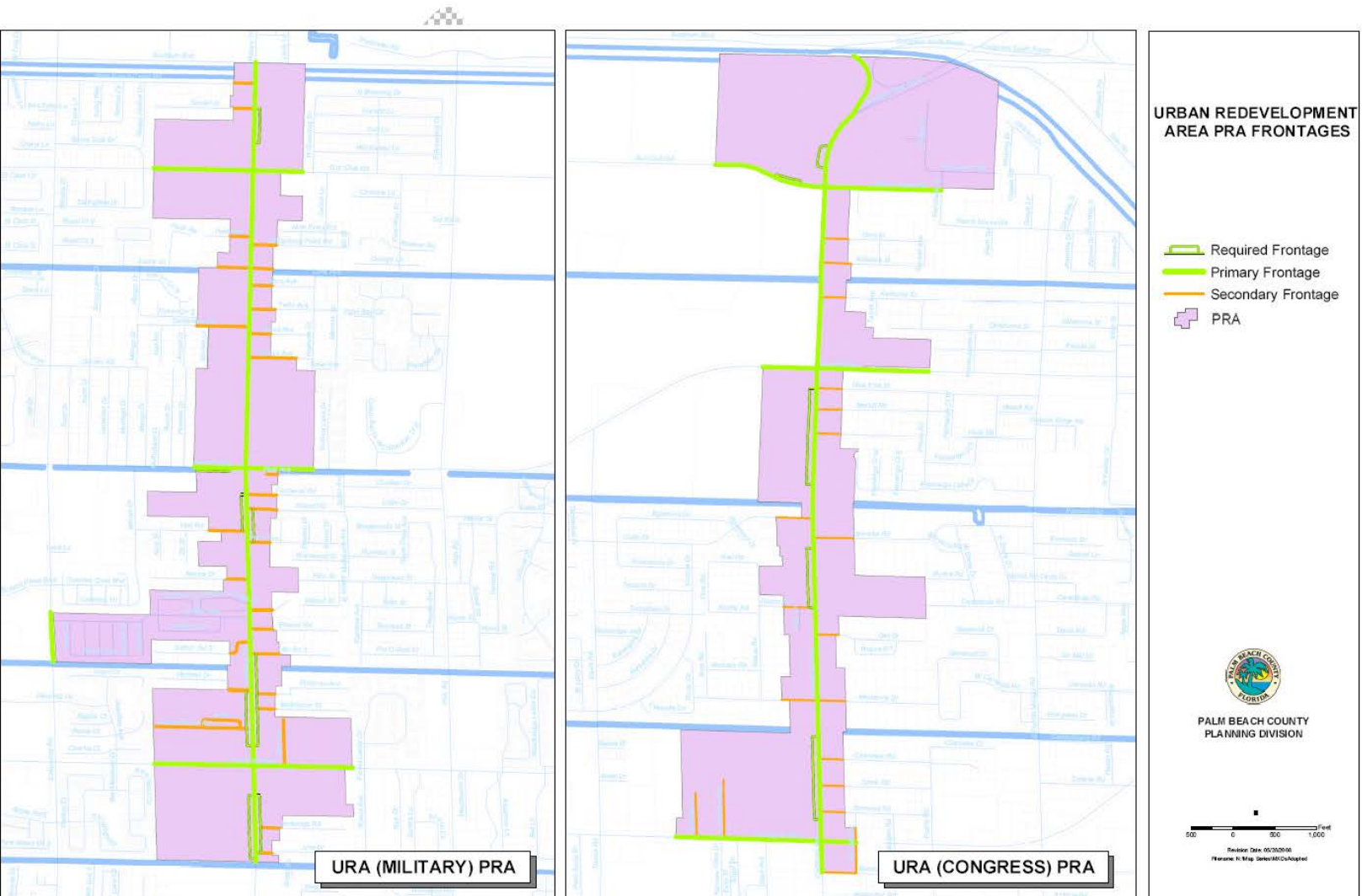
Secondary Frontages are existing neighborhood streets that perpendicularly intersect a thoroughfare. These Frontages are appropriate for residential, and civic functions to enfront them. Only those general commercial and office uses that are neighborhood-oriented are encouraged to locate on Secondary Frontages. The Secondary Frontage shall be measured from the back of the existing or ultimate right-of way curb (as determined by DEPW) to the build-to zone. The allowable range of the Secondary Frontage and its components shall be 15 feet minimum, and 20 feet maximum. The Pedestrian Zones, which are comprised of a Planting/Amenity Zone, Pedestrian Circulation Zone, and Shy Zone, are located between the back face of the curb and the build-to zone. Along the Secondary Frontage, curb cuts are required to provide alley access. On-street parallel parking is allowed in the Right-of-Way, subject to the approval of DEPW. Should on-street parallel parking be incorporated, the measurement for the width of the Secondary Frontage shall be measured from the back face of the curb adjacent to parking.

**e. Side Street Frontage**

Side Street Frontages are not depicted on the Frontage Classifications Map. This Frontage shall apply only to those new streets established by a block structure. Storefronts, residential, and civic functions may be found on Side Streets. The Side Street Frontage shall be measured from the back of the existing or ultimate right-of way curb (as determined by DEPW) to the build-to zone. The allowable range of the Side Street Frontage and its components shall be 12 feet minimum, and 15 feet maximum. The Pedestrian Zones, which are comprised of a Planting/Amenity Zone, Pedestrian Circulation Zone, and Shy Zone, are located between the back face of the curb and the build-to zone. Along the Side Street Frontages, curb cuts are allowed to provide alley access. On-street parallel parking is allowed on a Side Street, subject to the approval of DEPW. Should on-street parallel parking be incorporated, the measurement for the width of the Side Street Frontage shall be measured from the back face of the curb adjacent to parking.



Figure 3.B.16.C – Frontage Classifications Map



[ORD. 2010-0001]

**Figure 3.B.16.C – Typical Example of Required Frontage**



[ORD. 2010-000]

**Figure 3.B.16.C – Typical Example of Primary Frontage**



[ORD. 2010-000]



**Figure 3.B.16.C– Typical Example of Secondary Frontage**



[ORD. 2010-000]

**Figure 3.B.16.C– Typical Example of Side Street Frontage**



[ORD. 2010-000]



### 3. Allowable Uses

#### a. Purpose and Intent

The purpose of this form-based code is to provide an alternative means of development that promotes mixed use, sustainable, transit supportive development patterns that supports variety in general commercial (retail and restaurant) office, civic, and residential uses intended to serve an existing group of neighborhoods and to redevelop their existing commercial corridors.

#### b. Allowable Uses

Uses permitted permitted by right, subject to a special permit, or subject to a approval by the ZC or BCC, shall be determined in the Allowable Use Matrix found in Table 3.B.16.C – Allowable Uses by Sub-Zones, and may also be found in the specific Transect Zone and Specialized District descriptions in Article 3.B.16.C.6

#### c. Interpretation of Uses

The Planning Director shall have the authority to interpret Table 3.B.16.C - Allowable Uses by Sub-Zones for all other issues that do not affect the health, welfare and safety of the building's occupants. Any use not listed in Table 3.B.16.C is prohibited unless the Planning Director determines that it falls within the same class as a use in that table.

#### d. Uses Permitted

The uses found in the Allowable Ue Matrix are permitted within the PRAs, provided that proposed redevelopment conforms to the regulations of this form-based code. Parcels within the PRAs, which have not been redeveloped using this Section, shall be governed by the use limitations in their existing Development Order.

#### e. Use Limitations

1. There shall be no manufacturing, processing, or treatment of products other than those which are clearly incidental and where all such products are sold at retail at these establishments unless approved as a Specialized District.
2. Uses, operations or products shall not adversely affect any adjacent use through the dissemination of fumes, dust, odor, smoke, steam, vibration, noise, generation of trash or other similar nuisance.
3. The limitations and provisions found in Article 5.E.4, NUISANCES shall apply.

**Table 3.B.16.C – Allowable Uses by Sub-Zones**

Use Type	Transect Sub-Zones						Note
	UI 1	UI 2	UC 1	UC 2	UC 3	SD	
<b>Residential Uses</b>							
Accessory Dwelling	P	P		P	P	P	1
Congregate Living Facility, Type I	P	P	P	P	P	P	34
Congregate Living Facility, Type II	P	P	P	P	P	P	34
Congregate Living Facility, Type III	P	P	P	P	P	P	34
Garage Sale	P	P	P	P	P	P	60
Home Occupation	P	P	P	P	P	P	70
Multi-family	P	P	P	P	P	P	82
Kennel, Type I (Private)	P	P	P	P	P	P	73
Nursing Convalescent Facility	P	P	P	P	P	P	90
Townhouse	P	P	P	P	P	P	132
Security or Caretaker Quarters	P	P	P	P	P	A	119
<b>Commercial Uses</b>							
Adult Entertainment	S	S	S	S	S	S	2
Auction, Enclosed						P	16
Auction, Outdoor						A	16
Auto Paint or Body Shop						A	17
Auto Service Station						A	18
Bed and Breakfast	P	P	P	P	P	P	20
Broadcast Studio	P		P	P	P	P	21
Building Supplies						A	22
Butcher Shop, Wholesale						A	23
Car Wash						A	25
Catering Services	P	P	P	P	P	P	26
Contractor Storage Yard						A	35
Convenience Store	P	P	P	P	P	P	36
Convenience Store with Gas Sales						A	37
Dispatching Office	P	P	P	P	P	P	42
Dog Daycare	P	P	P	P	P	P	43
Financial Institution	P	P	P	P	P	P	55
Flea Market, Enclosed	P	P	P	P	P	P	57
Funeral Home or Crematory						A	59
Green Market	P	P	P	P	P	P	64
Hotel, Motel, SRO, Rooming and Boarding	P	P	P	P	P	P	72
Kennel, Type II (Commercial)						A	74-1
Kennel, Type III (Commercial Enclosed)						A	74-2
Kiosk	P	P	P	P	P	P	75
Landscape Service						A	77
Laundry Services	P	P	P	P	P	P	78
Lounge, Cocktail	P		P	P	P	P	79
Medical or Dental Office	P	P	P	P	P	P	83
Office, Business or Professional	P	P	P	P	P	P	91
Parking Garage, Commercial	P	P	P	P	P	P	95
Parking Lot, Commercial						A	96
Pawnshop	B		B	B		B	97
Personal Services	P	P	P	P	P	P	98
Printing and Copying Services	P	P	P	P	P	P	100
Repair and Maintenance, General						A	107
Repair Services, Limited	P	P	P	P	P	P	108
Restaurant, Type I	P	P	P	P	P	P	109
Restaurant, Type II	P	P	P	P	P	P	111
Retail Sales, Auto						A	113
Retail Sales, General	P	P	P	P	P	P	114
Retail Sales, Mobile or Temporary	S	S	S	S	S	S	115
Self-Service Storage						A	120
Theater, Indoor	B		B	B	B	B	129
Vehicle Sales and Rental						A	135
Veterinary Clinic						A	136
Vocational School			P	P	P	P	137

**Table 3.B.16.C – Allowable Uses by Sub-Zones Continued**

	UI 1	UI 2	UC 1	UC 2	UC 3	SD	Note
<b>Public and Civic Uses</b>							
Assembly, Nonprofit Institutional	P	P	P	P	P	P	14
Assembly, Nonprofit Membership	P	P	P	P	P	P	15
College or University						A	30
Day Camp	P	P	P	P	P	P	39
Day Care, General	P	P	P	P	P	P	40
Day Care, Limited	P	P	P	P	P	P	40
Government Services	P	P	P	P	P	P	63
Hospital or Medical Center						A	71
Kennel, Type IV (Animal Shelter)						A	74-3
Place of Worship	P	P	P	P	P	P	29
School, Elementary or Secondary	P	P	P	P	P	P	118
<b>Recreational Uses</b>							
Entertainment, Indoor	P		P	P	P	P	45
Fitness Center	P	P	P	P	P	P	56
Gun Club, Enclosed						A	67
Park, Passive	P	P	P	P	P	P	93
Park, Public	P	P	P	P	P	P	94
Park, Neighborhood	P	P	P	P	P	P	92
Special Event	S	S	S	S	S	S	124
<b>Agricultural Uses</b>							
Community Vegetable Garden	P	P	P	P	P	P	32
Produce Stand	P	P	P	P	P	P	101
<b>Utilities and Excavation</b>							
Communication Cell Sites on Wheels (COWS)	S	S	S	S	S	S	31
Communication Panels, or Antennas, Commercial	B	B	B	B	B	B	31
Electric Transmission Facility	B	B	B	B	B	B	44-2
Recycling Collection Station	P	P	P	P	P	P	106
Recycling Drop Off Bin	P	P	P	P	P	P	104
Utility, Minor	B		B	B	B	B	134
Water or Treatment Plant	B		B	B	B	B	139
<b>Industrial Uses</b>							
Film Production Studio						A	54
Laboratory, Industrial Research						A	76
Machine or Welding Shop						A	80
Manufacturing and Processing						A	81
Medical or Dental Laboratory						A	84
Transportation Facility						A	133
<b>Note:</b> Further restrictions may depend on building type and floor location							
<b>[Ord. 2010-000]</b>							
<b>Key:</b>							
<b>P</b> Permitted by Right							
<b>S</b> Permitted in the subzone if approved by Special Permit							
<b>B</b> Permitted in the subzone if approved by the Zoning Commission							
<b>A</b> Permitted in the subzone if approved by the Board of County Commissioners							

**4. Permitted Stories**

**a. Purpose and Intent**

This portion identifies the permitted building height (in stories) allowed in this Section. The County has established a Green Building Incentive Program to encourage the construction of more environmentally-friendly buildings consistent with the URA Master Plan, the details of which can be found in Article 3.B.16.G.4 of this Section. The Green Building Incentive Program provides for additional “bonus height” in the Priority Redevelopment Areas. The table below describes by Building Type and Transect Zone, the maximum building height by right, the additional bonus height by achieving a LEED™ Silver level, an additional bonus if the LEED™ Silver level has already been achieved and then achieves a LEED™ Gold/Platinum level (or other standard as approved by the County), and the maximum permitted height by the County.



**Table 3.B.16.C– Permitted Stories Table**

Building Type	Transect Zone	By Right	LEED™ Silver	LEED™ Gold	Maximum Permitted
Mixed Use, Type I	All UI	2			2
	All UC	2			2
Mixed Use, Type II	All UI	3	1		4
	All UC	4			4
Mixed Use Type III	UC 1	4	2		6
	UC 2	4	1		5
	UC 3	4			4
Rowhouse, Type A	All UI	3	1		4
	UC	3	1		4
Rowhouse, Type B	All UI	3	1		4
	UC	3	1		4
Apartment Building	All UI	2	1		3
	All UC	3	1		4
Civic Building	All UI	3	1		4
	UC 1	4	2		6
	UC 2	4	1		5
	UC 3	4			4
Laminated Building	UC 1	3	2	1	6
	UC 2	3	2		5
	UC 3	3	1		4
Block Building	UC 1	4	2	2	8
	UC 2	4	1	1	6
	UC 3	4			4
<b>Note: All building types are to be a minimum of two stories</b>					
<b>[Ord. 2010-000]</b>					

**5. Block Structure and Street Network Design**

**a. Purpose and Intent**

The purpose and intent of this section is to establish the functional and physical relationships between buildings and their settings; to establish criteria for the location of new streets, to regulate the size of blocks and relate the dimensional criteria of the Frontages to the Building Types. The fundamental components for creating traditional neighborhoods are blocks, streets and alleys. Each neighborhood is composed of a fine-grained network of streets and blocks. Alleys are provided behind mixed use buildings as accessible locations for vehicular parking and other essential services. Collectively, these components contribute to the formation of a block structure—a traditional grid street network. The most significant feature of a block structure is the distinction between public fronts and private backs. Public fronts address streets and civic open space with frequent doors and windows animating the public realm; building walls facing a street frontage shall have the same treatment as the front facade. Private backs are along alleys and characterized as the building service area, where parking, trash disposal and other service requirements occur. The distinctions between the public face and private back also help to emphasize human-scale design, public spaces, and other important features that promote a sense of community. Traffic calming measures such as on-street parking, frequent pedestrian crossings, street trees and other features are intended to slow traffic off of thoroughfares making pedestrian travel within a quadrant of an intersection of two arterial roads as easy as it is for vehicular travel. Assemblages of blocks tie together different places through a connected network of narrow streets and alleys.

**b. Applicability**

The block structure and street network design requirements shall apply to all parcels located within the PRAs with the appropriate transect-based Future Land Use Designation and Transect Zone.

**c. Block Development Standards**

To ensure compact, contiguous development, which provides for interconnectivity and pedestrian accessibility, the design and layout of blocks, within the PRAs shall conform to the following standards:

**1) Block Size**

**a) UC Transect**

- 1) A Block shall be measured by the streets which define its edges.

- 2) The maximum allowable perimeter of a block shall be 2500 feet.
- 3) The average perimeter of a block shall measure between 1500 and 1800 feet.

**b) UI Transect**

- 1) A block shall be measured by the streets and alleys which define its edges.
- 2) The maximum allowable perimeter of a block shall be 1800 feet.
- 3) The average perimeter of a block shall measure between 1200 and 1500 feet.

**2) Block Face**

- a) No block face shall have a length greater than 400 feet without providing an alley, lobby, or other mid-block pedestrian through-access to another street, alley, parking structure, or other internal block use.
- b) Typical block face dimensions range between 300 to 500 feet, and shall not exceed 600 feet.
- c) Alley curb cuts shall provide the primary means of vehicular ingress/egress to/from a block. A maximum of two alley curb cuts shall be permitted per block face.

**3) Vehicular Access**

- a) Each development shall provide an interconnected network of streets, alleys and other non-vehicular public paths.
- b) Streets shall be designed to encourage pedestrian and bicycle travel by providing short routes to connect residential uses with nearby Commercial, Office, Civic, Civic Open Space and other neighborhood facilities.
- c) Existing streets and established points of ingress/egress shall be incorporated into the design of the block structure whenever possible, in conformance with the standards and requirements set forth in this Section.
- d) Side streets, those that are established with a redevelopment proposal, are not required to form an orthogonal grid, and are not required to intersect at 90° angles, subject to approval by the Traffic Division. These streets are intended to provide alternative vehicular routes through a neighborhood, connecting to Secondary Streets and thoroughfares, and should be sized according to the intensity of the Building Types allowed by the Transect Zone.
- e) Traffic calming measures such as on-street parking (where permitted by Frontage Type), raised intersections, raised crosswalks, traffic circles, lateral shifts, and the like, are encouraged and preferable to the use of speed bumps.
- f) All streets shall be dedicated by easement for public use. Maintenance responsibilities shall be the obligation of the owner. Closing, obstructing or otherwise limiting access to a street or alley shall be prohibited.
- g) Parking shall be accessed from alleys, parking structures internal to blocks, or may be provided in the form of on-street parking located on Required, Secondary or Side Street Frontages.
- h) Cul-de-sacs and other dead-end streets are not permitted except where physical constraints provide no practicable alternative for through vehicular connection. Canals may or may not present a physical constraint, and will be evaluated at the time of site plan approval by the DRO.
- i) A continuous network of alleys shall serve as the primary means of vehicular ingress/egress to individual parcels. Alleys shall provide rear access to all buildings except for Block and Laminated Building Types:
  - 1) Alley construction is required as part of the redevelopment project within the rear setback unless an alley already exists.
  - 2) Alleys may temporarily terminate in a dead-end, if they allow for future cross-access and connection to adjacent parcels.
  - 3) Alleys shall be kept clear of debris, stored materials, and vehicles.
  - 4) Garage doors shall face alleys or driveways.
  - 5) Alley entrances should align to provide ease of ingress/egress for service vehicles. However, internal variations/deflections in an alley network are encouraged to prevent excessive or monotonous views of the rear of buildings resulting from long stretches of alleys.

**4) Pedestrian Access**

Relatively large blocks exist due to the land development practices originally exercised during the platting of the PRAs. This pedestrian access standard exists to ensure that all dwelling units and residential lobbies within a block have access to and are connected with the public realm and life of their neighborhood. To that end, the public realm shall extend into the block in the form of new streets (and their corresponding Frontages), civic open spaces, and or interconnected forecourts

and courtyards that provide direct access to a Frontage. In no instance shall a vehicular driveway way be the sole means of access to a dwelling unit.

**5) Civic Open Spaces & Civic Buildings**

If provided/required, shall be included in visually prominent centralized locations in the neighborhood, recognizable and accessible to the public.

**6) Mix of Buildings**

a) Developments on parcels or parcel assemblages of less than one acre may be comprised of one building.

b) Developments of parcels or parcel assemblages greater than one acre shall be composed of at least three or more buildings unless utilizing the Rowhouse, Apartment, Civic or Block building types. These may be the same Building Type, as allowed by Transect Zone.

**7) Massing and Articulation of Blocks and Buildings**

Buildings shall be designed as if they had been built in a traditional manner based on a traditional lot pattern. That is they should appear to have been built upon parcels of narrow width, and of greater depth. Each building shall have a clear and harmonious pattern of vertically oriented front facade openings including entries, windows, and bays and columns or other exposed vertical supports. Vertical articulations can be produced by variations in roof lines, window groupings, façade elements such as piers or pilasters, bay windows, and subtle changes in materials and vertical planes that create shadow lines and textural differences. Vertical elements break up long, monolithic building façades along the street.

**8) Parking Structures**

Parking structures may be allowed within a Block Structure provided they are located to the interior of a Block and are completely screened by buildings with habitable uses on all stories. Parking structures are allowed to face onto an alley without meeting the requirement for habitable screening on the alley façade.

**6. Urban Standards by Transect Zone**

This portion of the Urban Standards depicts and describes the Transect Zones, allowable uses, and Building Types for those locations indicated in Figure 3.B.16.C - Transect Zones Map.

The Urban Infill (UI) Transect Zones apply to parcels already featuring commercial designations in the PRAs adjacent to existing residential uses and are therefore intended to be transitional by nature. Parcels within both Transect Zones shall redevelop primarily with residential uses while allowing nonresidential uses to be generally located on the ground story and in some cases on second stories.

The Urban Center (UC) Transect Zones apply to those areas in the PRAs with the greatest mixed use redevelopment opportunities, based upon physical location and land area. The UC Transect Zones are envisioned as urban, mixed use neighborhoods located at prominent intersections. Urban Center I is considered the most intense and facilitates concentrated nodes of General Commercial, Office, Civic, and residential redevelopment in an authentic mixed use pattern. Urban Center II and Urban Center III are intended to step down the scale of development to protect existing healthy neighborhoods.

**a. Purpose and Intent of the Urban Infill Transect**

The Urban Infill Transects are designated at locations along thoroughfares that possess insufficient depth relative to adjacent residential neighborhoods or have other constraints which render them unable to fully redevelop as authentic mixed use neighborhood blocks. The UI transect is a transitional Transect Zone in the PRAs, serving as the edge of existing residential subdivisions on an existing commercial corridor. The UI Transect is intended to provide a liner which serves as a transition and a physical buffer between the thoroughfare and the existing residential neighborhood. The UI transect establishes “half-block” structures through the use of primarily two-to-four story attached residential and mixed use buildings providing mainly neighborhood oriented General Commercial and Office uses, with some potential for Civic buildings. In orienting the long side of the building, or a nearly continuous row of buildings towards the thoroughfare, the UI Transect contribute to a continuous front facade within walking distance of surrounding primarily residential areas. It is this mixing of uses and functions adjacent to existing intact neighborhoods that leads to a sustainable neighborhood and development pattern and allows its residents the potential to go about their daily lives with a decreased need for personal automobile uses.

The intent of the “half-block” form is to allow for parallel alternate vehicular connectivity through an alley system. The alley is located to the rear of the liner building, which pushes the building towards the thoroughfare. In addition to lessening trips on the thoroughfare, the alley provides a physical separation between the existing residential neighborhoods and the potentially redeveloped UI Transect liner buildings. Civic open space may be provided in the UI Transect.



**b. Purpose and Intent of the Urban Center Transect**

The Urban Center Transects are designated at prominent intersections and possess sufficient depth for the intensity of the wide mix of uses anticipated. The UC transect is the most intensely occupied Transect Zone in the PRAs, with mostly attached buildings that create a continuous front facade within walking distance of surrounding primarily residential areas. Civic Buildings and Civic open space are essential, critical components of the UC Transect. It is this intense mixing of uses and functions when properly executed leads to a sustainable neighborhood and allows its residents to go about their daily lives with a decreased need for personal automobile uses.

The UC transects are designated as such at locations of sufficient depth along intersections of at least two streets (designated as thoroughfares), with the intent of establishing new interconnected vehicular and pedestrian routes. These routes become a network of streets and the basis of the redeveloped UC neighborhood. This new street network leads to the creation of a block structure for the neighborhood.

The intent is to generate blocks composed of multi-story mixed use buildings whose massing and articulation results in a traditional development pattern, and to prevent large monolithic buildings that deter pedestrian presence and use. Projects shall be composed of multiple buildings and/or shall be designed to have the appearance of multiple buildings. A variation in building heights and a mix of Building Types and dwelling sizes/types within the UC Transect is required.

**c. Urban Infill I (UI.1)**

**1. Building Disposition**

A building facade shall be placed at or within the build-to zone unless specified otherwise by a permitted building type.

- a) Required Frontage build-to zone: 55 to 60 feet from R-O-W.
- b) Primary Frontage build-to zone: 20 to 25 feet from R-O-W.
- c) Secondary Frontage build-to zone: 15 to 20 feet from R-O-W.
- d) Side Street Frontage build-to zone: 12 to 15 feet from R-O-W.
- e) Side lot build-to zone: Minimum 0-6 feet from side lot line.
- f) Rear build-to zone: Minimum 15 feet from centerline of service alley.

**2. Vehicular Access and Parking**

- a) All new development shall have their parking and service areas accessed from a rear alley.
- b) Parking and service areas shall be located behind the building facade, shall be no less than 20 feet behind the building facade of a Required or Primary Frontage build-to zone, and shall be located behind the build-to zone of a Secondary or Side street frontage.
- c) Minimum parking requirements:
  - 1) Two (2) spaces per 1,000 square feet of non-residential
  - 2) 1.5 spaces per residential unit
  - 3) On-street parking on a frontage adjacent to or corresponding to the building may be counted toward the parking requirement
- d) Parking may be provided in surface lots, attached/detached garages or outbuildings, or a parking structure

**3. Building Types**

The Building types located within the UI.1 Transect Zone are limited to the following:

**Table 3.B.16.C – Permitted Building Types in UI.1**

Building Type	Permitted	Maximum Stories
Mixed Use, Type I	P	2
Mixed Use, Type II	P	4
Rowhouse, Type A	P	4
Rowhouse, Type B	P	4
Apartment Building	P	3
Civic Building	P	4
[ORD. 2010-000]		

**d. Urban Infill II (UI.2)**

**1. Building Disposition**

A building facade shall be placed at or within the build-to zone, unless specified otherwise by a permitted Building Type.

- a) Required Frontage build-to zone: 55 to 60 feet from R-O-W.
- b) Primary Frontage build-to zone: 20 to 25 feet from R-O-W.
- c) Secondary Frontage build-to zone: 15 to 20 feet from R-O-W.
- d) Side Street Frontage build-to zone: 12 to 15 feet from R-O-W.
- e) Side lot build-to zone: Minimum 0-6 feet from side lot line.
- f) Rear build-to zone: Minimum 15 feet from centerline of service alley.

**2. Vehicular Access and Parking**

- a) All new development shall have their parking and service areas accessed from a rear alley.
- b) Parking and service areas shall be located behind the building facade, shall be no less than 20 feet behind the building facade of a Required or Primary Frontage build-to zone, and shall be located behind the build-to zone of a Secondary or Side street frontage.
- c) Minimum parking requirements
  - 1) Two (2) spaces per 1,000 square feet of non-residential
  - 2) 1.5 spaces per residential unit
  - 3) on-street parking on a frontage adjacent to or corresponding to the building may be counted toward the parking requirement
- d) Parking may be provided in surface lots, attached/detached garages or outbuildings, or a parking structure

**3. Building Types**

The Building types located within the UI.2 Transect Zone are limited to the following:

**Table 3.B.16.C – Permitted Building Types in UI.2**

Building Type	Permitted	Maximum Stories
Mixed Use, Type I	P	2
Mixed Use, Type II	P	4
Rowhouse, Type A	P	4
Rowhouse, Type B	P	4
Apartment Building	P	3
Civic Building	P	4
[ORD. 2010-000]		

**e. Urban Center I (UC.1)**

**1. Building Disposition**

A building facade shall be placed at or within the build-to zone, unless specified otherwise by a permitted Building Type.

- a) Required frontage build-to zone: 55 to 60 feet from R-O-W.
- b) Primary Frontage build-to zone: 20 to 25 feet from R-O-W.
- c) Secondary Frontage build-to zone: 15 to 20 feet from R-O-W.
- d) Side Street Frontage build-to zone: 12 to 15 feet from R-O-W.
- e) Side lot build-to zone: Minimum 0-6 feet from side lot line.
- f) Rear build-to zone: Minimum 15 feet from centerline of service alley.

**2. Vehicular Access and Parking**

- a) All new development shall have their parking and service areas accessed from a rear alley.
- b) Parking and service areas shall be located behind the building facade, shall be no less than 20 feet behind the building facade of a Required or Primary Frontage build-to zone, and shall be located behind the build-to zone of a Secondary or Side street frontage.
- c) Minimum parking requirements
  - 1) Two (2) spaces per 1,000 square feet of non-residential
  - 2) 1.5 spaces per residential unit
  - 3) On-street parking on a frontage adjacent to or corresponding to the building may be counted toward the parking requirement
- d) Parking may be provided in surface lots, attached/detached garages or outbuildings, or a parking structure.

**3. Building Types**

- a) The Building types located within the UC.1 Transect Zone are limited to the following:

**Table 3.B.16.C – Permitted Building Types in UC.1**

Building Type	Permitted	Maximum Stories
Mixed Use, Type I	IB	2
Mixed Use, Type II	IB	4
Mixed Use, Type III	P	6
Civic Building	P	6
Laminated Building	P	6
Block Building	P	8
<b>[ORD. 2010-000]</b>		

- b) Civic Buildings shall constitute a minimum of two percent of the gross area of the entire UC Transect.

- c) Mixed Use, Type I or II buildings may be permitted in the UC.1, subject to approval (IB).

**f. Urban Center II (UC.2)**

**1. Building Disposition**

A building facade shall be placed at or within the build-to zone, unless specified otherwise by a permitted Building Type.

- a) Required frontage build-to zone: 55 to 60 feet from R-O-W.
- b) Primary Frontage build-to zone: 20 to 25 feet from R-O-W.
- c) Secondary Frontage build-to zone: 15 to 20 feet from R-O-W.
- d) Side Street Frontage build-to zone: 12 to 15 feet from R-O-W.
- e) Side lot build-to zone: Minimum 0-6 feet from side lot line.
- f) Rear build-to zone: Minimum 15 feet from centerline of service alley.

**2. Vehicular Access and Parking**

- a) All new development shall have their parking and service areas accessed from a rear alley.
- b) Parking and service areas shall be located behind the building facade, shall be no less than 20 feet behind the building facade of a Required or Primary Frontage build-to zone, and shall be located behind the build-to zone of a Secondary or Side street frontage.
- c) Minimum parking requirements
  - 1) Two (2) spaces per 1,000 square feet of non-residential
  - 2) 1.5 spaces per residential unit
  - 3) On-street parking on a frontage adjacent to or corresponding to the building may be counted toward the parking requirement
- d) Parking may be provided in surface lots, attached/detached garages or outbuildings, or a parking structure.

**3. Building Types**

- a) The Building types located within the UC.2 Transect Zone are limited to the following:

**Table 3.B.16.C – Permitted Building Types in UC.2**

Building Type	Permitted	Maximum Stories
Mixed Use, Type I	P	2
Mixed Use, Type II	P	4
Mixed Use, Type III	P	5
Rowhouse, Type A	P	4
Rowhouse, Type B	P	4
Apartment Building	P	4
Civic Building	P	5
Laminated Building	P	5
Block Building	P	8
<b>[ORD. 2010-000]</b>		

- b) Civic Buildings shall constitute a minimum of two percent of the gross area of the entire UC Transect.

**g. Urban Center III (UC.3)**

**1. Building Disposition**

A building facade shall be placed at or within the build-to zone, unless specified otherwise by a permitted Building Type.



- a) Required frontage build-to zone: 55 to 60 feet from R-O-W.
  - b) Primary Frontage build-to zone: 20 to 25 feet from R-O-W.
  - c) Secondary Frontage build-to zone: 15 to 20 feet from R-O-W.
  - d) Side Street Frontage build-to zone: 12 to 15 feet from R-O-W.
  - e) Side lot build-to zone: Minimum 0-6 feet from side lot line.
  - f) Rear build-to zone: Minimum 15 feet from centerline of service alley.
- 2. Vehicular Access and Parking**
- a) All new development shall have their parking and service areas accessed from a rear alley.
  - b) Parking and service areas shall be located behind the building facade, shall be no less than 20 feet behind the building facade of a Required or Primary Frontage build-to zone, and shall be located behind the build-to zone of a Secondary or Side street frontage.
  - c) Minimum parking requirements
    - 1) Two (2) spaces per 1,000 square feet of non-residential
    - 2) 1.5 spaces per residential unit
    - 3) On-street parking on a frontage adjacent to or corresponding to the building may be counted toward the parking requirement
  - d) Parking may be provided in surface lots, attached/detached garages or outbuildings, or a parking structure.
- 3. Building Types**
- a) The Building types located within the UC.3 Transect Zone are limited to the following:

**Table 3.B.16.C – Permitted Building Types in UC.3**

Building Type	Permitted	Maximum Stories
Mixed Use, Type I	P	2
Mixed Use, Type II	P	4
Mixed Use, Type III	P	4
Rowhouse, Type A	P	4
Rowhouse, Type B	P	4
Apartment Building	P	4
Civic Building	P	4
Laminated Building	P	4
Block Building	P	4
<b>[ORD. 2010-000]</b>		

- b) Civic Buildings shall constitute a minimum of two percent of the gross area of the entire UC Transect.

**h. Specialized Districts**

**1. Purpose and Intent**

The purpose of the Specialized District is to establish regulations to address uses, structures and lots that were lawfully established before this Section was adopted or amended, that now do not conform to the terms and requirements of this Section. The intent is to regulate and limit the continued existence of uses, structures and lots that do not conform to the provisions of this Section, and where possible bring them into conformance with this Section.

Alternatively, the Specialized District designation may be warranted for those uses that cannot conform to the requirements of the Transect Zone, its accompanying building types, and mixed use requirements. The purpose of any new special districts (not based on approvals prior to the establishment of the Transect Zones) is to influence their design so they are safe, pedestrian-oriented, and accommodate uses that are determined necessary for the function of a sustainable neighborhood. The intent of new Specialized Districts are to regulate and limit uses, that cannot conform to the mixed use requirements of this Section and where possible bring them into conformance with this Section.

**2. General Standards**

- a) Specialized Districts shall design their edges to be of similar building mass and disposition to the adjacent Transect Zones.
- b) The density and intensity of a Specialized District shall be restricted to the general height limitations of the Transect Zone as previously described in Table 3.B.16.C – Permitted Stories Table. For example, a Specialized District located in an UI.1 Transect Zone could only petition to build a maximum three story building (or fourth story if utilizing the Green Building Incentive Program).

- c) All buildings shall front a street or civic open space, and should not feature principal entrances accessible from parking lots.
  - d) Specialized Districts shall be developed as an integrated network of streets, and be pedestrian friendly in accordance with the standards in Article 3.B.16.C.5. Where the creation of an entire block, or “half-block” is not possible due to location, parcel size, or other physical constraints, the Specialized District shall contribute to a block structure to the greatest extent feasible, as determined by the DRO and subject to approval by the BCC.
  - e) Specialized District adjacent to streets depicted on the Frontage Classification Map shall feature their corresponding frontages as indicated, and utilize these standards for determining building disposition. All streets not depicted on the Frontage Classifications Map shall at a minimum be designated as side streets or alleys, and utilize the corresponding frontages and parking standards. All Secondary and Side Streets shall feature on-street parking, sidewalks, illumination, and street trees, as required by the Streetscape Standards.
  - f) Parking for Specialized Districts shall be screened from civic open space and, unless provided as on-street parking, located behind a building façade. Alternatively, parking may be provided in an off-site location. At a minimum, the minimum parking standards shall be provided, unless waived by the Traffic Division.
  - g) The provisions of Article 3.B.16.F Architectural Standards, and Article 3.B.16.G, Other Standards shall still apply.
3. Uses allowed within a Specialized District are depicted in Table 3.B.16.C – Allowable Uses by Sub-Zones.

#### **D. Building Types**

##### **1. Mixed Use, Type I**

###### **a. Description**

Mixed Use, Type I is a live-work unit that provides flexible storefront space at street level, with residential units or office above. The ground story should be designed to accommodate a variety of uses.

###### **b. Frontage**

- 1) The distance from the curb to the build-to zone depends on the street frontage.
- 2) When located at an intersection, the building corner must be within the build-to zone.

###### **c. Access**

- 1) The principal entrance to non-residential uses shall be from the street frontage.
- 2) Buildings located at an intersection shall locate the principle entrance at the corner within the build-to zone.
- 3) The front facade shall have a minimum of one accessible storefront entrance for every 75 feet of continuous street frontage.
- 4) All residential access shall be internalized within the building.
- 5) Passages through the building shall be a minimum of 8 feet in width.

###### **d. Parking and Services**

- 1) Parking and service activities shall be accessed through the alley.
- 2) The building may have indirect access to parking areas.
- 3) Waste and recycling containers shall be internalized in the building or entirely screened from view.
- 4) Service areas and trash disposal facilities shall not face civic open space or a street frontage.
- 5) Minimum 2 spaces per 1,000 square feet of nonresidential.
- 6) Minimum 1.5 spaces per residential unit.

###### **e. Landscaping**

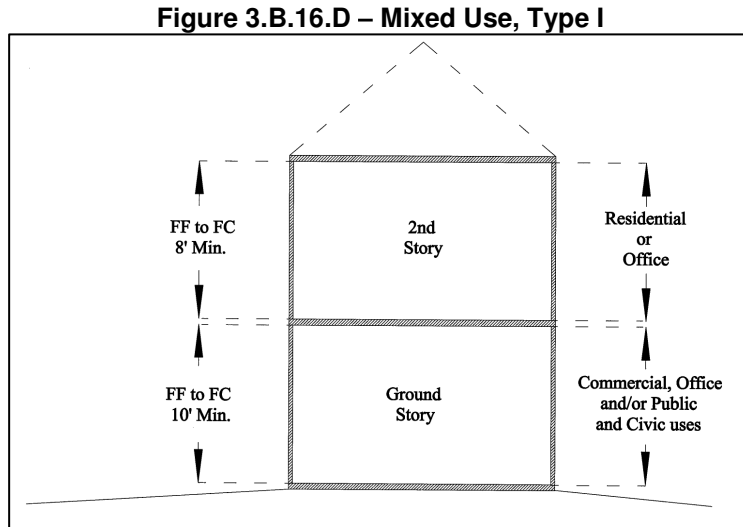
All areas on the property shall be paved or treated with an approved groundcover.

###### **f. Appurtenances**

- 1) The building shall include one of the following on each front facade:
  - a) Awning
  - b) Arcade
  - c) Gallery
- 2) The building may include any of the following:
  - a) Bay/Oriel
  - b) Forecourt
  - c) Balcony

**g. Building Height**

- 1) The finished floor elevation of the ground story shall be 0-18 inches above the adjacent sidewalk elevation or the street crown, which ever is higher.
- 2) Building height is measured in stories, and shall be two stories; the maximum height of an exterior wall shall be 35 feet.
- 3) The minimum height of each story is depicted in the figure below:



[ORD. 2010-000]

- 4) The number of stories permitted per transect zone for this building type are listed below:

**Table 3.B.16.D – Permitted Stories for Mixed Use, Type I**

Transect Zone	Maximum By Right	Maximum Permitted
All UI	2	2
All UC	2	2

[ORD. 2010-000]

**h. Permitted Uses**

- 1) The ground story shall provide flexible Commercial, Office and/or Public and Civic Uses.
- 2) The second story may consist of residential units or office uses.
- 3) The following uses are also permitted in the second story:
  - a) Bed and Breakfast
  - b) Broadcast Studio
  - c) Financial Institution
  - d) Government Services
  - e) Hotel, Motel, SRO, Rooming and Boarding
  - f) Medical or Dental Office
  - g) Office, Business or Professional
  - h) Personal Services
  - i) Vocational School
- 4) The permitted uses allowed within the Mixed-use, Type I are determined by transect zone.

**i. Signage**

- 1) The building may include the following on each front facade:
  - a) 1 Building Identification Wall Sign for each front facade.
  - b) 1 Plaque Sign for each front facade.
- 2) Storefronts may include the following:
  - a) Each principal entrance may have 1 Wall Sign or Awning Sign.
  - b) 1 Blade Sign for each principal entrance.
  - c) Window Signage must be relative for each storefront window.
- 3) Second story office
  - a) Window Signage shall be limited by tenant fenestration.

## 2. Mixed Use, Type II

### a. Description

Mixed Use, Type II is built to the sidewalk, with general commercial space at the ground story, with office and/or residential uses on the second story, and exclusively residential uses on the remaining stories.

### b. Frontage

- 1) The distance from the R-O-W to the build-to zone depends on the building disposition requirements, as determined by street frontage.
- 2) When located at an intersection, the building corner must be within the build-to zone.

### c. Access

- 1) The principal entrance to non-residential uses shall be from the street frontage.
- 2) Buildings located at an intersection shall locate the principal entrance at the corner within the build-to zone.
- 3) The front facade shall have a minimum of one accessible storefront entrance for every 75 feet of continuous street frontage.
- 4) All multi-family residential access shall be internalized.
- 5) Passages through the building shall be a minimum of 8 feet in width.

### d. Parking and Services

- 1) Parking and service activities shall be accessed through the alley.
- 2) The building may have indirect access to parking areas.
- 3) Waste and recycling containers shall be internalized in the building or entirely screened from view.
- 4) Service areas and trash disposal facilities shall not face civic open space or a street frontage.
- 5) Minimum 2 spaces per 1,000 square feet of non-residential.
- 6) Minimum 1.5 spaces per residential unit.

### e. Landscaping

- 1) All areas on the property shall be paved or treated with an approved groundcover.

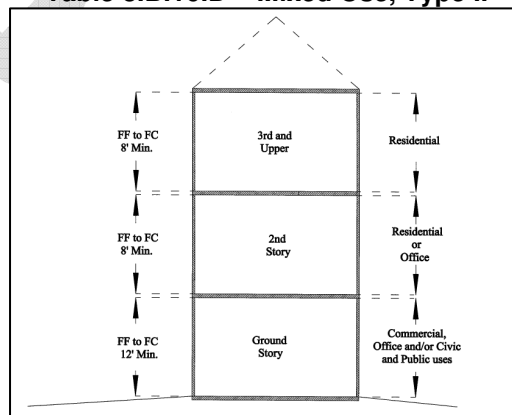
### f. Appurtenances

- 1) The building shall include one of the following on each front facade:
  - a) Awning
  - b) Arcade
  - c) Gallery
- 2) The building may include any of the following:
  - a) Bay/Oriel
  - b) Forecourt
  - c) Balcony

### g. Building Height

- 1) Building height is measured in stories, and shall be between 2 and 4 stories; the maximum height of an exterior wall shall be 55 feet.
- 2) The finished floor elevation of the ground story shall be 0-18 inches above the adjacent sidewalk elevation or the street crown, whichever is higher.
- 3) Minimum story heights are depicted in the figure below:

**Table 3.B.16.D – Mixed Use, Type II**



[ORD. 2010-000]

- 4) The number of stories permitted per transect zone for this building type are listed below:

**Table 3.B.16.D - Permitted Stories for Mixed Use, Type II**

Transect Zone	Maximum By Right	LEED Silver Bonus	Maximum Permitted
All UI	3	1	4
All UC	4		4
[ORD. 2010-000]			

**h. Permitted Uses**

- 1) The ground story shall provide flexible general commercial uses.
- 2) The second story shall house office or residential units.
- 3) The following uses are also permitted in the second story:
  - a) Bed and Breakfast
  - b) Broadcast Studio
  - c) Financial Institution
  - d) Government Services
  - e) Hotel, Motel, SRO, Rooming and Boarding
  - f) Medical or Dental Office
  - g) Office, Business or Professional
  - h) Personal Services
  - i) Vocational School
- 4) The upper stories, third and above, shall exclusively consist of residential units.
- 5) The permitted uses allowed within the Mixed-use, Type II are determined by transect zone.

**i. Signage**

- 1) The building may include the following on each front facade:
  - a) 1 Building Identification Wall Sign for each front facade.
  - b) 1 Plaque Sign for each front facade.
- 2) Storefronts may include the following:
  - a) Each principal entrance may have 1 Wall Sign or awning Sign.
  - b) 1 Blade Sign for each principal entrance.
  - c) Window Signage must be relative for each storefront window.
- 3) Upper story office
  - a) Window Signage shall be limited by tenant fenestration.

**3. Mixed Use, Type III**

**a. Description**

Mixed Use, Type III is built to the sidewalk, with store front space at the ground story, with office and/or residential uses on the second story, and exclusively residential uses on the remaining stories.

**b. Frontage**

- 1) The distance from the R-O-W to the build-to zone depends on the building disposition requirements as determined by street frontage.
- 2) When located at an intersection, the building corner must be within the build-to-zone.

**c. Access**

- 1) The principal entrance to non-residential uses shall be from the street frontage.
- 2) Buildings located at an intersection shall locate the principal entrance at the corner within the build-to- zone.
- 3) The front façade shall have a minimum of one accessible store front entrance for every 75 feet of continuous street frontage.
- 4) All multi-family residential access shall be internalized.
- 5) Passages through the building shall be a minimum of 8 feet in width.

**d. Parking and Services**

- 1) Parking and service activities shall be accessed through the alley.
- 2) The building may have indirect access to parking areas.
- 3) Waste and recycling containers shall be internalized in the building or entirely screened from view.
- 4) Service areas and trash disposal facilities shall not face civic open space or a street frontage.
- 5) Minimum 2 spaces per 1,000 square feet of nonresidential.
- 6) Minimum 1.5 spaces per residential unit.

**e. Landscaping**

- 1) All areas on the property shall be paved or treated with an approved groundcover.

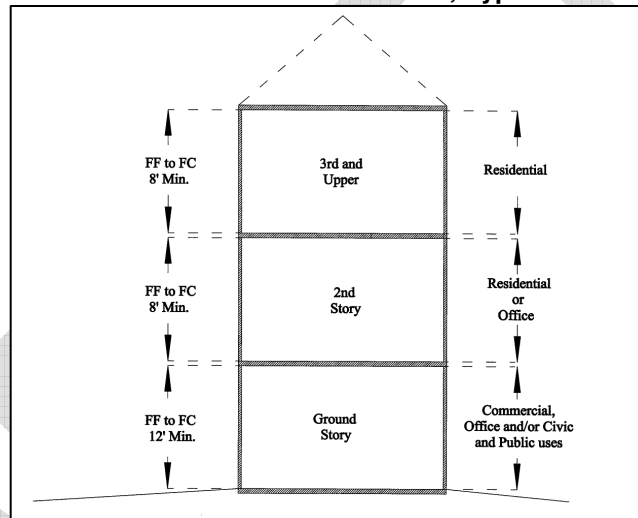
**f. Appurtenances**

- 1) The building shall include one of the following on each front façade:
  - a) Awning
  - b) Arcade
  - c) Gallery
- 2) The building may include any of the following:
  - a) Bay/Oriel
  - b) Forecourt
  - c) Balcony

**g. Building Height**

- 1) Building height is measured in stories, and shall be between 2 and 6 stories; the maximum height of an exterior wall shall be 75 feet.
- 2) The finished floor elevation of the ground story shall be 0-18 inches above the adjacent sidewalk elevation or the street crown, whichever is higher.
- 3) Minimum story heights are depicted in the figure below:

**Table 3.B.16.D – Mixed Use, Type III**



[ORD. 2010-000]

- 4) The number of stories permitted per transect zone for this building type are listed below:

**Table 3.B.16.D – Permitted Stories for Mixed Use, Type III**

Transect Zone	Maximum By Right	LEED Silver Bonus	Maximum Permitted
UC 1	4	2	6
UC 2	4	1	5
UC 3	4		4

[ORD. 2010-000]

**h. Permitted Uses**

- 1) The ground story shall provide flexible general commercial uses.
- 2) The second story shall house office or residential units.
- 3) The following uses are also permitted in the second story:
  - a) Bed and Breakfast
  - b) Broadcast Studio
  - c) Financial Institution
  - d) Government Services
  - e) Hotel, Motel, SRO, Rooming and Boarding
  - f) Medical or Dental Office
  - g) Office, Business or Professional
  - h) Personal Services



- i) Vocational School
- 4) The upper stories, third and above, shall exclusively consist of residential units.
- 5) The permitted uses allowed within the Mixed-use, Type III are determined by Transect Zone.

**i. Signage**

- 1) The building may include the following on each front façade:
  - a) Building Identification Wall Sign for each front façade.
  - b) Plaque sign for each front façade.
- 2) Store fronts may include the following:
  - a) Each principle entrance may have one wall sign or awning sign.
  - b) Blade sign for each principal entrance.
  - c) Window signage must be relative for each store front window.
- 3) Upper story office:
  - a) Window Signage shall be limited by tenant fenestration.

**4. Rowhouse, Type A**

**a. Description**

A Rowhouse, Type A is a dwelling unit attached to abutting dwelling units at partition walls and occupies the full street frontage, found within the UC and UI transect zones.

**b. Frontage**

- 1) The distance from the R-O-W to the Build to Zone depends on the building disposition requirements, as determined by street frontage.
- 2) Rowhouse shall not be located at intersection properties unless both street frontages are properly addressed.
- 3) Rowhouse shall not front a required frontage.

**c. Access**

- 1) The principal entrance to each dwelling shall be accessed directly from the street frontage.

**d. Parking and Services**

- 1) Parking is located to the rear in a parking lot or parking structure/garage.
- 2) Trash collection and other services shall be accessed through the alley.
- 3) Minimum 1.5 spaces per residential unit.

**e. Landscaping**

- 1) A fence, up to 40 inches in height, is permitted along the street frontage.
- 2) Drought tolerant plants and xeriscape techniques shall be the only utilized landscape practice.

**f. Appurtenances**

- 1) The principal entrance shall include one of the following:
  - a) Stoop
  - b) Dooryard
  - c) Porch
- 2) The building may include any of the following:
  - a) Bay/Oriel
  - b) Balcony

**g. Building Height**

- 1) Maximum building height shall be 45'.
- 2) The finished floor elevation of the ground story shall be a minimum of 18 inches above the adjacent sidewalk elevation or the street crown, whichever is higher.
- 3) The number of stories permitted per transect zone for this building type are listed below:

**Table 3.B.16.D – Permitted Stories for Rowhouse, Type A**

Transect Zone	Maximum By Right	LEED Silver Bonus	Maximum Permitted
UI	3	1	4
UC	3	1	4
ORD. 2010-000]			

**h. Permitted Uses**

Home occupations are allowed within the Rowhouse, Type A.

**i. Signage**

- 1) One Blade Sign per Rowhouse when a home occupation use is located within.

**5. Rowhouse, Type B**

**a. Description**

A Rowhouse, Type B is a dwelling unit attached to abutting dwelling units at partition walls and occupies the full street frontage, found within the UC and UI Transects Zones.

**b. Frontage**

- 1) The distance from the R-O-W to the build-to zone depends on the building disposition requirements, as determined by street frontage.
- 2) Rowhouse shall not be located at intersection properties unless both street frontages are properly addressed.
- 3) Rowhouse shall not front a required frontage.
- 4) Rowhouse is permitted an additional 5 foot setback from the established build-to-zone.

**c. Access**

- 1) The principal entrance to each dwelling shall be accessed directly from the street frontage

**d. Parking and Services**

- 1) Parking, trash collection and other services are located to the rear and shall be accessed through the alley.
- 2) Each single-family dwelling may have one accessory building/outbuilding.
- 3) Minimum 1.5 spaces per residential unit.

**e. Landscaping**

- 1) A fence, up to 40 inches in height, is permitted along the street frontage
- 2) Drought tolerant plants and xeriscape techniques shall be the only utilized landscape practice.

**f. Appurtenances**

- 1) The principal entrance shall include one of the following:
  - a) Stoop
  - b) Dooryard
  - c) Porch
- 2) The building may include any of the following:
  - a) Bay/Oriel
  - b) Balcony

**g. Building Height**

- 1) Maximum building height shall be 45'.
- 2) The finished floor elevation of the ground story shall be a minimum of 18 inches above the adjacent sidewalk elevation or the street crown, whichever is higher.
- 3) Accessory Building/Outbuilding are limited to two stories and an overall height of 25'.
- 4) The number of stories permitted per transect zone for this building type are listed below:

**Table 3.B.16.D – Permitted Stories for Rowhouse, Type B**

Transect Zone	Maximum By Right	LEED Silver Bonus	Maximum Permitted
UI	3	1	4
UC	3	1	4

ORD. 2010-000]

**h. Permitted Uses**

Home occupations are allowed within the Rowhouse, Type B.

**i. Signage**

- 1) One Blade Sign per Rowhouse when a home occupation use is located within.

**6. Apartment Building**

**a. Description**

An Apartment Building is intended for residential uses, built to the sidewalk that accommodates residential uses on all floors with some potential for general commercial and office uses. The principal residential entrance is typically recessed from the sidewalk via a courtyard, forecourt, or other similar means, with dwelling units being accessed from this quasi-public/private space. When facing a public open space such as a park or green, or when located along Primary frontages, general commercial/office storefronts may be permitted on the first story. Parking is provided to the rear of the building.

**b. Frontage**

- 1) The distance from the R-O-W to the build-to zone depends on the building disposition requirements, as determined by street frontage.
- 2) Apartment Buildings shall not be located at intersection properties unless both street frontages are properly addressed.
- 3) Apartment Buildings shall not front a required frontage.

**c. Access**

**1) Storefront**

- a) The principal storefront entrance shall be from the street frontage or quasi-public space.
- b) A storefront shall have a minimum of one entrance for every 75 feet of continuous street frontage.

**2) Residential**

- a) Residential entrances shall be recessed from the sidewalk via a courtyard, forecourt, or other similar means.
- b) At least two sides of each dwelling shall be exposed to outside light and air.

**d. Parking and Services**

- 1) Parking and service activities shall be accessed through the Secondary Street, Side Street, or Alley.
- 2) Residential units may have indirect access to parking areas.
- 3) Waste and recycling containers shall be internalized in the building or entirely screened from view.
- 4) Loading docks, service areas and trash disposal facilities shall not face civic open space or a street frontage.
- 5) Minimum 2 spaces per 1,000 square feet of non-residential.
- 6) Minimum 1.5 spaces per residential unit.

**e. Landscaping**

- 1) A fence, up to 40 inches in height, is permitted along the street frontage.
- 2) Drought tolerant plants and xeriscape techniques shall be the only utilized landscape practice.
- 3) All areas on the property shall be paved or treated with an approved groundcover.

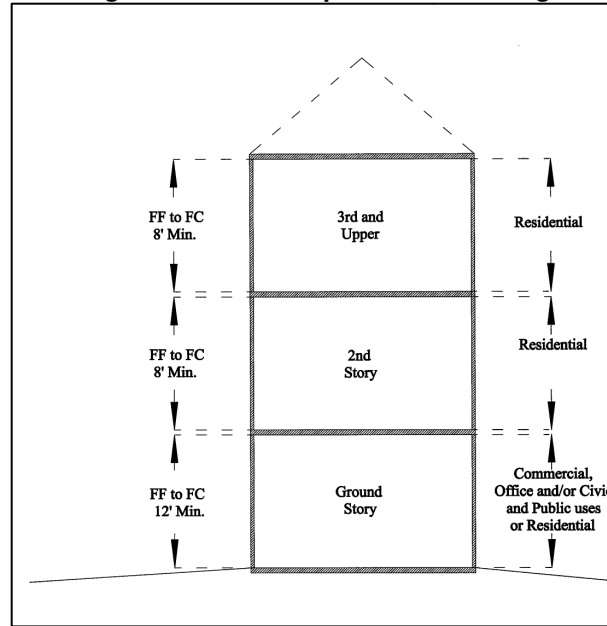
**f. Appurtenances**

- 1) The building shall include one of the following on each storefront:
  - a) Awning
  - b) Arcade
  - c) Dooryard
  - d) Gallery
- 2) The building may include any of the following:
  - a) Forecourt
  - b) Balcony
  - c) Courtyard
  - d) Dooryard
  - e) Bay/Oriel

**g. Building Height**

- 1) Maximum building height shall be 45' for 4 stories and 35' for 3 stories
- 2) The finished floor elevation of the ground story shall be a minimum of 18 inches above the adjacent sidewalk elevation or the street crown, whichever is higher.
- 3) Minimum story heights are depicted in the figure below:

**Figure 3.B.16.D – Apartment Building**



[ORD. 2010-000]

- 4) The number of stories permitted per transect zone for this building type are listed below:

**Table 3.B.16.D – Permitted Stories for Apartment Building**

Transect Zone	Maximum By Right	LEED Silver Bonus	Maximum Permitted
All UI	2	1	3
UC 2	3	1	4
UC 3	3	1	4

[ORD. 2010-000]

**h. Permitted Uses**

- 1) The ground story may provide some flexible general commercial and office uses with residential units when located along a primary frontage or facing a public open space.
- 2) The second and upper stories shall exclusively consist of residential units.
- 3) The permitted uses allowed within the Apartment Building are determined by Transect Zone.
- 4) The hours of operation for non-residential uses shall be limited to 7 AM to 10 PM.

**i. Signage**

- 1) The building may include the following on each storefront:
  - a) Building Identification Wall Sign for each front façade.
  - b) Plaque sign for each front façade.
- 2) Store fronts may include the following:
  - a) Each principle entrance may have one wall sign or awning sign.
  - b) One Blade sign for each principal entrance.
  - c) Window signage must be relative for each store front window.
- 3) Residential Units:
  - a) One blade sign per dwelling when a Home Occupation is located within.

**7. Civic Building**

**a. Description**

A Civic Building is an architecturally distinctive building, either built to the sidewalk, or set back to front on a prominent public open space such as a Plaza, Square, or Green that is adjacent to a

sidewalk. At least 60% of the square footage of a civic building shall be utilized by a government/institutional entity.

**b. Location**

- 1) Civic uses are encouraged in the UI Transect and shall be designed as part of the UC Transect.
- 2) Civic Buildings shall constitute a minimum of two percent of the gross area of the entire UC Transect.
- 3) Civic buildings shall be limited by their transect zone.
- 4) Place civic buildings in prominent locations that act as landmarks, symbols and focal points for community identity.
- 5) Civic buildings shall be located within or adjacent to civic open space, or on a property terminating a street vista.

**c. Landscaping and Open Space**

Consult the landscaping provisions for Civic Open Space in Article 3.B.16.E.7.

**d. Access**

Vehicular and pedestrian access shall be provided directly from a street frontage.

**e. Parking and Services**

- 1) Minimum 2 spaces per 1,000 square feet of non-residential
- 2) Minimum 1.5 spaces per residential unit.

**f. Appurtenances**

- 1) Civic buildings may include:
  - a) Arcade
  - b) Awning
  - c) Balcony
  - d) Bay/Oriel
  - e) Dooryard
  - f) Gallery
  - g) Forecourt
  - h) Porch
  - i) Stoop

**g. Building Height**

- 1) Maximum building height shall be 75'
- 2) The finished floor elevation of the ground story shall be a maximum of 18 inches above the adjacent sidewalk elevation or the street crown, whichever is higher.
- 3) The number of stories permitted per transect zone for this building type are listed below:

**Table 3.B.16.D – Permitted Stories for Civic Building**

Transect Zone	Maximum By Right	LEED Silver Bonus	Maximum Permitted
All UI	3	1	4
UC 1	4	2	6
UC 2	4	1	5
UC 3	4		4

[ORD. 2010-000]

**h. Permitted Uses**

- 1) The following permitted uses are allowed in the Civic Building Type:
  - a) Assembly, Nonprofit Institutional
  - b) Assembly, Nonprofit Membership
  - c) College or University
  - d) Day Camp
  - e) Day Care
  - f) Government Services
  - g) Hospital or Medical Center
  - h) Kennel, Type IV
  - i) Place of Worship
  - j) School, Elementary or Secondary
- 2) A Civic Building may also include:
  - a) Congregate Living Facility
  - b) Catering Services
  - c) Fitness Center

- d) Lounge, Cocktail (II)
- e) Nursing Convalescent Facility
- f) Theater, Indoor
- g) Vocational School

**i. Signage**

Civic buildings with store fronts may utilize signage; consult Article 3.B.16.G.2 for the standards and guidelines.

**8. Laminated Building**

**a. Description**

A Laminated Building is built to the sidewalk with individual store fronts at the ground story, but with another larger, generally office/ general commercial use or a parking structure/garage, located immediately behind the smaller store fronts. Residential, employment and/or office uses may be located on the second story and above. At minimum, two or more contiguous sides must laminate the entire height of the building.

**b. Frontage**

- 1) The distance from the R-O-W to the build-to zone depends on the building disposition requirements, as determined by Transect Zone.
- 2) When located at an intersection the building corner must be within the build-to-zone.

**c. Access**

- 1) The principle entrance to non-residential uses shall be from the street frontage.
- 2) Buildings located at an intersection shall locate the principle entrance at the corner within the build-to zone.
- 3) The front façade shall have a minimum of one accessible store front entrance for every 75 feet of continuous street frontage.
- 4) All multi-family residential access shall be internalized.
- 5) Passages through the building shall be a minimum of 8 feet in width.

**d. Parking and Services**

- 1) Parking and service activities shall be accessed through the secondary street, side street or alley.
- 2) Residential units may have indirect access to parking areas.
- 3) Waste and recycling containers shall be internalized in the building or entirely screened from view.
- 4) Loading docks, service areas and trash disposal facilities shall not face civic open space or a street frontage.
- 5) Minimum 2 spaces per 1,000 square feet of non-residential.
- 6) Minimum 1.5 spaces per residential unit.

**e. Landscaping**

All areas on the property shall be paved or treated with an approved groundcover.

**f. Appurtenances**

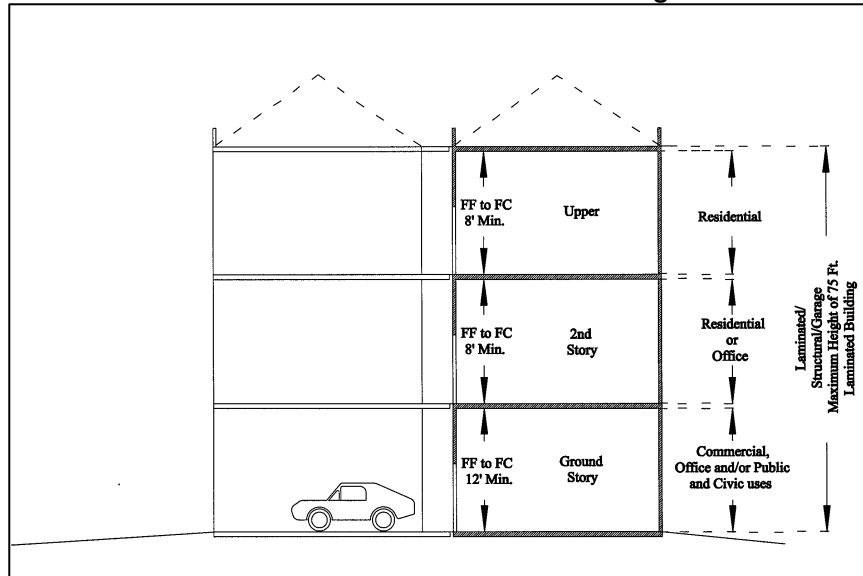
- 1) The building shall include one of the following on each front facade:
  - a) Awning
  - b) Arcade
  - c) Gallery
- 2) The building may include any of the following:
  - a) Bay/Oriel
  - b) Forecourt
  - c) Balcony



**g. Building Height**

- 1) Maximum building height shall be 75'.
- 2) The finished floor elevation of the ground story shall be 0-18 inches above the adjacent sidewalk elevation or the street crown, whichever is higher.
- 3) Minimum story heights are depicted in the figure below:

**Table 3.B.16.D – Laminated Building**



[ORD.2010-000]

- 4) The interior building shall be no taller than the eave height of the adjacent laminated building.
- 5) The number of stories permitted per transect zone for this building type are listed below:

**Table 3.B.16.D – Permitted Stories for Laminated Building**

Transect Zone	Maximum By Right	LEED Silver Bonus	LEED Gold Bonus	Maximum Permitted
UC 1	3	2	1	6
UC 2	3	2		5
UC 3	3	1		4

[ORD.2010-000]

**h. Permitted Uses**

- 1) The ground story shall provide flexible general commercial uses.
- 2) Residential, office, or employment uses may be located on the second and upper stories.
- 3) The following uses are also permitted in the second and upper stories:
  - a) Bed and Breakfast
  - b) Broadcast Studio
  - c) Financial Institution
  - d) Government Services
  - e) Hotel, Motel, SRO, Rooming and Boarding
  - f) Medical or Dental Office
  - g) Office, Business or Professional
  - h) Personal Services
  - i) Vocational School
- 4) Permitted Uses for the Laminated Building are determined by Transect Zone.

**i. Signage**

- 1) The building may include the following on each front façade:
  - a) One Building identification wall sign for each front façade.
  - b) One Plaque Sign for each front façade.
- 2) Store fronts may include the following:
  - a) Each principle entrance may have one wall sign or awning sign.
  - b) Blade sign for each principal entrance.
  - c) Window signage must be relative for each store front window.

- 3) Upper story office:
  - a) Window signage shall be limited by tenant fenestration.

**9. Block Building**

**a. Description**

A Block Building is predominately single-use building, devoted to office, employment or residential uses. Some general commercial uses are allowable on the ground story.

**b. Frontage**

- 1) The distance from the R-O-W to the build-to zone depends on the building disposition requirements, as determined by Transect Zone.
- 2) Block buildings shall be built to the sidewalk on all sides of the building, unless civic open space is incorporated in the block form in which case, only the portion of the building facing the civic open space is exempt from the build-to sidewalk requirement.

**c. Access**

- 1) The principle entrance to non-residential uses shall be from the street frontage.
- 2) The front façade shall have a minimum of one accessible store front entrance for every 75 feet of continuous street frontage.
- 3) All multi-family residential access shall be internalized.
- 4) Block Buildings must reinforce the urban character of the neighborhood and shall therefore continue a connected system of walkable street frontages.
- 5) Passages through the building shall be a minimum of 8 feet in width.

**d. Parking and Services**

- 1) Parking may be internalized within this building type or may be located off-site.
- 2) Residential units may have indirect access to parking areas.
- 3) Waste and recycling containers shall be internalized in the building or entirely screened from view.
- 4) Loading docks, service areas and trash disposal facilities shall not face Civic Open Space.
- 5) Minimum 2 spaces per 1,000 square feet of non-residential.
- 6) Minimum 1.5 spaces per residential unit.

**e. Landscaping**

All areas on the property shall be paved or treated with an approved groundcover.

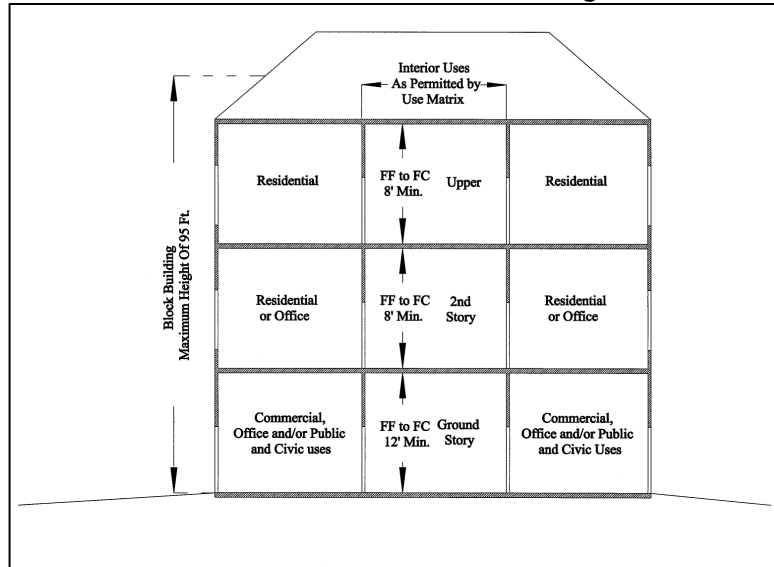
**f. Appurtenances**

- 1) The building shall include one of the following on each front façade:
  - a) Awning
  - b) Arcade
  - c) Gallery
- 2) The building may include any of the following:
  - a) Bay/Oriel
  - b) Forecourt
  - c) Balcony

**g. Building Height**

- 1) Maximum building height shall be 95’.
- 2) The finished floor elevation of the ground story shall be 0-18 inches above the adjacent sidewalk elevation or the street crown, whichever is higher.
- 3) Minimum story heights are depicted in the figure below:

**Table 3.B.16.D – Block Building**



[ORD. 2010-000]

- 4) The number of stories permitted per transect zone for this building type are listed below:

**Table 3.B.16.D – Permitted Stories for Laminated Building**

Transect Zone	Maximum By Right	LEED Silver Bonus	TBD Bonus	Maximum Permitted
UC 1	4	2	2	8
UC 2	4	1	1	6
UC 3	4			4

[ORD. 2010-000]

**h. Permitted Uses**

The permitted uses allowed within the Block Building are determined by Transect Zone.

**i. Signage**

- 1) The building may include the following on each front façade:
  - a) One Building Identification wall sign for each front façade.
  - b) One Plaque sign for each front façade.
- 2) Store fronts may include the following:
  - a) Each principle entrance may have one wall sign or awning sign.
  - b) Blade sign for each principal entrance.
  - c) Window signage must be relative for each store front window.
- 3) Upper story office window signage shall be limited by tenant fenestration.

**E. Urban Landscape and Pedestrian Standards**

**1. Purpose and Intent**

Within the Primary Redevelopment Areas (PRAs), the developer/property owner is required to construct and maintain all streetscape improvements according to the Urban Landscape and Pedestrian Standards as described further. Examples of streetscape improvements required as part of redevelopment include:

- (1) Installing sidewalks, to include curbs and gutters;
- (2) Under grounding or relocating utility lines along an alley, where not already done;
- (3) Installing street trees, streetlights, benches, trash receptacles, bicycle racks, etc;
- (4) Constructing other public spaces, such as streets and civic open space;
- (5) Dedicating public access easements; and
- (6) Providing public art.

## 2. Street Standards

### a. General Standards

- 1) Whenever pedestrian connectors cross internal drives and curb cuts, provide a highly visible crosswalk, made of a material that provides strong contrast with the vehicular surface (e.g. concrete in asphalt, paver in concrete).
- 2) Consider elevating the crosswalk to the level of the connecting walk. Also use standard warning signs and light fixtures (per The 2003 Manual on Uniform Traffic Control Devices (MUTCD)) to alert drivers to crossings.
- 3) All curb heights, curb return radii and curb cut locations shall be in accordance with the Land Development Design Standards Manual.

### b. Utilities

- 1) Utilities shall run underground within the pedestrian/amenity zone or pedestrian circulation zone when located on a primary, secondary, or side street frontage.
- 2) Utilities shall run underground within the area of the required frontage road when located on a required frontage.
- 3) Overhead utilities may be relocated to an alley subject to approval by DRO.
- 4) All new lift stations shall be located so they do not interfere with any frontage requirements or civic open space areas provided in accordance with this code.

### c. Sidewalk Standards

#### 1) General Standards

- a) The area between a front facade and the vehicular lanes are to have 3 distinct zones: Shy Zone, Pedestrian Circulation Zone, and the Planting/Amenity Zone. Minimum widths required for each zone are based on the street frontage found in Table 3.B.16.E – Pedestrian Zone Minimum Widths.

#### b) Pavement

- (1) A variety of paving materials, textures and colors are encouraged. Consistency of paving design is required within a project and within each block face. Plain, black asphalt is prohibited for use as a hardscape material in pedestrian zones.
- (2) All Paving materials shall be compliant with ADA guidelines and material selection should be sensitive to the needs of mobility impaired persons.
- (3) All paving materials in Pedestrian Circulation Zone and Planting/Amenity Zones shall be constructed entirely of pervious/porous materials, allowing some stormwater to percolate into the underlying soil and promote healthy street tree growth.

### d. Appurtenances

The clear height of appurtenances that project or hang from a building shall be at a minimum 8 feet above the sidewalk elevation.

### e. Public Realm

#### 1) Shy Zone

- a) The Shy Zone is a relatively narrow band of contrasting pavement abutting the front facade.
- b) Owners are encouraged to place containerized plants and window boxes along the area in front of their buildings within the Shy Zone.
- c) Moveable tables and chairs are encouraged in the Shy Zone, but may not encroach into the Pedestrian Circulation Zone.

#### 2) Pedestrian Circulation Zone

- a) The Pedestrian Circulation Zone is a continuous unobstructed space reserved for pedestrian movement.
- b) The surface shall be constructed entirely of plain poured concrete, and shall feature a pervious (or porous) composition.
- c) The Pedestrian Circulation Zone shall function as a continuous unobstructed space as illustrated for each appurtenance along the street frontage, with the exception of an arcaded sidewalk and gallery.

#### 3) Planting/Amenity Zone

- a) The Planting/Amenity Zone serves as the transition between the vehicular and the pedestrian part of the public realm. Bus stop locations, lighting, benches, trash receptacles, public art and street trees, groundcovers and pavers may be placed in this part of the public realm.
- b) In the PRAs, trees shall be planted in tree wells with an approved groundcover over the top to protect the roots, when planted along a street frontage. Irrigation shall be provided. Pervious Pavers are preferred over concrete.

- c) Property owners are encouraged to provide outdoor public art within the property or streetscape, to enrich the pedestrian experience and create a stronger sense of place.
- d) Benches will have backs and arm rests. The current standard bench is the X or equivalent. For each project, one bench will be provided for every 50 linear feet of street frontage on a project.
- e) The standard trash receptacle for the PRAs is the X or equivalent. At a minimum, one trash receptacle will be provided at each bench location.
- f) Moveable chairs and sidewalk cafes are strongly encouraged in the Planting/Amenity Zone, but may not encroach into the Pedestrian Circulation Zone.
- g) Placement and model/type of all street furniture and fixtures, if different than the current standard, shall be subject to the review and approval by the DRO.

**Table 3.B.16.E – Pedestrian Zone Minimum Widths**

	Shy Zone	Pedestrian Circulation Zone	Planting/ Amenity Zone
Required Frontage	2 feet	8 feet	8 feet
Primary Frontage	2 feet	8 feet	8 feet
Secondary Frontage	1 foot	6 feet	8 feet
Side Street Frontage	1 foot	4 feet	6 feet

**3. Street Trees**

**a. Purpose and Intent**

Street tree selection and placement serves to complement and help define the public realm, to provide an aesthetic and functional component to the street/building transition and to visually define the overall appearance of the URA as a design element, to lend a unique signature and visual identity. Benefits of urban street trees include: an effective mechanism to mitigate water runoff, filter pollutants, establish microclimates through introduction of shade and correspondingly reduce building cooling costs, and enhance and define the pedestrian portion of the public realm, specifically between vehicular lanes and building areas. Street tree species in the URA are selected to provide a consistent and coherent theme in the area, while allowing for some variation to avoid repetitious monotony. Street tree planting schemes shall utilize the principles of formal landscaping, and shall be installed and maintained according to the ANSI 300.

**b. Standards**

- 1) Street trees shall be planted in the Planting/Amenity Zones in accordance with the Tree Placement Plan and selected from the Street Tree Table 3.B.16.E – Allowable Street Trees by Frontage Classifications based on the location and frontage type.
- 2) **Tree Spacing by Frontage Type**

**Table 3.B.16.E – Tree Spacing (on center)**

Frontage Classifications	Tree Types		
	Large	Medium	Small
Required Frontage	30	20	20
Primary	30	20	20
Secondary	30	20	20
Side	30	20	20

- 3) All opposing street frontages shall mirror species selection and spacing.
- 4) Street trees shall be centered within the Planting/Amenity Zone, which resides between the Pedestrian Circulation Zone and the curb. Tree planting areas shall consist of an open soil surface area that shall be not less than 64 cubic feet per tree. The surface soil should be covered with a vegetative ground cover, mulch to a depth of at least two to four inches and 6 inches clear from trunk, or a permeable tree grate to reduce erosion and stormwater runoff. The street tree should be centered within the 64 cubic feet area. Whenever this is not possible due to a utility or

other obstruction, the tree shall be placed towards the building side of the planting area. All Street Trees and palms shall be planted a minimum distance of 6.5 feet from face of curb to ensure tree health and stability, and allow for adequate vehicular recovery areas when adjacent to rights-of-way.

- 5) Where required street tree planting overlaps with, or is adjacent to utility easements and other underground infrastructure, root barriers and/or other alternate methods acceptable to the County shall be employed. In such cases that the Planting/Amenity Zone overlap wholly encompasses the width of the easement, spacing and specie requirements may be modified/waived in conjunction with an alternate tree specie selection better suited to accommodate the impediment. Easement release agreements are required for all landscape material installed in an easement.
- 6) All required street trees shall be planted at the time of development in natural, enhanced, and/or engineered soils or comparable equivalent with a minimum cubic feet of sub surface space at least three times the volume of the root ball. In cases of limited soil volume directly adjacent, linear and lateral 'balanced' networks of radial root trenches and similar systems that accommodate and promote healthy and 'even' root growth are required.

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**Table 3.B.16.E – Allowable Species by Frontage Classification**

Vegetation Type	Required Frontage	Primary Frontage	Secondary Frontage	Side Street
<b>Street Trees</b>				
Live Oak ( <i>Quercus virginiana</i> )	X	X	X	X
Gumbo Limbo ( <i>Bursera simaruba</i> )	X	X	X	X
Red Maple ( <i>Acer rubrum</i> )			X	X
Satin Leaf ( <i>Chrysophyllum oliviforme</i> )			X	X
Geiger Tree ( <i>Cordia</i> spp.)			X	X
Pitch Apple ( <i>Clusia rosea</i> )			X	X
Pigeon Plum ( <i>Coccoloba diversifolia</i> )			X	X
Black Ironwood ( <i>Krugiodendron ferreum</i> )			X	X
Bismark Palm ( <i>Bismarckia nobilis</i> )	X	X	X	X
Canary Island Date Palm ( <i>Phoenix Canariensis</i> )	X	X		
Sabal Palm ( <i>Sabal palmetto</i> )			X	X
Florida Royal Palm ( <i>Roystonea elata</i> )	X	X	X	X
True Date Palm ( <i>Phoenix dactylifera</i> )	X	X		
<b>Groundcover and Grasses</b>				
St Augustine ( <i>Floritam</i> )	X	X	X	X
Florida Coontie ( <i>Zamia pumilla</i> )	X	X	X	X
Giant Sword Fern ( <i>Nephrolepis biserrata</i> )	X	X	X	X
Boston Fern ( <i>Nephrolepis exaltata</i> )	X	X	X	X
Blanket Flower ( <i>Gaillardia pulchella</i> )	X	X	X	X
<b>Containerized and Potted</b>				
Coral Honeysuckle ( <i>Lonicera sempervirens</i> )	X	X	X	X
Queen's Wreath ( <i>Petrea volubilis</i> )	X	X	X	X
Madagascar Jasmine ( <i>Stephanotis floribunda</i> )	X	X	X	X
Bougainvillea ( <i>Bougainvillea</i> spp)	X	X	X	X
Confederate Jasmine ( <i>Trachelospermum asiaticum</i> )	X	X	X	X
<b>[ORD. 2010-000]</b>				

**4. Bicycle Parking**

- a. For office development, the developer must provide one employee bicycle parking rack or bicycle locker (2-bike capacity) per 7,500 square feet of ground story area and one visitor/customer bicycle parking rack (2-bike capacity) per 20,000 square feet of ground story area.
- b. For multi-family residential development, the developer must provide one tenant bicycle parking rack or bicycle locker (2-bike capacity) per 3 units and one visitor bicycle parking rack (2-bike capacity) per 50 units.
- c. For general commercial development, the developer must provide one employee bicycle parking rack or bicycle locker (2-bike capacity) per 5,000 square feet of ground story area and one visitor/customer bicycle parking rack (2-bike capacity) per 12,500 square feet of ground story area.
- d. All bicycle-parking facilities are to be highly visible to intended users and should be protected from rain by a structure. The bicycle parking facilities shall not encroach on any area in the Clear Zone, nor shall they encroach on any required fire egress.
- e. X Bike racks are the standard bike rack for the PRAs.

**5. Alley**

- a. Alleys shall provide access to the rear of all buildings. Alley construction is required as part of the redevelopment project unless an alley already exists.
- b. Building backs allow commercial operators to utilize these spaces as efficient working environments and allow residents to have a semi-private space.
- c. The developer is required to dedicate the alley for public access.

## 6. Street and Outdoor Lighting

- a. A lighting program should consider the illumination of sidewalks and other multiuse pathways using low intensity fixtures that provide an even distribution of light while avoiding areas of intense shadows.
- b. To consolidate the number of fixtures placed within the Planting/Amenity Zone and R-O-W, consider the co-location of light fixtures along with other streetscape elements on single poles (i.e. street lighting and pedestrian lighting).
- c. A substantial amount of lighting for pedestrians should be provided from the store fronts using either indirect illumination from within the building or direct illumination under canopies or awnings.
- d. All site lighting will be required to meet the requirements found in Article 5.E.4.E, OUTDOOR LIGHTING.
- e. Street lighting for pedestrians shall be provided along all streets, including alleys and parking areas. The general rule for lighting is to prefer more, smaller lights opposed to fewer, high-intensity lights, to provide a more human scale. Street light structures shall not exceed 18 feet in height. Streetlights shall be installed on both sides of streets and should be at intervals no longer than 75 feet measured parallel to the street. Street lighting design shall meet the minimum standards developed by the illumination engineering society, as approved. Building, wall, and freestanding exterior lighting fixtures shall be directed downward in order to reduce glare onto adjacent properties and streets.
- f. At the time of development, the developer is only responsible for the installation of street lights on the side(s) of the street being developed.

## 7. Civic Open Space

### a. Intent

The provisions for civic open spaces provide a landscaped environment for the neighborhood, which complements the surrounding architecture and fulfills a critical need for neighborhood-oriented recreational space within an urban environment. Civic Open Space may also link civic buildings in the urban environment in providing paths and gathering places for social activity and recreation. Land designated for civic open space, shall consist of squares, plazas, greens and playgrounds.

### b. Plaza

Plazas are formally disposed open spaces available for civic purposes and commercial activities, and serve as the focal point for the social and commercial life of the neighborhood. A Plaza shall be defined by store fronts, civic buildings, and/or streets. It is primarily comprised of hardscape/pavers, with trees and containerized plants serving as the only vegetative material. At a minimum, a Plaza shall be 0.1-acre in size.

- 1) Maximum 30 percent unpaved surface area (turf, groundcover or mulch).
- 2) The remaining balance shall be paved surfaces.
- 3) A public art project is required in these locations, as outlined in Article 3.B.16.E.8.
- 4) Paved surfaces shall have a coordinated, distinctive pattern.

### c. Square

Squares are formally disposed open spaces available for civic purposes and unstructured recreation, and serve as a focal point for the social life of the neighborhood. A Square shall be defined by store fronts, Civic Buildings, Rowhouses, Apartment Buildings and/or streets. It is primarily comprised of landscape materials, primarily lawn and trees. At a minimum, a Square shall be 0.2-acres in size.

- 1) Minimum 60 percent unpaved surface area (turf, groundcover or mulch).
- 2) The remaining balance may be any paved surface including a maximum 30 percent paved surface.
- 3) A public art project is required in these locations.
- 4) Paved surfaces shall have a coordinated, distinctive pattern.

### d. Playground

Playgrounds are open spaces designed and equipped for the children's recreation. It may be fenced, and may include a shelter or other structure. Playgrounds shall be interspersed within residential areas, and may be placed within a block, adjacent to street frontage. Playgrounds may also be included in greens. There is no minimum or maximum size.

### e. Green

Greens are naturally disposed open spaces available for unstructured recreation, intended for less intensive foot traffic. It shall be defined by building frontages and/or streets on two or more sides. The minimum size shall be 0.25-acre and the maximum shall be 6 acres. It may also be partially depressed below the street grade for the purposes of accommodating temporary stormwater retention.

- 1) Minimum 80 percent unpaved surface area (turf, groundcover, soil or mulch).

- 2) The remaining balance may be any paved surface up to a maximum 20 percent of the Green.
- 3) Paved surfaces shall have a coordinated, distinctive pattern.

**f. Design Criteria**

In addition to the above components, Civic Open Spaces shall be designed, constructed, planted and maintained according to the following requirements:

- 1) A minimum of 5 percent of the gross area of each Urban Center neighborhood proper (per quadrant for intersection of two arterial roads) shall be permanently allocated as tracts comprised of Plazas, Squares, and Greens. This acreage shall be allocated and depicted on the regulating plan for the neighborhood. It shall be provided no later than the issuance of Certificate of Occupancy for 50 percent of the units of the neighborhood proper. Each Urban Center shall contain at least one Square or Plaza. This mandatory Square/Plaza shall be within a 300-foot radius of the geometric center of the Urban Center neighborhood. At least 95 percent of the neighborhood housing units must be within a 1/4 mile walk of a Square/Plaza. The remaining required Civic Open Space use tracts shall be divided into lesser tracts and distributed such that no part of the neighborhood proper is further than a 600-foot radius from a Plaza, Square or Green.
- 2) For Urban Infill developments of at least 5 acres, 5% of the gross area shall be permanently allocated as a tract of land comprised of a Plaza, Square or Green. This acreage shall be allocated and depicted on the regulating plan for the neighborhood, and provided no later than the issuance of Certificate of Occupancy for the development. This required allocation shall be adjacent to a street.
- 3) A properly defined civic open space is visually bound by front facades to create an outdoor room that is comfortable to its users.
- 4) Civic open spaces shall feature open, unimpeded pedestrian access from the adjacent streets and sidewalks. They shall also be visually permeable from the sidewalk, allowing passersby to see directly into the open space. A clear, unobstructed view at the pedestrian level through the civic open space is important for public safety purposes. To ensure that civic open space is well used, it is essential to locate and design it carefully. Take views and sun exposure into account as well.
- 5) Street corners where two thoroughfares intersect are not a good location for neighborhood-oriented Civic Open Space. Plazas and other open space features at high-traffic street corners may be attractive to look at or pass by, but are not very well used due to noise, fumes, vibration and other nuisances.

**g. Components**

- 1) Pervious paving materials are encouraged in all Civic Open Spaces, and impervious paving material shall be limited to the greatest extent possible. Plain, black asphalt is prohibited.
- 2) A minimum of 5 linear feet of seating should be provided for every 1,000 square feet of urban open space.
- 3) Moveable chairs are encouraged and each may be counted as 2 ½ linear feet of seating area.
- 4) Seating should be greater than 16 inches and less than 30 inches above grade and not less than 16 inches in depth. Seating greater 28 inches in depth and accessible from opposing sides should count as double.
- 5) Seating may include benches, dedicated seating along planter and retaining walls where the seating area is between 16 and 30 inches above grade.
- 6) One trash receptacle for each 5,000 square feet of each physically separated civic open space.

**h. Landscaping**

- 1) Trees shall be selected and planted in accordance with the specific arrangements set forth in the Civic Open Space planting plans (see diagrams) and all plantings selected from the respective list.
- 2) General Design Specifications: 1 tree (six feet caliper above grade) for every 1,000 square feet of provided open space to be planted in at least 350 square feet of soil.
- 3) All trees will be selected and planted following the basic requirements as set forth in Table 3.B.16.E – Allowable Civic Open Space Species List as pertains to quality and size.

**i. Other**

- 1) Public art is encouraged to be placed within the Civic Open Space, and is a required component of the Plaza and Square.
- 2) The owner shall maintain all areas and elements that lie within the Civic Open Space.
- 3) One drinkable water fountain for each 5,000 square feet of each landscaped Civic Open Space.

**Table 3.B.16.E – Allowable Civic Open Space Species List**

<b>Large Canopy</b>
Live Oak ( <i>Quercus virginiana</i> )
Gumbo Limbo ( <i>Bursera simaruba</i> )
Red Maple ( <i>Acer rubrum</i> )
Mahogany ( <i>Swietenia mahagoni</i> )*
Royal Poinciana ( <i>Delonix regia</i> )*
Wild Tamarind ( <i>Lysiloma latisiliquum</i> )*
Sweetbay Magnolia ( <i>Magnolia Virginiana</i> )
<b>Small and Medium Canopy</b>
Satin Leaf ( <i>Chrysophyllum oliviforme</i> )
Geiger Tree ( <i>Cordia</i> spp.)
Pitch Apple ( <i>Clusia rosea</i> )
Pigeon Plum ( <i>Coccoloba diversifolia</i> )
Black Ironwood ( <i>Krugiodendron ferreum</i> )
<b>Palms</b>
Bismark Palm ( <i>Bismarckia nobilis</i> )
Canary Island Date Palm ( <i>Phoenix Canariensis</i> )
Sabal Palm ( <i>Sabal palmetto</i> )
Florida Royal Palm ( <i>Roystonea elata</i> )
True Date Palm ( <i>Phoenix dactylifera</i> )
<b>Groundcover and Grasses</b>
St Augustine
Ferns, Boston and Sword ( <i>Nephrolepis</i> spp.)
Florida Coontie ( <i>Zamia pumilla</i> )
<b>Containerized and Vines</b>
Coral Honeysuckle ( <i>Lonicera sempervirens</i> )
Queen's Wreath ( <i>Petrea volubilis</i> )
Madagascar Jasmine ( <i>Stephanotis floribunda</i> )
Bougainvillea ( <i>Bougainvillea</i> spp)
Confederate Jasmine
<b>Other</b>
Bamboo (only clumping, non-invasive permitted) <sup>1</sup>
Kapok ( <i>Ceiba pentandra</i> <sup>1</sup> )
Baobab ( <i>Adansonia</i> ) <sup>1</sup>
Note:
1. Denotes species that may be selected only when the tree canopy at maturity would not directly overhang paved areas
2. Other species may be allowed subject to the approval of the Planning Director.

**8. Public Art**

All new development where total vertical construction costs of all buildings on a project site are equal to or greater than \$1,000,000.00 shall provide art valued in an amount of one percent of the total vertical construction costs.

**F. Architectural Standards**

**1. General**

**a. Purpose and Intent**

The purpose of the architectural standards is to encourage visual harmony among buildings through the common use of similar proportions elements and materials in architecture. This ensures that redevelopment over time is responsive to its context, whether established or planned), and contributes to the creation of an identity for the area. Creativity is not stifled and diversity and originality are allowed, as no specific architectural style is prescribed in the Architectural Standards. The intent of these standards is to promote the creation of a rational architecture that is of its time, and meets the needs of its place.

**2. Architectural Treatments**

**a. General for All Building Types**

- 1) Architecture shall be designed with a careful attention to details that are pedestrian oriented and directly relate to the streetscape.
- 2) The front facade shall receive more attention than the rest of the building. To maximize the street frontage of buildings and minimize the visibility of parking areas from the street, a building should be articulated so that the long side fronts the street. When located at an intersection, the front façade of a building shall be the designated as the façade with the greatest length fronting a

street. This standard does not preclude two or more facades from being designated as front facades.

- 3) Higher intensity buildings should not cast a shadow line on existing neighborhoods. To avoid this, buildings should be stepped back, such as a terrace, on their upper stories or designed in such a manner as to allow sunlight to pass through a certain portion of the building.

**b. Mass and Articulation**

- 1) The mass of the building shall contribute to a sense of place by bounding the edge of the public realm along a street, provide architecture that is responsive to its site, surroundings, and human activities and is aesthetically pleasing.
- 2) To promote human scale and visual interest, the mass of the building should be broken down horizontally and vertically, and articulated in a hierarchy of separate volumes. Within each volume or bay there should be an orderly rhythmic placement of windows and doors. These should be well proportioned and related to create a satisfactory architectural composition. No building shall feature a continuous street frontage greater than 64 feet, unless its mass is articulated as separate volumes. Do not create a large monolithic structure.
- 3) The building façade composition should be proportioned so that verticals dominate horizontals except for store front windows, which may be square. Large openings, including fenestration and appurtenances, should be made up of smaller vertically proportioned elements grouped together to create the desired width.
- 4) No more than 20 feet of horizontal and vertical distance of a front facade shall be provided without articulation or architectural relief. This may be accomplished through the use of expression lines, fenestration, changes in material expression, and appurtenances. Front facade articulation shall maintain a distinction between the store front and upper stories.
- 5) Buildings at street corners should strive for a distinctive form and high level of articulation. To establish a presence, buildings should be designed to address the corner that is, to engage the interest of drivers, pedestrians and bicyclists at the intersection. Appropriate treatments include but are not limited to providing a principle entrance, additional building mass/height, and distinctive architectural elements at the corner.
- 6) The rhythm established by the repetition of façade elements shall be maintained on all public frontages.
- 7) The visibility of elevators, stairways, and corridors in the upper stories should be minimized by incorporating them into the mass of the building.

**c. Entrances**

- 1) Use building massing, fenestration, rhythm, appurtenances and changes in the roofline to emphasize the principle entrance.
- 2) The principal entrance of a store front shall be both architecturally and functionally designed on the facade of the building facing the street frontage. Principal entrances may be recessed into the building up to 3 feet. Other entrances or emergency exits may be designed to be consistent with the principle entrance requirements (there may be more than one principal entrance per facade).
- 3) If a building is long or large, more than one principal entrance may be needed on the front facade. To promote pedestrian interest and walkability, a principal entrance shall occur at a minimum of every 75 feet on Required, Primary and Secondary Frontages.

**d. Fenestration**

- 1) On all buildings, windows shall be placed to afford views of all streets and parking and service areas.
- 2) All windows within a building should be related in proportions and trim. Elements associated in those windows should be unified in composition, (e.g., common sills, headers, frames).
- 3) All window glazing shall be inset a minimum of three inches from the exterior wall finish.
- 4) Windows in store fronts facing a street or Civic Open Space shall have non-reflective, 70-90% visible light transmittance. At least 70% of the store front façade for the ground story shall consist of fenestration at the pedestrian level as measured from top of the bulkhead to the ground story ceiling height. Where privacy is desired, for restaurants, professional services, etc., windows should be divided into smaller panes.
- 5) For facades with Storefronts: above the ground story, the window to wall proportion should be less than that of the store front (generally to 1/2).

**e. Materials and Finishes**

- 1) Consideration shall be given to incorporating locally accepted building practices, materials and products into the design. This includes strategies associated with "Green" building.

- 2) Exterior walls shall be finished in warm, neutral colors, or may be left in a natural state if using an appropriate material (e.g., cut stone). Consideration should be given to neighboring buildings and established architectural themes.

**f. Roofs**

- 1) Roof forms should complement the building mass and be consistent with the style, detailing and materials of the overall architecture.

**2) Pitched Roofs**

- a) Double-pitched roofs (including gable, hip, and pyramid) shall be used in the Urban Infill transects to add visual interest and serve as a transition to the existing neighborhoods.
- b) The maximum allowable roof pitch shall not exceed 6:12. Roof overhangs/eaves shall be such that they contribute to the architecture as a whole.
- c) Single-pitched/shed roofs should not be used as the roof of a principal building. However, they may be featured on appurtenances.

**3) Flat Roofs**

- a) Flat roofs are acceptable in all Urban Center transects, provided that a strong well-detailed cornice and/or parapet wall is provided.
- b) Buildings utilizing "Green" roof strategies for stormwater, recreational or other sustainable purposes may use a flat roof, regardless of transect. Buildings should be equipped with roofs of shallow 4-inch soils and drought-tolerant species. Buildings with intensive green roofs may feature deeper soil applications and use larger shrub and tree species. Such species shall be chosen for their storm resistance, low maintenance requirements, and ability to tolerate extreme fluctuations in water availability.

**3. Architectural Appurtenances**

**a. Arcaded Sidewalk**

A covered pedestrian walkway contiguous to a Street, Plaza or Square that is open to the public, a useable floor area shall be required above the roof of the arcade.

- 1) The outside column face shall be positioned at minimum of 5 feet from the utility easement.
- 2) Minimum clear space of 10 feet from front facade to inside column face.
- 3) Minimum clear height of 10 feet from sidewalk elevation to colonnade ceiling.
- 4) A porch or enclosed useable space shall be above the colonnade.
- 5) Height shall be relative to the ground story ceiling height.
- 6) Minimum spacing between column openings shall be 8 feet on center.

**b. Awning**

A non-permanent roof-like appurtenance supported by a frame that is cantilevered from a facade over windows and doors.

- 1) Shop front awnings may project into the Pedestrian Circulation Zone.
- 2) Shop front awnings shall have a minimum clear height of 8 feet from sidewalk elevation to bottom edge.
- 3) Architecturally and functionally designed upper stories awnings may be permitted.
- 4) Marquees and cantilevered roofs are subject to separate approval (see Article 3.B.16.G.6, Sign Standards).

**c. Balcony**

An appurtenance providing an exterior platform, attached to a building and may project forward of its required build-to zone. Balconies aligned vertically on adjacent floors may post up to one another and share a single roof element.

- 1) The following standards apply:
  - a) May project into the Pedestrian Circulation Zone.
  - b) Minimum 3 feet depth for upper stories, when above a store front.

**d. Bay/Oriel**

An appurtenance to a building forming a livable enclosed space projecting beyond the building.

- 1) For Mixed Use Buildings, the following standards apply:
  - a) Upper stories may extend beyond the build-to zone.
  - b) May have fenestration on both front and side surfaces.
- 2) For Residential Building Types, the following standards apply:
  - a) Shall not encroach into the Pedestrian Circulation Zone.
  - b) Shall have fenestration on both front and side surfaces.

**e. Dooryard**

A private appurtenance providing outdoor living space elevated above ground level.

- 1) Minimum 18 inches above sidewalk elevation or street crown, whichever is higher.



2) May extend beyond the build-to zone up to the Pedestrian Circulation Zone.

**f. Gallery**

A covered promenade over a pedestrian walkway, contiguous to a street, plaza or square that is open to the public, with no usable floor area above.

- 1) The outside column face shall be positioned at minimum of 5 feet from the utility easement.
- 2) Minimum clear space of 10 feet from front facade to inside column face.
- 3) Minimum clear height of 10 feet from sidewalk elevation to colonnade ceiling.
- 4) Minimum spacing between column openings shall be 8 feet on center.

**g. Forecourt**

A public area created by recessing the façade, surrounded by two or more building walls; the forecourt may be elevated up to 18" above ground level.

- 1) 20% (maximum) of the front facade may be recessed beyond the build-to zone at a depth no greater than the length, unless the forecourt serves as an entry to a courtyard.
- 2) Prohibited at all street corners.
- 3) Building walls facing the forecourt shall have the same treatment as the front facade.

**h. Porch**

An appurtenance to a building, forming a covered approach or vestibule to a doorway.

- 1) May extend beyond the build-to zone up to the Pedestrian Circulation Zone.
- 2) Required to be open, un-air-conditioned.
- 3) Minimum 3 feet deep by 4 feet wide.
- 4) Minimum elevation 18 inches above the adjacent sidewalk elevation or street crown, whichever is higher.

**i. Stoop**

An appurtenance on the front facade up to the Pedestrian Circulation Zone with the ground story elevated from the sidewalk for privacy, with an exterior stair and landing at the entrance.

- 1) May extend beyond the build-to zone up to the Pedestrian Circulation Zone.
- 2) Required to be open and not air-conditioned.
- 3) Minimum 3 feet deep by 4 feet wide.
- 4) Minimum elevation 18 inches above the adjacent sidewalk elevation or street crown, whichever is higher.

**4. Utilities and Mechanical Equipment**

**a. Building Equipment**

- 1) All outdoor mechanical system equipment shall either be located on the roof, or to the rear and/or side of the building. Mechanical equipment includes, but is not limited to, air compressors, pumps, exterior water heaters, water softeners, private garbage cans (not including litter containers), and storage tanks. This equipment shall not be located adjacent to nor within Civic Open Space, or a Primary or Required Frontage.
- 2) All roof-mounted equipment shall be screened with parapets or other types of visual screening extending a minimum of 42 inches above the roof.
- 3) Equipment accessible from ground level should be placed within a low enclosure, or other similar access-restricted area. This may be further complimented by use of vegetative material.

**b. Building Service Areas**

All solid waste, recycling, and yard trash containers (except trash receptacles), grease containers, and loading docks shall be located at the rear of the building, accessible by an alley, or in a location remote from pedestrian spaces. When in a parking area, solid waste, recycling, and yard trash containers (except trash receptacles), grease containers, and loading docks shall be located in a portion of the parking area that is furthest from the street. Alternatively, solid waste containers may be internalized within the building, provided that sufficient accommodations exist to roll them into the alley for collection.

**G. Other Standards**

**1. Purpose and Intent**

The purpose is to provide standards for those essential characteristics of development and sustainable communities that are not found elsewhere in this code. The intent of these standards is to provide a clear articulation of the expectations of new development and redevelopment in the Priority Redevelopment Areas. The Other Standards include signage, landscaping, green building incentive program, stormwater management, parking dimensions, and the workforce housing program components for this Section.

## 2. Sign Standards

### a. Purpose and Intent

The purpose of the standards and guidelines in this section is not uniformity, but rather the elimination of those elements that result in a cluttered and unattractive visual environment. The intent of these standards is to provide a consistent framework which allows some flexibility in creative expression and variety in signage for each business. Therefore, signage can provide an effective means of advertising and promoting products and/or services, and in turn these standards allow each business to contribute to and compliment the public realm in a positive, coherent manner.

### b. General Standards

#### 1) Conceptual

- a) Signage shall enhance and compliment the architectural qualities and elements of buildings. Architectural elements, such as moldings, pilasters, arches, clerestory windows, roof eaves, or cornice lines should be used as a frame.
- b) Signs are encouraged to be designed relatively and artistically.

#### 2) Location

- a) Signage shall have minimum clear height of 8 feet above sidewalk elevation.
- b) Neon signs may be permitted as window signage, limited to store fronts.
- c) For building walls not defined as facade, signage area is limited to the ground story service door.

#### 3) Illumination

- a) Signs may be illuminated only when prescribed and is limited to the period when the establishment is open for business.
  - b) Illumination shall be done in a manner as to minimize light trespass onto adjacent properties or public R-O-W.
  - c) Illumination shall be constant and shall not consist of flashing, animated or changing lights, unless approved by Type IB Variance. Such exceptions may include banks, civic buildings and entertainment venues.
- 4) Figure 8.F.2.D-7 of the ULDC shall be the method for determining a sign's area for calculation purposes/measuring standards.
  - 5) All permanent signs shall consist of durable long lasting materials.
  - 6) Signs that no longer communicate the service or good provided within shall be removed within 60 days after the use has ceased or vacated the premises.

### c. Building Identification Signs

#### 1) Building Identification Wall Sign

- a) One Building Identification Wall Sign per building front façade.
- b) Building Identification Wall Sign may indicate, without advertising matter, information relating to the building or site, such as, the building name, date, and/or address. Shall be located on the building's parapet wall or under the eaves, and above the upper story windows, projecting no more than 6 inches from the façade.
- c) Signage area is limited to 1 square foot for every 16 linear feet of street frontage, plus, 2 square feet for every story above the second story, up to 28 square feet.
- d) May be back lit, internally illuminated or externally illuminated.

#### 2) Plaque Sign

- a) Plaque Sign per façade.
- b) Plaque Signs may indicate, without advertising matter, the building's name, date, address and/or unique information relevant to the building or site.
- c) The sign shall be limited to 1 square foot, placed at pedestrian level.

#### 3) Address Sign

- a) Address sign is required for each freestanding building.
- b) All Address Signs should be between 8 and 12 inches.
- c) Buildings with multiple addresses shall post the address range and shall be of uniform size and color. Further standards are subject to Palm Beach County Fire Rescue discretion.

### d. Storefront Signs

#### 1) Wall Sign

- a) Maximum letter heights are determined by street frontage, as prescribed in Table 3.B.16.G – Allowable Wall Sign Area.
- b) Allowable wall sign areas are relative to street frontage and length of frontage, each not to exceed the maximum area prescribed in Table 3.B.16.G – Total Allowable Sign Area in square feet, the following standards apply.

- c) Store fronts may have multiple wall signs, limited to one per principal entrance.
- d) Store fronts with multiple principal entrances shall have 36 feet or greater of separation, and similarly the wall signs shall be separated by a minimum of 6 feet.
- e) The sum of all sign areas per store front shall not exceed the total allowable sign areas as prescribed in Table 3.B.16.G – Total Allowable Sign Area in square feet.
- f) Additional wall signs and principal entrances shall be uniform throughout the store front.
- g) Each wall sign shall be located within 12 to 14 feet above the adjacent sidewalk elevation, projecting no more than 6 inches from the front façade, arcaded sidewalk, or gallery.
- h) Each wall sign may be back lit, internally illuminated or externally illuminated.

**Table 3.B.16.G – Allowable Wall Sign Area**

Wall Signs – General Standards		
Street Frontage	Maximum Area Per Wall Sign	Maximum Letter Height
Required	24 square feet	15 inches
Primary	18 square feet	12 inches
Secondary/Side	12 square feet	9 inches
[ORD. 2010-000]		

**Table 3.B.16.G – Total Allowable Signage Area in square feet**

Total Allowable Signage Area (square feet)													
Street Frontage	Store Front Length (Feet)												
	8 ft	12 ft	16 ft	20 ft	24 ft	28 ft	32 ft	36 ft	40 ft	44 ft	48 ft	52 ft	
Required	6.5	9.5	13	16	19	22.5	25.5	29	32	35	38.5	41.5	
Primary	5	7	9.5	12	14.5	17	19	21.5	24	26.5	29	31	
Secondary/Side	3	4.5	6.5	8	9.5	11	13	14.5	16	17.5	19	21	
<b>Notes:</b>													
1. Wall sign areas are determined by using a constant value per street frontage by the store front length in feet, rounded to the nearest half square foot.													
2. The values represent International Sign Association (ISA) recommendations for signage regulations.													
[ORD. 2010-000]													

**2) Awning Sign**

- a) Awning Signs are permitted as a substitute for Wall Signage.
- b) Awning Signs are limited to the skirt or bottom flap on store front façades; letters, emblems, logos or symbols shall be limited to 4 inches in height.
- c) The awning skirt or bottom flap shall be relative to the ground story ceiling height.
- d) May be internally illuminated.

**3) Blade Sign**

- a) One Blade Sign per principal entrance, must be perpendicular to the façade/street and located above or adjacent to the principal entrance.
- b) Blade Signs may be 2 sided, or 3 dimensional to reflect the silhouette of a particular object indicating use or service.
- c) The area of each sign face shall be limited to 3 square feet and no more than 6 inches in width.
- d) Blade Sign shall have a clear height of 8 feet and may project up to 1 foot beyond the Shy Zone.
- e) May be internally or externally illuminated.

#### 4) Window Sign

- a) Window signs shall be limited to 20 percent of total store front fenestration, as prescribed in Article 3.B.16.F (Architectural Standards), the minimum fenestration is 70% of the front facade at pedestrian level (from top of the bulkhead to the ground story ceiling height).
- b) Window signage should appear proportional on each store front window and shall not be illuminated.

#### e. Other Sign Types

##### 1) Directory Sign

- a) Directory Sign may be located at each pedestrian accessible access way or passage.
- b) Directory Signs inform pedestrians of the location/direction to store fronts within a forecourt or courtyard.
- c) May be internally or externally illuminated.

##### 2) Window Signage for Second Story Office

- a) Shall be fixed to the window and is limited to 20 percent of the office fenestration, per window.
- b) Shall only advertise the goods and/or services provided within.
- c) Signage should appear proportional throughout the fenestration.
- d) Shall not be illuminated.

##### 3) Sign for Rowhouse Office

- a) Limited to 1 square foot.
- b) Must be fixed to the front façade or vertical member of an appurtenance at ground story level.
- c) Shall not be illuminated.

##### 4) Marquee Sign

- a) Marquees are generally associated with entertainment venues & shall comply with further administrative standards.

### 3. Landscaping Standards

#### a. Purpose and Intent

The purpose of the following landscaping standards is to allow for those areas not otherwise included in the Urban Landscape and Pedestrian Standards or Civic Open Spaces to recreate the species mix typically found in a native uplands habitat. The intent is to provide species that are either native indigenous species or those that are sustainable and/or desirous for aesthetic purposes. Furthermore, this acknowledges that trees and other plants contribute to and belong in the urban environment for the purposes of creating shade, cleansing and cooling the air, adding value to properties, reducing energy demands and costs, providing for visual screening and buffering, and reducing the amount of pollutants potentially discharged into bodies of water.

#### b. Standards

- 1) All turf must be sodded at installation not seeded, sprigged, or plugged.
- 2) Approved groundcovers shall be used, where hardscaping or turf locations are not otherwise required.
- 3) At planting, all trees shall be at least 6 inches minimum caliper and a minimum 14 feet in overall height. All species shall be selected from Table 3.B.16.G – Allowable Trees.
- 4) In addition to the property, the owner shall maintain the following areas and elements that lie within:
  - (a) The front façade portion between their side build-to zone and the back of the street curb (includes all streetscape elements).
  - (b) The alley and parking areas between the side build-to zone and up to the edge an adjacent property (includes R-O-W elements).
- 5) All plant material shall be Florida #1 or Florida fancy grade from Table 3.B.16.G – Allowable Trees.
- 6) Drought tolerant plants and xeriscape techniques shall be the only acceptable landscape practice. These include: amending the soil, mulching, grouping plants by water need, and utilizing water efficient and/or recycled stormwater irrigation equipment.
- 7) All invasive exotic species on the property shall be removed prior to development.
- 8) Any unpaved ground area shall be planted with groundcover.
- 9) Bioswales shall be installed to infiltrate runoff from parking areas and alleys for all in line shallow depth infill parcels in the UI Transect. Bioswales may also be used in the UC Transect. At a minimum, the Bioswale shall:
  - (a) Be a minimum 10 feet in width.
  - (b) Traverse the property and be located adjacent to the rear parcel boundary.

- (c) Serve as a vegetated buffer strip and include plant material from Table 3.B.16.G – Allowable Trees in the following minimum ratios:
    - (1) One Large Canopy Tree per 20 linear feet.
    - (2) One Small/Medium Canopy Tree per 20 linear feet.
    - (3) Cluster of three Palms or three Pines per 20 linear feet.
    - (4) Fully sodded and/or appropriate groundcover suitable for soil stabilization, preliminary stormwater treatment and nutrient uptake.
  - (d) Include a 4-6-foot high black or green colored vinyl clad chain link fence within 6 inches of the property line, unless adjacent property already has a fence.
  - (e) Be designed as a stormwater management system to allow some infiltration and treatment of runoff prior to conveyance to a detention or retention area.
  - (f) Accommodate the use of cross blocks, weirs and connections to exfiltration/infiltration trenches where feasible.
  - (g) Connect to bioswales on adjacent parcels.
- 10) All parking lot rows shall be terminated by a tree planting area a minimum of 50 square feet in area, and planted with at least one small/medium Canopy Tree. They should be placed lower than walkways, not mounded up.

**Table 3.B.16.G– Allowable Trees**

<b>Large Canopy</b>
Live Oak ( <i>Quercus virginiana</i> )
Red Maple ( <i>Acer rubrum</i> )
Gumbo Limbo ( <i>Bursera simaruba</i> )
Mahogany ( <i>Swietenia mahagoni</i> )
Bald Cypress ( <i>Taxodium Distichum</i> )
Sweetbay Magnolia ( <i>Magnolia Virginana</i> )
<b>Small and Medium Canopy</b>
Satin Leaf ( <i>Chrysophyllum oliviforme</i> )
Silver Buttonwood ( <i>Conocarpus erectus var. sericea</i> )
Geiger Tree ( <i>Cordia spp.</i> )
Pitch Apple ( <i>Clusia rosea</i> )
Pigeon plum ( <i>Coccoloba diversifolia</i> )
Black Ironwood ( <i>Krugiodendron ferreum</i> )
<b>Palms and Pines</b>
Sabal Palm ( <i>Sabal palmetto</i> )
Slash Pine ( <i>Pinus elliotii var. "densa"</i> )
<b>Groundcover and Grasses</b>
Blanket Flower ( <i>Gaillardia pulchella</i> )
Muhly Grass ( <i>Muhlenbergia capillaris</i> )
Saltmeadow Cord Grass ( <i>Spartina patens</i> )
St Augustine ( <i>Stenotaphrum secundatum</i> )
Wiregrass ( <i>Aristida stricta = A. beyrichiana</i> )
<b>Other</b>
Bamboo
[ORD. 2010-000]

#### 4. Green Building Incentive Program

##### a. Intent

The purpose of the Green Building Incentive Program is to stimulate private sector development to construct environmentally-friendly buildings consistent with the goals of the URA Master Plan, and to offer a tangible incentive using “bonus height” for projects meeting nationally recognized criteria.

##### b. Standard of Measurement

The standard of measurement shall be the U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED™) Green Building Rating System.

##### c. Applicability

All new development or rehabilitation projects in the Priority Redevelopment Areas (PRAs) are eligible for bonus height consideration, with the exception of the Mixed-use Type I building. The proposed site plan (including the requested bonus height) will be reviewed through the DRO and building permit process.

**d. Additional Height**

In order to qualify for the height bonus, the development must guarantee a LEED™ rating at the Silver level or above (Gold or Platinum). For site plan proposals in which the LEED™ certified Platinum award levels are being sought may receive an additional bonus. Additional incentives for projects pursuing the Platinum level may also be considered by the County. Height bonuses can be found in Table 3.B.16.C – Permitted Stories Table.

**e. Implementation**

- 1) At the time of DRO application for site plan approval, the developer shall submit the LEED™ scorecard (LEED™ Version 2.2 or the most recent version) along with the site plan application. The LEED™ scorecard will be accompanied by a detailed analysis of each credit and why the standard can or cannot be achieved. The LEED™ scorecard is a checklist of green building standards and allows the developer to voluntarily score the building against the LEED™ Green Building Rating System. The scorecard is the documentation supporting the developer's request for bonus height. The scorecard is used to select which credits the developer intends to pursue and the number of points "earned" determines the award level. The building registration and other required information will be filed with USGBC at the beginning of the project for LEED™ certification and rating by the developer. Prior to DRO certification of the site plan, the County and the developer will enter into a development agreement requiring that the green building components identified in the scorecard be constructed or installed in the building and that any third-party inspection fees will be paid for by the developer. Furthermore, the developer shall post a surety with the County. The amount of the surety shall be based on the number of dwelling units contained within the "bonus height" stories. The number of dwelling units shall be multiplied by the BCC's established price for TDRs at the date of the application.
- 2) Once the site plan is approved by the DRO, permit drawings shall be reviewed to ensure inclusion of the approved green building components and practices, based on the scorecard. The developer shall utilize third-party LEED™ certified inspectors or architects hired by the developer during review of the permit drawings and construction of the building. Permits shall not be issued unless approved LEED™ components are included in the plan drawings.
- 3) During plan review and construction, the LEED™ certified inspector or architect will provide documentation and submit regular reports to the County ensuring compliance with the LEED™ standards and scorecard and the approved site plan. If during construction, the developer is unable to include required green building components, or if the inspector/architect finds that the developer failed to include these components, then the County shall pursue enforcement.
- 4) The application for LEED™ certification and rating shall be submitted to USGBC when the building construction is complete or substantially complete, depending on the credits elected. If during construction of the building, the developer is unable to include all of the approved green building components previously identified in the scorecard, and then the developer will be required to replace components not provided with other green building components acceptable to USGBC and the LEED™ Rating System. Substantial deviation from the original scorecard shall require an amendment to the approved DRO plan and scorecard. Should the building be completed, with the LEED™ certification at the stipulated level of the scorecard unmet, the County may, at its discretion collect the surety and apply the funds to a TDR contract to purchase an equivalent number of units to those proposed for the original bonus height consideration.
- 5) Within one year from the issuance of the Certificate of Occupancy, LEED™ certification (at the agreed upon level or better) by the USGBC consistent with the approved site plan shall be provided to PZB. Certification by USGBC will be obtained when the building is complete and the developer has constructed or installed the approved green building components previously identified. Upon receipt of the USGBC certification at the County, the posted surety shall be returned to the developer.

**5. Stormwater Mitigation Strategies**

**a. Purpose and Intent**

In urban mixed-use infill development, some Best Management Practices (BMPs) for stormwater management differ from suburban practices. Compact development creates fewer pollutants by reducing expansive lawns and parking areas. However, because less land is available for stormwater treatment, excess stormwater may be infiltrated or detained in subsurface basins and oils and greases can be removed with skimmers. This subsection allows the use of a variety of innovative and emergent BMPs to meet stormwater management standards. The use of these practices and their functional equivalents are presumed to comply with the stormwater management standards

contained in the ULDC; if this subsection conflicts with any other provision of the ULDC, the provisions of this subsection will prevail.

**b. Stormwater Management Plans**

A master stormwater management plan may ultimately be developed and implemented for the PRAs. This plan would be based upon likely build-out scenarios proposed in the URA Master Plan and Addendum. A cost estimate and joint stormwater management strategy will be developed based upon the plan. In the interim, stormwater management shall be as otherwise required in Article 11 with the exception of parcels within the PRAs may develop a stormwater management plan in conjunction with other adjacent parcels.

**c. Suggested Strategies**

Innovative urban stormwater management designs and techniques may be considered for addressing stormwater treatment requirements, including but not limited to porous pavement, treatment inlet boxes with skimmers or traps, subsurface basins and/or cisterns for infiltration or detention, prefabricated multi-chamber water quality devices, stormwater treatment mitigation, bioswales and rain gardens to infiltrate runoff from paved areas, etc. Many of these strategies are encouraged and required throughout the PRA areas.

**d. Other Strategies**

One emergent solution to the challenge of urban stormwater management is the use of green roofs with cistern systems. Easily utilized on the flat roofs of many mixed use, residential, and civic buildings, green roofs with cisterns are used to store stormwater falling on the roof and use it for irrigation of rooftop vegetation, irrigation of landscaping on site and/or infiltration. Besides reducing land costs, by reduced needs for an area of stormwater management, green roofs have the potential to create otherwise wasted rooftops as recreational, urban gardens, and/or open space, thereby increasing building value and efficiency of land use.

**e. Stormwater requirements**

Stormwater management designs shall be submitted to the DRO for evaluation at the time of the site plan approval process. All stormwater management designs and techniques must be certified by a Florida professional engineer who is competent in the fields of hydrology, drainage, and flood control. The submittal must include a proposed maintenance schedule for each technique, identifying the timing of inspections and the maintenance activities that will be taken such as removing debris from inlet boxes, replacing filters, pumping out accumulated sediment, mechanical sweeping and/or vacuuming, etc. Once constructed, the owner shall be responsible for maintaining the stormwater system in accordance with the approved designs.

**6. Parking Standards**

**a. Parking Space Minimum Dimensions**

- 1) Pull-in parking space, 9 feet wide, 18 feet long.
- 2) Parallel parking space, 8 feet wide, 20 feet long.

**b. Parking aisle and alley minimum widths (based upon lane direction, number and orientation of parking space to travel direction) as indicated in Table 3.B.16.G below.**

**Table 3.B.16.G – Parking Aisle and Alley Minimum Widths**

Number of Lanes	Parallel	30° Angle	45° Angle	60° Angle	90° Angle
One-way	12 feet	14 feet	14 feet	16 feet	20 feet
Two-way	18 feet	20 feet	20 feet	20 feet	22 feet

[ORD. 2010-000]

**7. Workforce Housing Standards**

**a. General Standards**

- 1) WHP units shall be designed to be compatible with the overall project.
- 2) Developments with 10 or more residential dwelling units shall dedicate, at minimum, 15 percent as workforce housing, for sale or rent to households with incomes from 60% to 120% of Area Median Income (AMI).

- 3) One-third of the required WHP units shall be provided for households at 60-80% of AMI (low), one-third for households at 81-100% of AMI (moderate) and one-third for households at 101-120% of AMI (middle). The distribution shall be equal among the three income ranges.
- 4) All required WHP units shall be constructed on site.
- 5) The minimum affordability period for all WHP units shall be 25 years.
- 6) Required WHP units may be clustered or dispersed throughout the project.

**b. Exemptions**

- 1) All congregate living facilities and nursing or convalescent facilities.
- 2) Projects that target the development of units primarily limited to households having incomes that are less than or equal to 60 percent AMI, and use federal, state, or local funding sources.
- 3) An exemption may require the submittal of documentation indicating how income restrictions and affordability periods will be guaranteed in a manner and form approved by the Planning Director.

**c. Required Documentation and Administrative Process**

- 1) Prior to DRO approval, the applicant shall record in the public records of Palm Beach County a Covenant binding the entire project, in a form provided for by the County, which identifies each required WHP unit. The Covenant shall include but not limited to restrictions requiring: that all identified WHP units shall be sold, resold, or rented to only low, moderate, or middle income qualified households at an attainable housing cost for each of the targeted income ranges; that these restrictions remain in effect for 25 years from the date each unit is purchased or designated as WHP rental unit; and that in the event a unit is resold before the 25 year period conclude, a new 25 year period shall take effect on the date of resale. The Covenant shall further provide monitoring and compliance requirements including but not limited to those set forth below to ensure compliance with the WHP. Every deed for sale of a WHP housing unit shall incorporate by reference the controlling Covenant.
- 2) Prior to the sale, resale, or rent of any WHP unit established pursuant to this program, the seller shall provide the County Administrator, or designee, documentation sufficient to demonstrate compliance with the WHP. Such documentation shall include but not limited to information regarding the identity and income of all occupants of the WHP unit. The owner or lessee of the WHP unit shall submit to the County Administrator, or designee, on a form provided by the County, an annual report containing information and documentation to demonstrate continued compliance with the WHP. The County may conduct site visits at responsible times, or perform other independent investigation to verify continued compliance with the WHP.
- 3) The County may enforce the requirements of the WHP through any cause of action available at law or equity, including but not limited to seeking specific performance, injunctive relief, rescission of any unauthorized sale or lease, and tolling of the 25 year term of the WHP.
- 4) WHP units shall not be subject to restrictions beyond income qualifications. The limitation on restrictions may be waived by the BCC or Planning Director, only to ensure housing for a specific target group (e.g. disabled populations) where there is a demonstrated need.

**H. Definitions**

1. **Accessory Building/Outbuilding** - An ancillary building associated with a residential use that may contain an independent dwelling unit, home office, workshop, garage or other vehicular parking limited in size and shares ownership and utility connections with a principal building, typically located to the rear. It may be attached or detached to the principal building.
2. **Alley** - A ROW providing a secondary means of access to property and is not intended or used for principal traffic circulation. For the purposes of the Priority Redevelopment Areas, an alley provides the primary vehicular access to a building for the purpose of vehicle parking, and location of utility meters, and recycling and garbage bins.
3. **Apartment Building** – a building which accommodates residential uses on all floors with some potential for general commercial/office uses.
4. **Appurtenance** - A part, possession, or other incidental part which is generally subordinate to, or adjoins the principal use of structure. For the purposes of Art. 9, i.e., fences, walls, steps, paving, sidewalks, signs and light fixtures. For the purposes of the Priority Redevelopment Areas, e.g., arcaded sidewalks, awnings, balconies, bays/oriels, dooryards, galleries, porches and stoops.
5. **Arcaded Sidewalk** - A covered pedestrian walkway contiguous to a Street, Plaza or Square that is open to the public. For the purposes of Art.3.B.15, WCRAO, Westgate Community Redevelopment Agency Overlay and the Priority Redevelopment Areas, an arcaded sidewalk shall require usable floor area above the roof of the arcade.
6. **Awnings** -



- a. A temporary hood or cover that projects from the wall of a building and that may include a type, which can be retracted, folded, or collapsed against the face of a supporting building.
- b. For the purposes of the Priority Redevelopment Areas, an awning is a non-permanent roof like appurtenance supported by a frame that is cantilevered from a facade over windows and doors.
7. **Balcony** - An appurtenance providing an exterior platform, attached to the front of a main building and forward of its required Build-to-Zone as permitted by the Florida Building Code as amended by the County. Balconies aligned vertically on adjacent stories may post up to one another and share a single roof element.
8. **Bays/Oriels** - An appurtenance to a building forming a livable enclosed space projecting beyond the building.
9. **Block** -
  - a. A parcel of land entirely surrounded by streets, railroad ROW, parks or other public space or a combination thereof.
  - b. For the purposes of Art. 3, an area of land entirely bounded by streets.
10. **Block Face** - One side of a block.
11. **Block Structure** -
12. **Building Type** - A category of habitable structures, commonly determined by function, disposition, and configuration, including frontage and height, but specifically defined in Policy 1.2.4-d of the Future Land Use Element (FLUE) of the Comprehensive Plan.
13. **Build-to-Zone** - The range of allowable distance from the lot line facing a street where the façade of a building shall be placed.
14. **Bulkhead** -
15. **Civic Building** - A building owned, leased, or operated by a public agency or other non-profit entity for the primary purpose of providing a service to the general public such as arts, charitable, culture, day care, education, government, place of worship, recreation and other public purposes.
16. **Civic Open Space** - a privately owned outdoor area dedicated to public use. Civic Open Spaces are defined by their relationship to the street, adjacent buildings, the arrangement of their hardscape and landscape, size and use.
17. **Colonnade** - a covered pedestrian structure over a sidewalk that is open to the street except for supporting columns e.g., arcaded sidewalks and galleries. Awnings are not considered colonnades.
18. **Courtyard** - An outdoor area enclosed by a building on at least three sides that is open to the sky.
19. **Disposition** - The placement of a building on its lot.
20. **Dooryard** - A private appurtenance providing outdoor living space elevated above ground level.
21. **Driveway** - for the purposes of the Priority Redevelopment Areas, a vehicular lane within a lot, usually leading to a garage or carport and may be used for parking.
22. **Engineered Soil** - A medium, that can be compacted to meet the 95 percent of proctor density of AASHTO standards for paved surfaces, placed 24-36 inches deep underneath the six-inch base course for pavement. A layer of geotextile fabric to prohibit roots from growing toward the surface is placed between the base and the medium. The formula for the medium, termed structured soil is 100 percent crushed limestone or granite from three-fourths to 1 .5 inches/20 clay loam/0.03 hydrogel tackifier; the moisture mixing is ten percent.
23. **Expression Line** - A traditional architectural feature: a decorative linear element, horizontal or vertical, on the exterior of a building that typically delineates the stories or bays of a building. Use of this element impacts the perceived scale of a building by dividing it into more human-scaled components.
24. **Façade** - The exterior wall of a building that is set within a Build-to-Zone. This includes but is not limited to, the wall, windows, doorways, appurtenances and such traditional design elements as expression lines, cornice, and parapet.
25. **Fenestration** - An opening in the building wall allowing light and views between interior and exterior. Fenestration is measured as glass area for conditioned space and as open area for parking structure/garage or other un-conditioned, enclosed space.
26. **Finished Floor Elevation** - The highest finished ground floor surface elevation to which no additional permanent finished material would be applied.
27. **Forecourt** - A public area created by recessing the façade, surrounded by two or more building walls; the forecourt may be elevated up to 18" above ground level.
28. **Formal Landscaping** - Street trees or shrubs that form an aligned street wall parallel to the street. When used, paved sidewalks or tree grates may be required to be constructed using engineered soil to accommodate root growth for long-term tree stability and infrastructural compatibility. This tree arrangement forms an intimate, comfortable, dignified public place along a corridor. The arrangement is

often useful to visually “narrow down” a corridor when facing buildings on a street are set too far apart or are of insufficient height to establish a comfortable street width to building height ratio of 3:1 to 1:1.

29. **Front Façade** - For the purposes of Art. 3, the wall of a building parallel with and facing a frontage line or (solely for the purpose of the Priority Redevelopment Areas) street frontage gallery.
30. **Gallery** - A covered promenade over a pedestrian walkway, contiguous to a street, plaza or square that is open to the public, with no usable floor area above.
31. **General Commercial** - A place of business providing the sale and display of goods or sale of services directly to the consumer, with goods available for immediate purchase and removal from the premises by the purchaser. General commercial services include, but are not limited to, barber shops; beauty salons; travel agencies; fortune tellers; retail dry cleaning; express delivery service; health spas and fitness studios; photo studios; animal clinics; repair service establishments, excluding auto related or marine related establishments; commercial storage; and the like. General commercial goods include, but are not limited to, clothing, food, furniture, pharmaceuticals, books, art objects and the like.
32. **Ground Story** - The first floor of a building where the finished floor elevation is within 18 inches of the adjacent fronting sidewalk elevation or street crown, whichever is higher. The next story above the ground story is the second story. When a residential use occupies the ground floor elevation it shall be at least 18 inches above the fronting sidewalk elevation or street crown, whichever is higher, as indicated in the building envelope standards.
33. **Home Occupation** - A business, profession, occupation, trade, artisan, or handcraft conducted in a dwelling unit for commercial gain by a resident of the unit. A home occupation shall not include those businesses which are required by state of Florida agencies to be open to the public, such as gun dealers.
34. **Laminated Building** - A building or portion of a building constructed in front of a parking structure/garage, cinema, supermarket etc., positioned to conceal large expanses of blank wall area and to face the street space with a facade that has ample doors and windows opening onto the sidewalk.
35. **Liner Building** – a building specifically designed to mask a parking lot or parking structure from a roadway and to frame the public realm.
36. **Mixed Use** - For the purposes of Art. 13, means a group of different uses of land within a tract of land or a building for which applications for development permits are sought. For the purposes of Art. 3.B.15, Westgate Community Redevelopment Agency Overlay (WCRAO), and Art.3.B.16, Priority Redevelopment Areas (PRAs), also means the combination of residential and one or more non-residential uses that are functionally integrated.
37. **Neighborhood** – A defined and compact geographic area consisting of residences which may include uses to serve the daily needs of the residents, such as shops, workplaces, recreational areas and civic uses (schools, places of worship), that are accessible by interconnecting streets.
38. **Office** - For the purposes of the Priority Redevelopment Areas, a room or group of rooms used for conducting a business, profession, service, or government. Such facilities may include, but are not limited to: offices of attorneys, engineers, architects, physicians, dentists, accountants, financial institutions, real estate companies, insurance companies, financial planners, or corporate offices, and exclude manufacturing activities.
39. **Open Air Retail** - A retail sales establishment operated substantially in the open air including, but not limited to, vending cart, push cart, kiosk, farmers market, and the like. Uses not included are, car sales, equipment sales, boats sales, and home and garden supplies and equipment.
40. **Parking, Shared** – for the purposes of Art. 6, the development and use of parking areas for joint use by separate businesses in one or more properties. Typically, sharing of parking space during off-peak hours and confirmed by a traffic analysis allows for a shared parking agreement. For the purposes of Art. **3.X.X**, parking available to the public for free, or at the same fee for all users, which shall not exceed the prevailing market rate. Time limits may be imposed to ensure turn-over. Hours of public availability may also be restricted.
41. **Parking Structure/Garage** - a. for the purposes of Art. 4, a building or other structure that provides temporary parking for motor vehicles, for profit, where some or all of the parking spaces are not accessory to another principle for the purposes of the Priority Redevelopment Areas, a structure containing one or more stories of parking for shared or common use.
42. **Parking Lot** - For the purposes of Art. 6, an off-street, area constructed at grade that is used for the temporary parking of automobiles, motorcycles and trucks. Parking lots include access aisles, ramps, maneuvering and all related vehicle use areas. For the purposes of the Priority Redevelopment Areas, a parking lot is for shared or common use.
43. **Passage** - A pedestrian connector, open or roofed, that passes between or through buildings, providing more direct connections throughout the block, connecting rear-parking areas to street frontages.
44. **Paver** - A brick, block, or other stamped pavement used in special sidewalk or crosswalk paving.

45. **Playground** - A Civic Open Space type that can be paved or landscaped and includes play equipment, ball courts and/or fields depending on the size of the space. Typically the area is fenced and is found in primarily residential areas or in transitions to residential areas.
46. **Plaza** - A Civic Open Space type designed for civic purposes and general commercial activities in the more urban areas (Transect Zones) generally paved and spatially defined by front facades.
47. **Porch** - An appurtenance to a building, forming a covered approach or vestibule to a doorway.
48. **Principal Entrance** - The main point of access for pedestrians into a building or storefront. The principal entrance shall remain operable and accessible during hours of operation.
49. **Public Art** - Art that is visually or physically accessible to the public and that is acquired by County funds, donated to the County, or provided by a private entity as a community benefit. Public Art encompasses the broadest definition of visual art including the imaginative use and interplay of artistic disciplines.
50. **Rowhouse** - A single-family dwelling that shares a party wall with another of the same type and occupies the full street frontage.
51. **Special District** -
  - a. Areas designated by specific regulations to address uses, buildings and lots that were lawfully established prior to the URC was adopted, and do not conform to the terms and requirements of this code.
  - b. A designation that may be granted by the BCC for those uses that cannot conform to the requirements of their Transect Zone, its accompanying building types, and mixed use requirements.
52. **Stoop** -
  - a. A small porch or platform.
  - b. For the purposes of Art.3.B.16, Priority Redevelopment Areas (PRAs), an appurtenance on the front facade up to the Clear Zone with the ground story elevated from the sidewalk for privacy, with an exterior stair and landing at the entrance.
53. **Store Front** - For the purposes of Art. 3, the front of a retail establishment facing a street where the main building entrance is located. For the purposes of the Priority Redevelopment Areas, retail establishments include, office and general commercial and the like, located at ground story.
54. **Story** - A habitable area (i.e. between the finished floor elevation and finished ceiling) within a building, excluding an attic or raised basement. Story heights are limited based on the building type.
55. **Street** - A strip of land, owned privately or publicly, which affords legal access to abutting land and is designated for vehicular traffic. "Street" includes road, thoroughfare, parkway, avenue, boulevard, expressway, lane, throughway, place, and square, or however otherwise designated. Streets are further classified according to the function they perform.
56. **Street Frontage** - For the purposes of the Priority Redevelopment Areas, includes any one of the following: Required Frontage; Primary Frontage; and Secondary Frontage as depicted on map (XX); would also include any street frontages depicted on a Regulating Plan for the Urban Center Transect.
57. **Transect** – a cross-section of the environment showing a range of different habitats. The rural-urban transect of the human environment used in New Urbanism is generally divided into six transect zones. These zones describe the physical form and character of the place, according to the density/intensity of its land use and urbanism.
58. **Transect Zone** - One of several areas of the County within the Priority Redevelopment Areas of the Urban Redevelopment Area regulated by a form-based code. Transect Zones are administratively similar to the land use designations and their corresponding zoning districts in conventional codes, except that in addition to the building use, density, height, and setback requirements, other elements of the intended habitat are integrated including those of the private lot and building and public frontage.
59. **Transparency** - The degree, measured as a percentage, to which a store front has clear, transparent windows. Tints, films, and mirrored surfaces detract from the level of transparency.
60. **Vertical Integration** - Mixed, dissimilar land uses are contained within the same building, usually on different floors of a multi-story building.
61. **Xeriscape** – a landscaping method that utilizes water-conserving techniques (as the use of drought-tolerant plants, mulch, and efficient irrigation) as made clear in the most recent edition of the SFWMD's "Xeriscape Plant Guide".