



**City of Gainesville
Department of Doing
Planning Division**

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CITY PLAN BOARD STAFF REPORT

PUBLIC HEARING DATE: February 22, 2018

ITEM NO: 4

PROJECT NAME AND NUMBER: PB-18-15 TCH Sidewalk amendments

APPLICATION TYPE: Legislative

RECOMMENDATION: Approve Petition PB-18-15 TCH

CITY PROJECT CONTACT: Andrew Persons

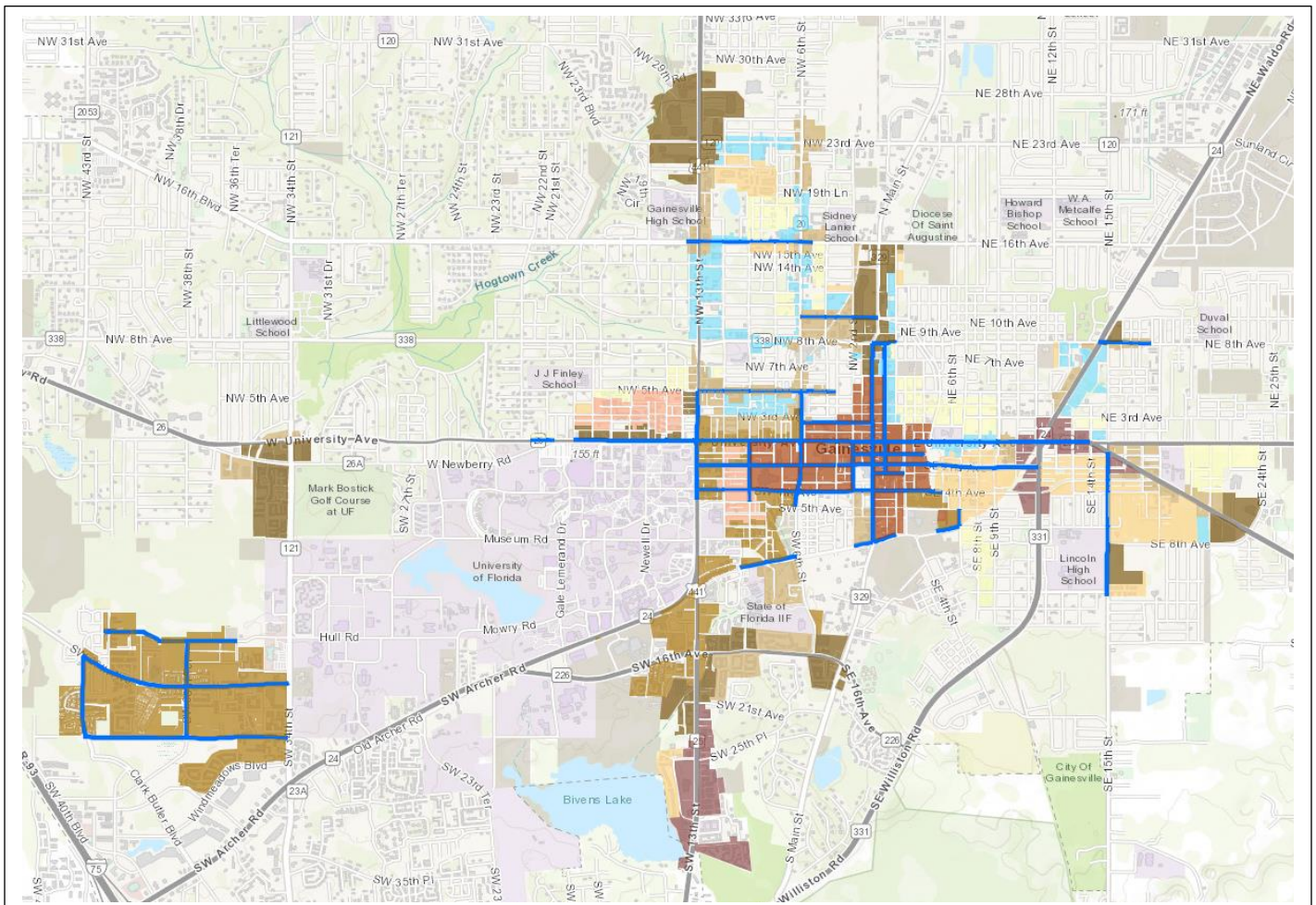


Figure 1: Urban Zones with Storefront Streets

APPLICATION INFORMATION:**Agent/Applicant: City Plan Board****Property Owner(s): N/A****Related Petition(s): N/A****Legislative History: Informational presentation to City Commission 2-15-18****Neighborhood Workshop: N/A****PURPOSE AND DESCRIPTION:**

PB-18-00015. City Plan Board. Amend various sections of the Land Development Code to increase the minimum width of sidewalks along certain streets and revise related regulations to improve pedestrian safety and comfort.

STAFF ANALYSIS AND RECOMMENDATION:**ANALYSIS**

This petition comprises an array of amendments to the Land Development Code related to sidewalk provisions. The intent of the changes are to improve and enhance the public sidewalk area throughout the City and to recognize the need for wider sidewalks within the core areas of the City currently undergoing redevelopment. Subsequent to the adoption of the Land Development Code, the Department of Doing has received significant input regarding the need to expand minimum sidewalk dimensions within the Land Development Code within areas of the City with high volumes of pedestrian activity. This issue has been discussed by the City Plan Board at several public hearings and by the City Commission and members of the public during hearings regarding the work of the Urban Standards team. Additionally, the Department of Doing has had several meetings with transportation engineers from the FDOT District 2 office to discuss ways the City and FDOT can better coordinate the streetscape design along University Avenue and 13th Street.

The proposed revisions include:

- Increasing the minimum width of sidewalks on all Storefront designated streets from 5' to 10'.
- Eliminate outdated loophole provisions exempting industrial zoned property undergoing redevelopment from providing sidewalks.
- Eliminate obsolete and conflicting sidewalk provisions that reduce consistency and predictably.

- Revise Code language to strengthen requirements restricting placement of permanent physical obstructions (light poles, utility enclosures, street signs, etc.) within the sidewalk area.

The Department of Doing is currently evaluating methodologies to use GIS sidewalk data overlaid with pedestrian data from a variety of sources (Walk Score, FDOT pedestrian volume, etc.) to identify additional multimodal corridors in need of enhanced minimum sidewalk requirements. To that end, the Department is recommending adoption of the proposed revisions and a recommendation to continue data collection and develop a list of additional streets for consideration by the end of the year.

RECOMMENDATION

Approve the proposed petition and the staff recommendation regarding data collection and development of a list of additional streets for potential enhanced sidewalk standards.

BACKGROUND:

With the 2017 adoption of the updated Land Development Code, the code was substantially revised to place a greater emphasis on the form of the built environment. The 'public realm', a combination of three distinct zones (landscape, sidewalk, and building), became the primary organizing principal under the City's development regulations. The zones (see Figure 2) comprising the public realm are located between the building face and the street curb. The intent of this regulatory framework is to create consistent, comfortable, and attractive spaces along the City's streets with adequate areas for street trees, functional sidewalks free from obstructions, and room for walk-up entrances and additional landscaping for residential uses or covered walkways and outdoor cafes for commercial tenants.



LIST OF APPENDICES:

Appendix A: Draft Land Development Code Regulations

- 1 other authorized entity or individual affixed to or attached to the linen or film that will be
2 recorded in the public records.
- 3 g. In the event there is an encroachment over, under, upon or through an easement, the
4 release or extinguishment of the easement from applicable utilities.
- 5 h. An opinion from an attorney addressed to the City of Gainesville that the homeowners
6 association, entity, or owners of property have the authority to amend the restrictions, plat
7 lines, easements, as applicable, and that the consent has been properly executed by the
8 appropriate parties.
- 9 2. Upon receipt of a completed application, the several departments of the city shall review and
10 provide comment.
- 11 3. Upon the adoption of a resolution approving the replat of the single lot, the original linen or
12 stable base film drawing of the replat shall be recorded with the clerk of the circuit court. It shall
13 be recorded by the property owner requesting replat with all fees paid by that owner. Upon
14 recording the replat, copies shall be submitted to the city in the form prescribed by the city.

Section 30-3.36. Minor Subdivisions.

- 16 A. *Minor subdivision standards.*
- 17 1. Each proposed lot shall conform to the provisions of this chapter.
- 18 2. All existing principal and accessory structures on each lot shall conform to the use and
19 development standards of this chapter.
- 20 3. All lots have city water and sewer services available and constructed to the lot line of at least
21 one lot, with appropriate easements granted to allow future water and sewer connections to
22 each of the lots at the time each lot is developed.
- 23 4. If the proposed minor subdivision abuts a public right-of-way that does not conform to the
24 provisions of Section 30-6.6 B, as further specified in the Design Manual, the owner may be
25 required to dedicate, at no cost to the city, one-half of the right-of-way width necessary to meet
26 the minimum design requirements. If the proposed minor subdivision abuts both sides of a
27 substandard street, one-half of the right-of-way width necessary to meet those minimum design
28 requirements may be required from each side. The dedication of this right-of-way or any
29 easements necessary shall be accomplished by a separate document. The applicant shall provide
30 the city with legal descriptions of all easements or rights-of-way to be dedicated, and the city
31 shall prepare and record the necessary documents as part of the approval process.
- 32 5. Each lot in the minor subdivision shall front for the entire required minimum lot width on a
33 public street or an approved private street. Where there is no minimum lot width requirement,
34 each lot shall abut a public street or approved private street for a width equivalent to the
35 maximum driveway width required in Section 30-6.20, plus any required turning radii area.
36 Notwithstanding the above, the length of street frontage may be modified during minor
37 subdivision review by the City Manager or designee, based on the need to achieve the most
38 efficient lot layout, access to and from the minor subdivision, operational needs of service
39 vehicles, vehicular circulation and the health, welfare, and safety of the public.
- 40 6. The minor subdivision shall create vehicular and pedestrian access to serve the minor
41 subdivision and improve gridded connectivity by connecting to surrounding existing streets and
42 by including new streets within the minor subdivision so that the resulting blocks will not exceed

1 a maximum block perimeter of 2,000 feet. Modifications to this requirement may be granted by
 2 the City Manager or designee where the construction of a street is limited by existing conditions
 3 such as, but not limited to:

- 4 a. Access management standards;
- 5 b. Regulated environmental features; or
- 6 c. Public facilities, such as, but not limited to, stormwater facilities, parks, or schools.

7 Alternatively, where the Technical Review Committee determines that it is not possible to
 8 construct the streets that would be required to meet the block perimeter standard, the block
 9 perimeter shall be completed with the provision of pedestrian and bicycle paths or multi-use
 10 paths. The required streets or paths shall be constructed at the expense of the applicant
 11 according to the appropriate city standards as determined through the minor subdivision review
 12 process, but may be sited and configured in a manner so that the streets provide the most
 13 appropriate access to the minor subdivision and connectivity to the surrounding street network.
 14 Where a street or path is planned to provide a future connection to a street or path beyond the
 15 extent of the minor subdivision, the applicant shall provide for the connection of the street by
 16 stubbing out the road improvements as close as practicable to the boundary of the minor
 17 subdivision.

- 18 7. Each approved private street shall meet the following requirements in addition to the
 19 requirements in Section 30-6.8:
- 20 a. An approved private street shall be paved to a minimum width of 12 feet wide for one-
 21 directional traffic flow and 18 feet wide for two-directional traffic flow. Alternatively, a
 22 determination shall be made by the city public works department, the city fire rescue
 23 department, and city solid waste department that the approved private street is adequate
 24 to support service vehicles as necessary to provide municipal services.
 - 25 b. The structure and sub-base of the approved private street shall meet the standards set forth
 26 in the Design Manual.
 - 27 c. Each approved private street shall be connected directly to a public street or to another
 28 approved private street. The method and type of connection shall be subject to approval by
 29 the city public works department in accordance with the standards set forth in the Design
 30 Manual. The private street serving the minor subdivision shall have a maximum length of
 31 1,000 feet (measured by traversing the length of the approved private street from its
 32 farthest extent to the nearest public street). At the point the private street reaches 1,000
 33 feet in length, the applicant shall provide one of the following, as determined by the city fire
 34 rescue department: appropriate emergency connection to the nearest public road, if such a
 35 connection can be made on property within the minor subdivision; or a turnaround sized to
 36 accommodate fire and rescue vehicles.
 - 37 d. The owners of each approved private street shall provide necessary easements to the city
 38 for the purpose of providing municipal services. Alternatively, if the city finds the street
 39 serves a valid public purpose, the owners may gratuitously dedicate an approved private
 40 street for purposes of public right-of-way.
 - 41 e. Lots created on an approved private street shall be designed to minimize the number of
 42 curb cuts onto the street. Shared driveway access shall be required of adjoining lots, except

1 where an odd number of lots are created, in which case, one lot, as determined by the city
2 public works department, may be allowed to have a separate driveway.

3 ~~f. a. Approved private streets shall provide a sidewalk having a minimum width of five feet. The~~
4 ~~sidewalk shall be provided on one side of the street in accordance with standards of the~~
5 ~~Design Manual. Where five feet of pavement is not possible due to a natural or permanent~~
6 ~~man-made obstruction, the pavement width may be decreased to a minimum of three feet~~
7 ~~as necessary to avoid the obstruction. If paving is not possible due to natural conditions, a~~
8 ~~minimum three-foot wide stabilized pedestrian trail shall be constructed.~~

- 9 8. All proposed minor subdivisions shall meet the level of service standards in the Comprehensive
10 Plan. Proof of meeting these standards shall exist in the form of a certificate of concurrency
11 exemption, certificate of preliminary concurrency or certificate of conditional concurrency
12 reservation. The approval of a nonresidential minor subdivision in no way reserves capacity for
13 the purposes of concurrency.

14 B. *Review.*

- 15 1. *Application.* After a mandatory pre-application conference with staff, an application shall be
16 completed on a form prescribed by the city and submitted together with the following:
- 17 a. A map of boundary survey and minor subdivision certified by a professional land surveyor
18 registered in the state according to Chapter 472, Florida Statutes. The survey shall be drawn
19 on a 24-inch by 36-inch linen or stable base film with a three-inch margin on the left for
20 binding, and a one-half-inch margin on the other three sides. Additional information to be
21 shown on the survey shall include but not be limited to:
- 22 i. The lot lines, dimensions, legal descriptions and acreages for each lot being created.
23 ii. The acreage of the total tract.
24 iii. A vicinity map showing the location of the survey in relationship to major thoroughfares.
25 iv. A note stating, "THIS IS NOT A RECORD PLAT."
26 v. A municipal approval statement, to be signed by the director of planning and
27 development services, director of public works and general manager for Gainesville
28 Regional Utilities or their designee, certifying that the minor subdivision conforms to all
29 applicable ordinances and regulations of the city.
30 vi. A statement to be signed by the clerk of the court, stating, "Received and filed as an
31 unrecorded map in accordance with Section 177.132, Florida Statutes."
32 vii. The minor subdivision book and page where the survey is to be filed.
33 viii. The exact location of all existing principal and accessory structures on each lot. If the
34 existing structures obscure the alignment of the proposed lots they may be left off the
35 map of minor subdivision and be submitted separately on a boundary survey of the
36 parent parcel. Any shared use of said structures shall be clearly stated and shown as
37 easements on the minor subdivision.
- 38 b. A statement indicating the location where water or sanitary sewer service is available to the
39 property, and a statement indicating that all utility service shall be installed beneath the
40 surface of the ground in accordance with Section 30-8.2, and a statement indicating where

- 1 stormwater management facilities are available to accommodate stormwater runoff of the
2 proposed development.
- 3 c. If located on an approved private street, a signed consent (on the form provided by the city)
4 from the owners of each approved private street that serves the minor subdivision.
- 5 d. Payment of fees as required by Appendix A.
- 6 2. Upon receipt of a completed application, the several departments of the city shall review and
7 provide comment.
- 8 3. Minor subdivisions that require any street, sidewalk, bikeway, bridge, drainage facility,
9 screening wall or any other improvement required under this chapter may receive conditional
10 approval but will not receive final approval or be filed with the clerk of the circuit court until all
11 required improvements are fully constructed and approved by the city. No building permits may
12 be issued for any of the lots until final approval is granted and the minor subdivision is filed.
- 13 4. If the proposed minor subdivision meets the conditions of this section and otherwise complies
14 with all applicable laws and ordinances, the Technical Review Committee shall approve the
15 minor subdivision by affixing their signatures to the original document.
- 16 5. Upon approval of the minor subdivision, the original linen or stable base film drawing of the
17 survey and any covenants, deed restrictions or other required documents shall be filed with the
18 clerk of the circuit court as an unrecorded map, in accordance with Section 177.132, Florida
19 Statutes. It shall be filed by the subdivider with all fees paid by the subdivider. Upon filing of the
20 approved minor subdivision, copies of the filed minor subdivision and any required documents
21 shall be submitted to the city, in the form prescribed by the city.

22 Section 30-3.37. Subdivisions.

- 23 A. *Requirements.* To effectuate the purpose of this article, every subdivision of land within the city
24 shall be made in accordance with the requirements specified in this article. Such requirements
25 include a pre-application conference; obtaining design plat approval; obtaining construction plan
26 approval; obtaining final plat approval; constructing required public improvements; and supplying
27 security for the construction and maintenance of such improvements. Proposed residential
28 subdivisions shall meet the level of service standards adopted in the Comprehensive Plan. Proof of
29 meeting these standards shall exist in the form of a certificate of concurrency exemption, certificate
30 of preliminary or final concurrency (as applicable at the particular review stage), or certificate of
31 conditional concurrency reservation.
- 32 B. *Pre-application conference.*
- 33 1. *Required.* Prior to the preparation of a design plat, the subdivider shall seek the advice of city
34 staff to become familiar with the subdivision requirements, city policies and provisions of the
35 Comprehensive Plan. The subdivider is encouraged to bring plans and data specified in this
36 section so as to clearly show existing conditions of the site and its vicinity and the proposed
37 layout of the subdivision. It is intended that the procedure will assist the subdivider in preparing
38 a plat that will meet the requirements of this article. This procedure does not require a formal
39 application or fee.
- 40 2. *Prohibited or discouraged designs or improvements.* As indicated in this article and further
41 referenced in the Design Manual, certain practices, designs or improvements are discouraged or
42 prohibited. If prohibited, a modification will be required in order for the same to be allowed. If

discouraged, the same may be allowed by the City Commission depending on a proper showing of necessity and the infeasibility of requiring the preferred practices, designs or improvements when applied to the particular circumstances involved.

3. *Concept review (Sketch drawing)*. The applicant may submit an application for the optional concept subdivision review by city staff, with a sketch that contains the following:
 - a. Approximate tract boundaries.
 - b. Approximate location with respect to section lines.
 - c. Streets on and adjacent to the tract.
 - d. Proposed general street layout.
 - e. Environmental features including but not limited to significant topographical and physical features, regulated surface waters and wetlands, regulated natural and archaeological resources, creeks, uplands, lakes, wetlands, FEMA and community determined flood plains, and heritage trees.
 - f. Generalized existing vegetation, including areas of native forest where the land shows no evidence of prior use for agriculture.
 - g. Proposed general lot layout and the total number of lots.
 - h. Existing buildings on the property.
 - i. Land use and zoning designation of the subject property.
 - j. Generalized stormwater management plan.

The review schedule for concept subdivision plans shall follow the same submittal and review schedule for development plans. As far as may be practicable on the basis of a sketch, the reviewer will, without prejudice to the city, advise the subdivider of the extent to which the proposed subdivision conforms to the standards of this chapter and other applicable ordinances or statutes, and will discuss possible plat modifications necessary to secure compliance and whether a traffic study will be required.

C. *Design plat.*

1. *Generally*. Prior to the recording of an approved final plat, or prior to the conditional approval of a final plat, clearing and grubbing of land, tree removal, and the construction of improvements is expressly prohibited. Following a pre-application conference, the requirements of this section become applicable and supersede any other regulation on tree removal.
2. *Application*. After a mandatory pre-application conference with staff, an application shall be completed on a form prescribed by the city and submitted together with the applicable fee. Each application shall include multiple copies of the design plat as necessary to facilitate the review process, prepared in accordance with the standards specified in this chapter and including all of the specifications set forth in this section. Proposed residential subdivisions shall meet the level of service standards adopted in the Comprehensive Plan. Proof of meeting these standards shall exist in the form of a certificate of concurrency exemption, certificate of preliminary concurrency or certificate of conditional concurrency reservation.
3. *Fees*. The fee required with an application for design plat approval shall be as set forth in Appendix A. Such fees are required to defray the cost of filing the application, notifying

1 interested parties, conducting investigations, and holding hearings on the design plat and final
2 plat.

3 4. *Developments of regional impact.* For any subdivision that is presumed to be a development of
4 regional impact as provided in Chapter 380, Florida Statutes and Chapter 27F, Florida
5 Administrative Code, additional copies of the design plat and a completed application for
6 development approval shall be submitted for filing with the regional planning agency and the
7 state land planning agency.

8 5. *Specifications.*

9 a. The design plat shall be drawn clearly and legibly at a scale of at least one inch equals 100
10 feet on linen or stable base film, using a sheet size of 24 inches by 36 inches, reserving a
11 three-inch binding margin on the left side and a one-inch margin on the other three sides. If
12 more than one sheet is required, an index map relating each sheet to the entire subdivision
13 shall be shown on the first sheet. The design plat shall be prepared by a land surveyor,
14 signed and sealed before review, and shall contain the following information:

15 i. Proposed name of the subdivision.

16 ii. Name and registration number of surveyor.

17 iii. Date of survey approval, north point with bearing or azimuth reference clearly stated in
18 the notes or legend, graphic and written scale, and space for revision dates.

19 iv. Vicinity map showing location with respect to major roads and acreage of the
20 subdivision.

21 v. Boundary line of the tract by bearings and distances.

22 vi. Legal description of the tract to be subdivided.

23 vii. Preliminary layout including streets, alleys and easements with dimensions and
24 proposed street names, lot lines with approximate dimensions, land to be reserved or
25 dedicated for public uses, and designation of any land to be used for purposes other
26 than single-family dwellings.

27 viii. Total number of lots.

28 ix. The front building setback line for each lot.

29 x. An inscription stating "NOT FOR FINAL RECORDING."

30 xi. Sidewalks, on all streets, on both sides, and at least five feet wide. ~~Sidewalks not~~
31 ~~required on cul-de-sac or dead-end or loop less than 100 feet long. Sidewalk required on~~
32 ~~at least one side of street on cul-de-sac or dead-end or loop from 100 to 250 feet long,~~
33 ~~and for a project in which the closest lots to a connecting street on a cul-de-sac or dead-~~
34 ~~end are at least 1,000 feet from the street it stems from. Sidewalks on both sides on cul-~~
35 ~~de-sac or dead-end or loop greater than 250 feet long.~~

36 b. The design plat shall also contain or be accompanied by:

37 i. The name, address, and telephone number of the property owner and of any agent of
38 the property owner involved in the subdivision of the property.

39 ii. The exact locations, names, and widths of all existing streets, alleys, and recorded
40 easements within and immediately adjoining the subdivided lands.

1 **ARTICLE IV. ZONING**

2 **DIVISION 1. GENERALLY**

3 **Section 30-4.1. Establishment of Zoning Districts.**

4 The following zoning districts are established to implement the Comprehensive Plan, to promote orderly
 5 urban growth, and to classify and regulate the use of land, water, buildings and structures within the
 6 city.

Transects	
U1	Urban 1
U2	Urban 2
U3	Urban 3
U4	Urban 4
U5	Urban 5
U6	Urban 6
U7	Urban 7
U8	Urban 8
U9	Urban 9
DT	Downtown
Residential	
RSF-1 to 4	Single-Family
RC	Residential Conservation
MH	Mobile Home
RMF-5	Single/Multi-Family
RMF-6 to 8	Multi-Family
Mixed-Use and Nonresidential	
MU-1	Mixed-Use Low-Intensity
MU-2	Mixed-Use Medium-Intensity
OR	Office Residential
OF	General Office
CP	Corporate Park
BUS	General Business
BA	Automotive-Oriented Business
BT	Tourist-Oriented Business
BI	Business Industrial
W	Warehousing and Wholesaling
I-1	Limited Industrial
I-2	General Industrial
Special Districts	
AGR	Agriculture
AF	Airport Facility
CON	Conservation

ED	Educational Services
MD	Medical Services
PD	Planned Development
PS	Public Services and Operations
Airport Hazard Zoning Overlay	
Heritage Overlay	
Historic Preservation/Conservation Overlay	

1

2 **Section 30-4.2. Correspondence with Future Land Use Categories.**

3 The following table establishes the zoning districts allowable within the future land use categories from
4 the Comprehensive Plan.

Future Land Use Category	Zoning Districts	Special Districts
Single-Family (SF)	U1, RSF-1 to 4, RSF-R	PD, CON, PS
Residential Low-Density (RL)	U2, RSF-4, RMF-5, MH, RC	PD, CON, PS
Residential Medium-Density (RM)	RMF-6 to 8	PD, CON, PS
Residential High-Density (RH)	N/A	PD, CON, PS
Mixed-Use Residential (MUR)	U5	PD, CON, PS
Mixed-Use Office/Residential (MOR)	U4, U3	PD, CON, PS
Mixed-Use Low-Intensity (MUL)	MU-1	PD, CON, PS
Mixed-Use Medium-Intensity (MUM)	MU-2, CP	PD, CON, PS
Urban Mixed-Use (UMU)	U6, U7, U8	PD, CON, PS
Urban Mixed-Use High-Intensity (UMUH)	U9	PD, CON, PS
Urban Core (UC)	DT	PD, CON, PS
Office (O)	OR, OF, CP	PD, CON, PS, MD
Commercial (C)	W, BA, BT, BUS, BI	PD, CON, PS
Business Industrial (BI)	BI, CP	PD, CON, PS
Industrial (IND)	W, I-1, I-2, BI	PD, CON, PS
Education (E)	N/A	PD, CON, PS, ED
Recreation (REC)	N/A	PD, CON, PS
Conservation (CON)	N/A	PD, CON, PS
Agriculture (AGR)	N/A	PD, CON, PS, AGR
Public and Institutional Facilities (PF)	N/A	PD, CON, PS, AF
Planned Use District (PUD)	N/A	PD

5

1 Two stories are available for either providing: 1) 10% of the total development units as
 2 affordable housing units reserved for occupancy by eligible households and affordable to
 3 households whose household annual income does not exceed 80% of the Alachua County
 4 median household income, adjusted for household size, as determined by HUD, and no more
 5 than 30% of the monthly household income is paid for monthly housing expenses (mortgage
 6 and mortgage insurance, property taxes, property insurance and homeowners dues); or 2) 5% of
 7 the total development units as affordable housing units reserved for occupancy by eligible
 8 households and affordable to households whose household annual income does not exceed
 9 50% of the Alachua County median household income, adjusted for household size, as
 10 determined by HUD, and no more than 30% of the monthly household income is paid for
 11 monthly housing expenses (mortgage and mortgage insurance, property taxes, property
 12 insurance and homeowners dues).

13 B. *Review and approval.* Each request for a height bonus shall be subject to the approval of the City
 14 Manager or designee. Approval of the request shall be based on the criteria outlined above in this
 15 section, the criteria used to review special use permits, and the following criteria:

- 16 1. The improvement proposed by the applicant provides a significant public benefit in light of the
 17 bonus requested; and
- 18 2. The proposed design, intensity, and any mix of uses relating to the requested bonus will meet
 19 the intent of the transect and will be compatible with the surrounding neighborhood.

20 **Section 30-4.10. Occupancy Limitation.**

21 In certain districts, an increase in the number of persons occupying a dwelling beyond one family, as
 22 defined in this chapter, is detrimental to the health, welfare, safety, and morals of the citizens of this
 23 community, and is a public nuisance that causes deterioration of the surrounding property values.

24 A. *Applicable districts.* The following zoning districts shall be subject to this section: RSF-1; RSF-2; RSF-
 25 3; RSF-4; RC; all PDs designed for residential use at a density of no more than eight dwelling units
 26 per acre; and all other PDs as may be specified in the rezoning ordinance.

27 B. *Unlawful acts.* No owner or landlord shall enter into any agreement, contract, lease, or sublease
 28 that allows the occupancy of any dwelling unit in a designated district by more than one family, as
 29 defined in this chapter. Any agreement, contract, lease, or sublease that allows such occupancy by
 30 more than one family is unlawful and is hereby declared to be contrary to public policy.

31 C. *Enforcement.* In addition to any other remedy provided for herein, the City Manager or designee,
 32 upon reasonable cause to believe that this section is being violated, may request the City Attorney
 33 to take any appropriate action to correct the violation.

34 D. *Public nuisance.* Any person who violates this section shall be deemed guilty of maintaining a
 35 nuisance, and may result in abatement or enjoinder as provided in Sections 60.05(1) and 60.06,
 36 Florida Statutes.



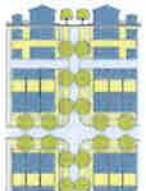

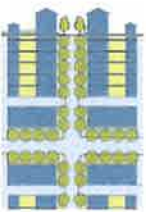

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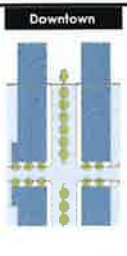
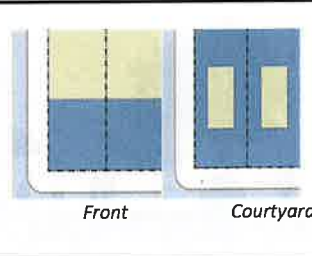
1 **DIVISION 2. TRANSECTS**

2 **Section 30-4.11. Generally.**

3 A. *Intent.* The intent of this division is to establish development standards that will encourage a more
 4 efficient and sustainable urban form by allowing a range of housing, employment, shopping and
 5 recreation choices and opportunities in a compact, pedestrian-friendly environment.

6 B. *Transects.* A transect is a geographical cross-section of a region that reveals a sequence of
 7 environments that ranges from rural to urban. Using the transect to regulate development ensures
 8 that a community offers a full diversity of development types, and that each has appropriate
 9 characteristics for its location. There are typically six transects organizing the components of place-
 10 making: Natural Zone, Rural Zone, Urban Neighborhood Zone, General Urban Zone, Urban Center
 11 Zone, and Urban Core. This code assigns transects that are tailored to the unique character of the
 12 City of Gainesville. The allowable uses, dimensional standards, and development requirements for
 13 these zones are described within this division.

	ZONE DESCRIPTION	INTENDED SITE LAYOUT	
 <p>Urban Zone 1</p>	<p>Urban Zone 1 Consists of predominantly low to medium density residential areas, adjacent to higher intensity zones where neighborhood services and mixed use are permitted.</p>	 <p style="text-align: center;"><i>Edge</i></p>	<p>Buildings typically occupy the center of the lot with setbacks on all sides. The front yard is intended to be visually continuous with the yards of adjacent buildings.</p>
 <p>Urban Zones 2-5</p>	<p>Urban Zones 2 - 5 Consists of a wide range of residential building types. Higher number zones provide for the integration of offices and neighborhood services within an increasingly urban fabric. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.</p>	 <p style="text-align: center;"><i>Side</i> <i>Front</i></p>	<p>Buildings typically occupy one side of the lot leaving a setback to the other side to allow for access or privacy. In many instances, the building occupies the entire lot frontage. A shallow frontage setback defines a more urban condition.</p>
 <p>Urban Zones 6-9</p>	<p>Urban Zones 6 - 9 Consists of higher density mixed use buildings that accommodate retail, offices, and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.</p>	 <p style="text-align: center;"><i>Front</i> <i>Courtyard</i></p>	<p>The building typically occupies the full frontage, leaving the rear of the lot as the sole yard. The continuous facade steadily defines the public street. In its residential form, this type is the attached dwelling. The rear yard can accommodate substantial parking.</p>

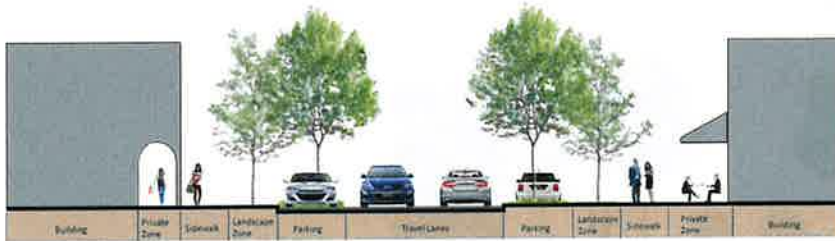
	<p>Downtown Consists of the highest density and height development, with the greatest variety of uses, and civic buildings of regional importance. Streets have steady street tree planting and buildings are set close to wide sidewalks.</p>		<p>The building occupies the boundaries of its lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public street.</p>
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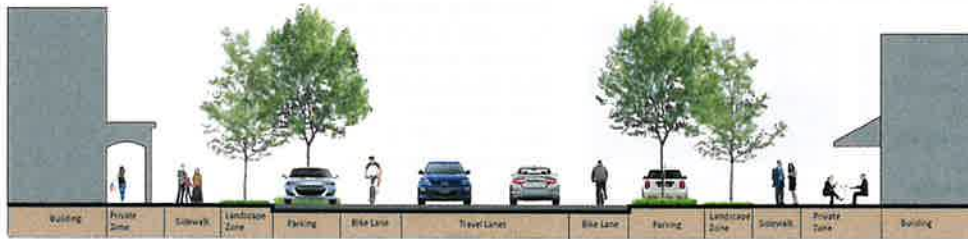
C. *Streets.* Within the transects, new developments shall connect to the existing street network. Where the existing street network is deficient with respect to gridded connectivity, the development shall provide new street connections to meet the block perimeter requirements.

The zoning map identifies a hierarchy of street types that determine the relationship of buildings to the street and the standards for the design of street landscaping and sidewalks. Street types include: Storefront, Principal, Thoroughfare, and Local Streets. All undesignated existing streets are assumed to be Local Streets. Below is a detailed description of the general function, character, and elements of each street type. Final street design for new development shall be in accordance with this article and the Design Manual, subject to review and approval by the City Manager or designee in the development review process. In the event of a conflict between the standards in this article and the Design Manual, the Design Manual shall govern.

a. *Storefront.* Storefront streets are designed to encourage a high level of pedestrian activity. Higher intensity and density uses front this street type. Due to the level of pedestrian activity on this street type, **minimum sidewalk widths are increased and** first floor residential development requires a 1.5 foot elevation above grade (3 feet recommended) for the privacy and comfort of residents. Building front entrances shall be oriented to this street type when there are multiple street frontages for the property.



b. *Principal.* Principal streets include lower levels of pedestrian activity compared to storefront streets. This street type is located in mixed-use areas where the traffic volume is anticipated to be higher than on local streets. This street type allows for some auto-oriented uses with a special use permit.



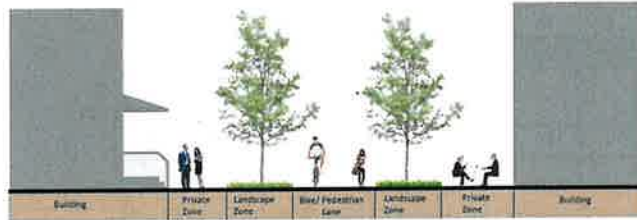
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3 c. **Thoroughfares.** Thoroughfares are streets that carry high volumes of through traffic at higher
4 speeds with less pedestrian activity and higher vehicular speeds than other street types. These
5 streets are often fronted by larger scale commercial development and are usually 4-lane or 6-
lane streets.



- 6
7 d. **Local.** Local Streets are intended to have slow speeds and provide for connections within
8 neighborhoods and between residential areas and commercial areas. Local Streets are not
9 identified on the zoning map, but make up the vast majority of the street types within the
10 transects. Any street that is not identified as a Storefront, Principal, or Thoroughfare street
11 should be assumed to be a Local Street.



- 12
13 e. **Urban Walkways.** Urban Walkways are pedestrian/bicycle pathways that serve to improve
14 pedestrian/bicycle connectivity, delineate blocks and provide for expanded pedestrian space.
15 These may be established as alternatives to new streets in some locations.



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f. *Alleys.* Alleys are narrower streets that are primarily used for service access to developments, or vehicular access to rear parking areas. Alleys are encouraged to be preserved, improved, or established in conjunction with development.



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Section 30-4.12. Permitted Uses.

7 The following table contains the list of uses allowed, and specifies whether the uses are allowed by right
8 (P), accessory to a principal use (A), or by special use permit approval (S). Blank cells indicate that the
9 use is not allowed. No variances from the requirements of this section shall be allowed.

10 **Table V - 1: Permitted Uses within Transects.**

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
RESIDENTIAL											
Single-family house		P	P	P	P	P	P	P	P	P	P
Attached dwellings (up to 6 attached units)		-	P	P	P	P	P	P	P	P	P
Multi-family, small-scale (2-4 units per building)		-	P	P	P	P	P	P	P	P	P
Multi-family dwelling		-	-	P	P	P	P	P	P	P	P
Accessory dwelling unit	30-5.33	-	P	P	P	P	P	P	P	-	-
Adult day care home	30-5.2	P	P	P	P	P	P	P	P	P	P
Community residential homes (up to 6 residents)	30-5.6	P	P	P	P	P	P	P	P	-	-
Community residential homes (more than 6 residents)	30-5.6	-	-	P	P	P	P	P	P	P	-
Dormitory (small)	30-5.8	-	P	P	P	P	P	P	P	P	P

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
Dormitory (large)	30-5.8	-	-	P	P	P	P	P	P	P	P
Family child care home	30-5.10	P	P	P	P	P	P	P	P	P	-
NONRESIDENTIAL											
Alcoholic beverage establishment	30-5.3	-	-	-	-	-	-	P	P	P	P
Assisted living facility		-	-	-	P	-	P	P	P	P	P
Bed & Breakfast establishments	30-5.4	-	S	P	P	P	P	P	P	P	P
Business services		-	-	-	P	-	P	P	P	P	P
Car wash facilities	30-5.5	-	-	-	-	-	-	P	P	-	-
Civic, social & fraternal organizations		S	P	P	P	P	P	P	P	P	P
Day care center	30-5.7	-	S	S	P	P	P	P	P	P	P
Drive-through facility	30-5.9	-	-	-	-	-	P	P	P	P	P
Emergency shelter		-	-	-	-	P	P	P	P	P	P
Equipment rental and leasing, light		-	-	-	-	-	-	P	P	P	P
Exercise studios		-	-	-	P	-	P	P	P	P	P
Farmers market	30-5.11	-	-	-	-	-	P	P	P	P	P
Food distribution for the needy	30-5.12	-	-	-	-	-	-	-	S	S	S
Food truck	30-5.35	-	-	-	A	-	P	P	P	P	P
Funeral homes and crematories		-	-	-	-	-	P	P	P	P	P
Gasoline/alternative fuel station	30-5.13	-	-	-	-	-	S ¹	P	P	-	-
Hotel		-	-	-	-	-	-	P	P	P	P
Laboratory, medical & dental		-	-	-	P	-	P	P	P	P	P
Library		-	-	-	-	S	P	P	P	P	P
Light assembly, fabrication and processing	30-5.16	-	-	-	-	-	P	P	P	P	P
Medical marijuana dispensaries		-	-	-	-	-	-	-	P	P	P
Microbrewery Microwinery Microdistillery ²	30-5.17	-	-	-	-	-	S	P	P	P	P
Mini-warehouse/self-storage	30-5.18	-	-	-	-	-	-	-	P	P	-
Museums and art galleries		-	-	-	P	S	P	P	P	P	P
Office		-	-	-	P	P ³ / S ⁴	P	P	P	P	P
Office- medical, dental, & other health related services		-	-	-	P	-	P	P	P	P	P

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
Parking, surface (principal use)	30-5.20	-	-	-	-	-	-	-	-	S	S
Parking, structured (principal use)		-	-	-	-	-	-	P	P	P	P
Passenger transit station		-	-	-	-	-	-	-	P	P	P
Personal services		-	-	-	S	-	P	P	P	P	P
Places of religious assembly	30-5.21	S	P	P	P	P	P	P	P	P	P
Professional school		-	-	-	P	P	P	P	P	P	P
Public administration buildings		-	-	-	S	S	S	P	P	P	P
Public parks		P	P	P	P	P	P	P	P	P	P
Recreation, indoor ²		-	-	-	-	-	P	P	P	P	P
Recreation, outdoor		-	-	-	-	-	-	P	P	P	-
Research development & testing facilities		-	-	-	-	-	-	P	P	P	P
Residences for destitute people	30-5.22	-	-	-	-	-	-	-	S	S	S
Restaurant		-	-	-	S	-	P	P	P	P	P
Retail sales		-	-	-	-	-	P	P	P	P	P
School, elementary, middle & high (public & private)		S	S	S	P	P	P	P	P	P	P
Scooter and electric golf cart sales		-	-	-	-	-	-	P	P	P	-
Simulated gambling establishments		-	-	-	-	-	-	-	-	-	-
Social service facilities	30-5.25	-	-	-	-	-	-	-	P	P	P
Skilled nursing facility		-	-	-	P	-	P	P	P	P	P
Vehicle sales and rental (no outdoor display)		-	-	-	-	-	-	P	P	P	P
Vehicle services	30-5.28	-	-	-	-	-	-	P	P	-	-
Vehicle repair	30-5.28	-	-	-	-	-	-	P	-	-	-
Veterinary services	30-5.29	-	-	-	P	-	P	P	P	P	P
Vocational/Trade school		-	-	-	-	-	S	P	P	P	P
Wireless communication services		See 30-5.30									

- 1 **LEGEND:**
2 P = Permitted by right; S = Special Use Permit; A = Accessory; Blank = Use not allowed.
3 1 = When located along a Principal Street.
4 2 = Prohibited where adjacent to single-family zoned property.
5 3 = Office uses as a home occupation.
6 4 = Office uses up to 20% of the building square footage and shall be secondary to a principal residential
7 use. No outdoor storage allowed.

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Section 30-4.13. Building Form Standards.

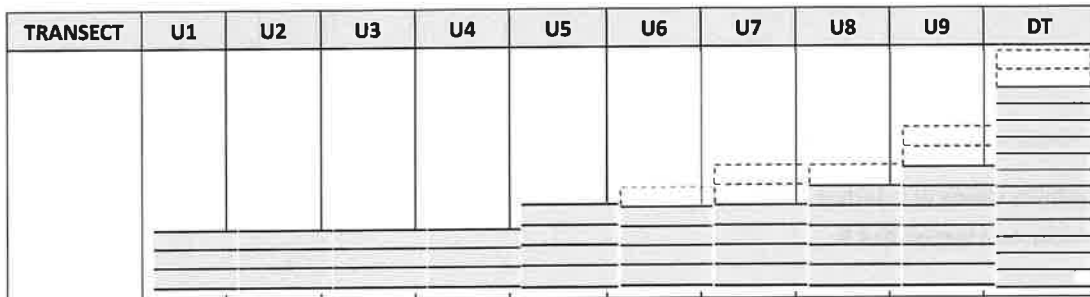
This section contains the building form standards that determine the location, scale and massing of all buildings within the transects.

Table V - 2: Building Form Standards within Transects.

TRANSECT	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
A. BLOCK STANDARDS										
Block perimeter (max feet)	2,600'								2,000'	1,600'
B. LOT CONFIGURATION										
Lot width (min feet)	34'	18'						18'	18'	
C. DEVELOPMENT INTENSITY										
Nonresidential building coverage (max)	60%	80%						90%	100%	
Residential density by right/with SUP ¹ (max units per acre)	8	15	20	20	75	50/60	50/60	60/80	100/125	150/175
D. BUILDING FRONTAGE										
Primary frontage (min)	50%	60%						70%	80%	
Secondary frontage (min)	30%	40%						50%	60%	
E. BUILDING PLACEMENT										
min-max from curb										
min landscape/min sidewalk/min building frontage										
Storefront Street	15'-20'-20'-25' 5'/ 5'-10' /5'	15'-20'-20'-25' 5'/ 5'-10' /5'						16'-20'-24'-25' 5'/ 6'-10' /5'	15'-20'-20'-25' 4'/ 6'-10' /5'	
Principal Street	17'-37' 6'/6'/5'	17'-27' 6'/6'/5'						17'-27' 6'/6'/5'	17'-27' 6'/6'/5'	
Thoroughfare Street	19'-100' 6'/6'/5'	19'-100' 8'/6'/5'						19'-100' 8'/6'/5'	19'-100' 8'/6'/5'	
Local Street	15'-35' 5'/5'/5'	15'-20' 5'/5'/5'						16'-21' 5'/6'/5'	15'-20' 4'/6'/5'	
F. BUILDING SETBACKS										

Side interior setback (min)	5'	5'	5'	5'	5'	5'	5'	0'	0'	0'
Rear setback (min)	15'	3' (alley) 10' (no alley)						3' (alley) 5' (no alley)	3' (alley) 0' (no alley)	

- 1 **LEGEND:**
- 2 1 = See Section 30-4.8 for development compatibility standards.
- 3



G. BUILDING HEIGHT										
Min feet	NA	NA	NA	NA	NA	NA	18	18	18	18
Max stories (by right ¹ /with bonus ²)	3	3	3	3	4	4/5	4/6	5/6	6/8	12/14
Max feet (by right/with bonus ²)	36	36	36	42	60	60/74	60/88	74/88	88/116	172/200
H. FLOOR HEIGHT										
Min first floor height (residential / nonresidential)	NA/10'	NA/12'	NA/12'	NA/12'	NA/12'	NA/12'	12'/12'	12'/15'	12'/15'	12'/15'
Min first floor elevation (residential only)	-	-	-	-	1.5 ft.	1.5 ft.	1.5 ft.	1.5 ft.	1.5 ft.	1.5 ft.
I. GLAZING										
Min first	-	30%			50%			65%		

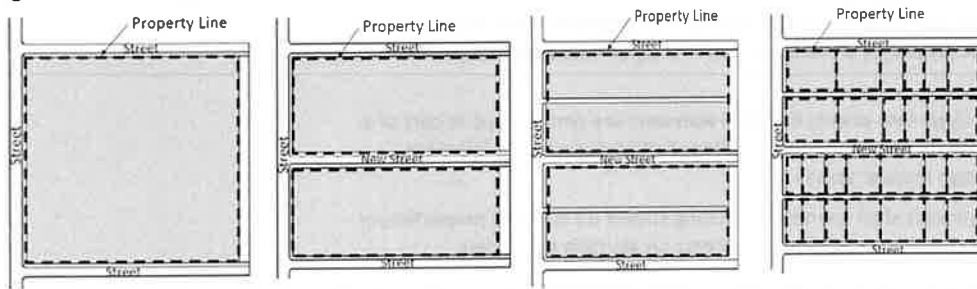
floor - nonresidential				
Min first floor - multi-family	-	30%		
Min upper floors - nonresidential and multi-family	-	15%		

- 1 **LEGEND:**
- 2 1 = See development compatibility standards in Section 30-4.8.
- 3 2 = See bonus system requirements in Section 30-4.9.

1 A. *Block standards.*

- 2 1. *Maximum block perimeter.* Maximum block perimeters are defined Table V-2 for each transect.
 3 When development cumulatively includes 50% or more of the total project area, it shall be
 4 required to include new local streets or urban walkways and the resulting block(s) shall not
 5 exceed the prescribed maximum block perimeter. Figure V-1 below depicts a recommended
 6 approach to breaking down large blocks to provide a new street grid on a large site.

7 **Figure V - 1: Creating Blocks**



8

9 Step 1-original site; Step 2-introduce streets; Step 3-introduce alleys; Step 4-introduce lots.
 10

11 2. *Construction of new streets.*

- 12 a. The required local streets or urban walkways shall be constructed at the expense of the
 13 owner/developer as part of the development review process and shall be constructed
 14 according to the appropriate city standards, but may be sited and configured in a manner so
 15 that they provide the most appropriate access to the development. Where a street is
 16 planned to continue beyond the extent of a development, the development shall provide for
 17 the continuation of the street by stubbing out the improvements as close as is practicable to
 18 edge of the property boundary.
- 19 b. The required local streets, multi-use paths or urban walkways shall provide for public access
 20 and may be dedicated for public right-of-way after construction, if the city desires to accept
 21 same for maintenance.
- 22 c. Notwithstanding any other provision in this chapter, a development may receive final
 23 approval prior to construction of the required local streets or urban walkways if the city,
 24 upon approval of the City Commission, has executed a binding agreement with the
 25 owner/developer that:
- 26 i. Requires the city and/or the Community Redevelopment Agency to construct the
 27 required local streets as public streets within two years of final approval; and
- 28 ii. Provides for the conveyance or dedication of the associated right-of-way from the
 29 property owner to the city, at no cost to the city.

30 The city may enter into such an agreement only when the city determines that doing so
 31 would be in the public interest and when the city and/or the Community Redevelopment
 32 Agency has budgeted legally available funds for the construction of the required local

1 streets. The form and content of the agreement shall be provided by and acceptable to the
 2 city in its sole discretion.

- 3 d. Board modifications from the requirement to construct new streets may be granted in
 4 accordance with the procedures and criteria for a variance, with specific consideration given
 5 to situations where the construction of a street is limited by: access management standards,
 6 regulated environmental features, regulated natural or archeological resources, public
 7 stormwater facilities, existing utility facilities, contamination sites, inconsistencies with plans
 8 for a future city street network, parks, or schools. Where a variance from these
 9 requirements is approved, the block perimeter shall be completed with the provision of
 10 sidewalk and bicycle connections, and multi-use paths or urban walkways, subject to
 11 approval by the city.

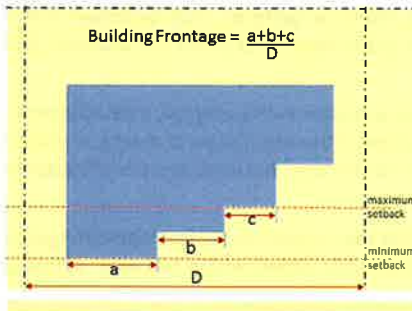
12 3. *Urban walkways.* When required new streets or urban walkways are constructed as part of a
 13 subdivision or development, their design and construction shall conform to the following
 14 standards and applicable design manual standards:

- 15 a. New streets or urban walkways shall connect to existing streets on abutting properties, or
 16 be constructed in alignment with planned public streets on abutting properties.
- 17 b. Where a portion of a new street or urban walkway is newly constructed, it shall be designed
 18 to be extended to abutting property. Stub-outs shall extend to the property line.
- 19 c. Urban walkways shall be a minimum of 26 feet wide and may be designed with a single or
 20 divided paved pathway. The pathway(s) shall be at least 10 feet wide in total width and shall
 21 provide for both bicycles and pedestrians. An urban walkway shall be landscaped with
 22 shade trees on minimum 50-foot centers on both sides of the paved path. Unpaved areas
 23 may also contain stormwater facilities. Urban walkways may contain benches, fountains,
 24 outdoor cafes or other outdoor uses as long as a minimum sidewalk width as specified
 25 above is maintained.

26 B. *Building frontage.* Building frontage requirements shall create a continuous building presence along
 27 streets.

- 28 1. The building frontage standards are a proportion
 29 of the building length relative to the width of
 30 the development site measured at the site
 31 frontage line, (see Figure V - 3).

Figure V - 3: Building Frontage



32 2. *Frontage hierarchy.*

- 33 a. Where a development has frontage along
 34 multiple street types that do not include a
 35 thoroughfare, the urban street (Storefront
 36 or Principal, in that order of hierarchy) shall
 37 be considered the primary street for the
 38 front face of the building.
- 39 b. Where a development has frontage on a
 40 thoroughfare and any other street type, the thoroughfare shall be considered the primary
 41 street.

1 c. Where a development has frontage on two streets of equal type, then the City Manager or
 2 designee shall make a determination as to which street frontage shall be considered
 3 primary.

- 4 3. In the case where the required building frontage cannot be met
 5 due to the need to provide vehicular access from the primary
 6 frontage, a gateway, arch or similar feature may be provided to
 7 preserve the block continuity and may be counted toward
 8 meeting the building frontage requirement, (see Figure V - 4).
- 9 4. The ground floor along the street frontages shall contain active
 10 uses oriented to the street. Active uses may include, but are not
 11 limited to, display or floor areas for retail uses, waiting and
 12 seating areas for restaurants, atriums or lobbies for offices,
 13 lobbies or dining areas for hotels or multi-family residential
 14 buildings, and hotel rooms or multi-family residential units with
 15 street facing entrances.

Figure V - 4: Example of Gateway

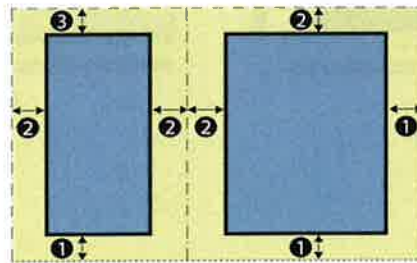


Floor above gateway not required

16 C. **Building placement and setbacks.** The placement of a building on a site is critical to creating a vital
 17 and coherent public realm. The building placement and setback standards shall shape the public
 18 realm and strengthen the physical and functional character of the area. Figure V-5 depicts the types
 19 of setbacks.

- 20 1. Building placement requirements shall be
 21 measured from the back of curb instead of the
 22 front property line, with the following
 23 exceptions:
- 24 a. In the absence of curbs, shall be measured
 25 from the edge of pavement.
 - 26 b. Where the required building placement falls
 27 within a public right-of-way, it shall be
 28 shifted to the property line instead.

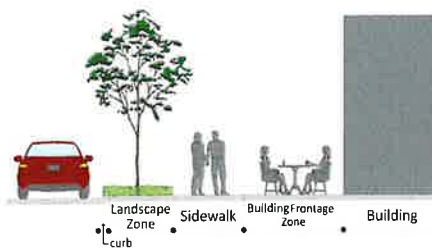
Figure V - 5: Building Setbacks



- ① Street Setback
- ② Side Setback
- ③ Rear Setback

- 29 2. Building placement requirements shall be
 30 comprised of a landscape zone, a public
 31 sidewalk zone and a building frontage zone.
 32 Figure V-6 depicts the required configuration of these zones in relation
 33 to the street curb and building. The required minimum widths for the
 34 landscape and sidewalk zones are listed within Table V - 2. The
 35 building frontage zone shall be a minimum of 5
 36 feet in all locations. Section 30-4.13 D contains
 37 additional standards for the design of the
 38 building frontage zone.

Figure V - 6: Public Realm Zones

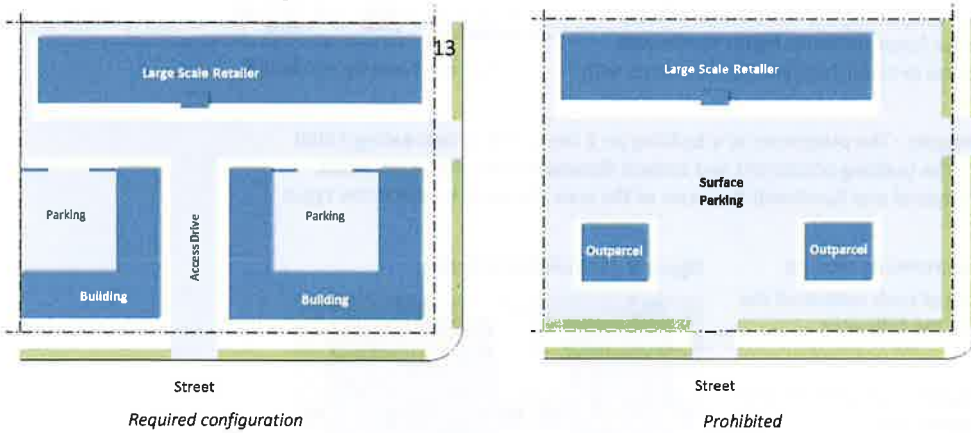


- 39 3. Side and rear setbacks are minimums and shall
 40 be measured from shared property lines.
- 41 4. Street furniture such as benches, trash
 42 receptacles, light poles and bicycle racks,
 43 electrical transmission and distribution poles.

1 mechanical equipment-as defined in Section 30-6.10, and public signs included in Section 30-
2 9.2A, shall not be located within the public sidewalk zone.

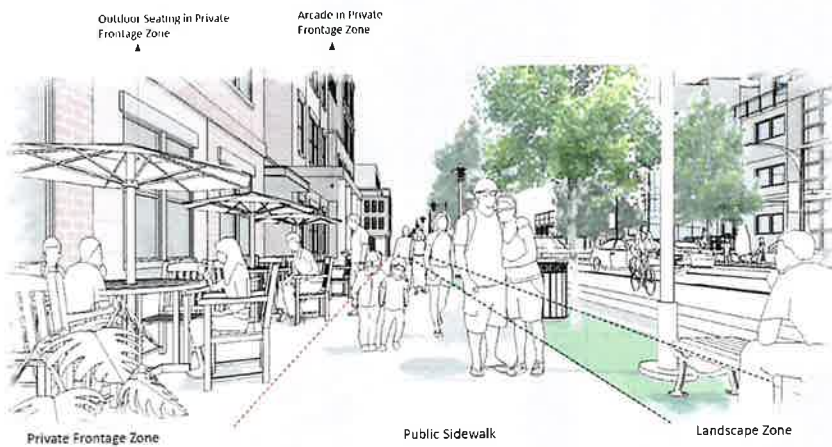
- 3 5. Where multiple buildings are proposed within a development, the placement of buildings at the
4 rear of a site is allowed as long as one or more buildings are placed along the front of the site
5 meeting the building placement and setback and building frontage requirements of this division.
6 Figure V-7 depicts the required configuration of multiple buildings on a site, such as within a
7 shopping center. Streets or access drives shall be incorporated into the site to break it down into
8 smaller lots/blocks (platting will not be required). The primary access drive shall be centered on
9 the anchor building and shall be lined with buildings, which shall meet the required frontage
10 standards along the street and access drive.

11 **Figure V - 7: Multiple Buildings on a Site**



1 D. *Building frontage zone requirements.* All development shall provide a minimum 5-foot wide building
2 frontage zone behind the public sidewalk, and buildings shall have at least one type of building
3 frontage incorporated into its design. Table V-3 contains the dimensional requirements for the
4 various types of building frontages allowed. The intent of the building frontage zone is to provide a
5 transition between the public street/sidewalk and the building. The type of activity conducted in the
6 private frontage zone depends on the nature of the proposed use (Figure V-8). For a commercial
7 building, the intent of the private frontage zone is to attract customers into the business. For a
8 residential site, the intent of the private frontage zone is to provide for a private outdoor space and
9 establish a separation from the public sidewalk for the ground floor rooms.

10 **Figure V - 8: Examples of Building Frontage Zone Activity**
11

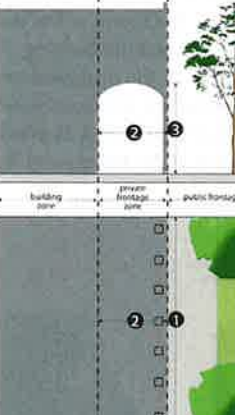


12 Building Frontage Zone used for outdoor seating



13 Private frontage zone with landscaping to buffer residential uses

1 **Table V - 3: Building Frontage Dimensional Standards**

Storefront	Gallery	Arcade
		
<p>1. Width: 25% of façade width min. 2. Depth: 5' min. 3. Clear Height: 8' min.</p>	<p>1. Width: 75% of façade width min. 2. Depth: 8' min. 3. Clear Height: 12' min. (1st floor)</p>	<p>1. Width: 75% of façade width min. 2. Depth: 8' min. 3. Clear Height: 12' min. (1st floor)</p>
Courtyard	Stoop	Porch
		
<p>1. Width: 10' min to 50% of façade width max. 2. Depth: 10' min/20' max. 3. Elevation: 18" max above grade.</p>	<p>1. Width: 5' min to 16' max. 2. Depth: 5' to 8' 3. Clear Height: 8' 4. Elevation: 21" min above grade.</p>	<p>1. Width: 12' min. 2. Depth: 8' min. 3. Clear Height: 8' min. 4. Elevation: 21" min above grade.</p>

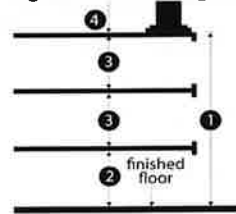
2 Note: See Article II for definitions of frontages.

- 1 1. *Building frontage standards, general.*
- 2 a. In addition to the encroachments shown in Table V-3, cantilevered balconies, bay windows
- 3 and roof overhangs are allowed to encroach into the building frontage zone.
- 4 b. Street furniture such as benches, trash receptacles, or bicycle racks may be installed within
- 5 the building frontage zone, however, permanent fencing is prohibited.
- 6 2. *Standards for storefronts, awnings and canopies.*
- 7 a. Storefront doors shall not be recessed more than 5 feet from the front façade. Recessed
- 8 doors shall have angled walls leading to the door to promote the visibility of the entrance.
- 9 b. Awnings and canopies shall not cover building architectural elements including but not
- 10 limited to cornices or ornamental features.
- 11 c. High gloss or plasticized fabrics and aluminum are not allowed for awnings.
- 12 d. Backlit awnings are not permitted.
- 13 e. Awning shall match the width of the window or door opening and shall enhance the
- 14 architectural features of the building.
- 15 3. *Standards for galleries and arcades.*
- 16 a. Along urban Storefront streets, gallery/arcade openings shall align with storefront
- 17 entrances.
- 18 b. Galleries may be one or two stories.
- 19 c. Arcades and galleries shall have consistent depth along a frontage.
- 20 4. *Standards for courtyards.*
- 21 a. Courtyards shall be paved and a minimum of 20% of the total courtyard area shall be
- 22 enhanced with either above-ground or in-ground landscaping.
- 23 5. *Standards for stoops and porches.*
- 24 a. Stoops shall align directly with the building entry.
- 25 b. Porches may be one or two stories.
- 26 c. Porches may encroach into the building frontage zone.

27 E. *Building height.*

- 28 1. The heights of parking structures shall be limited in accordance
- 29 with the maximum feet within each district, but shall not be
- 30 limited to the maximum number of stories.
- 31 2. Mezzanines that meet the definition and requirements of the
- 32 Florida Building Code shall not be counted as an additional
- 33 story.
- 34 3. The building height limitations contained in Table V - 2 do not
- 35 apply to spires, belfries, cupolas, antennas, water tanks,

Figure V - 9: Building Height



- 1 Building height
- 2 Floor height (ground floor)
- 3 Floor height (upper floors)
- 4 Exceptions to maximum height

1 ventilators, chimneys or other appurtenances required to be placed on the roof and not
 2 intended for human occupancy. Other exceptions include:

- 3 a. Roof structures above eave line can vary in height up to a maximum of 15 feet above eave
 4 line.
- 5 b. Trellises may extend above the maximum height up to 8 feet.

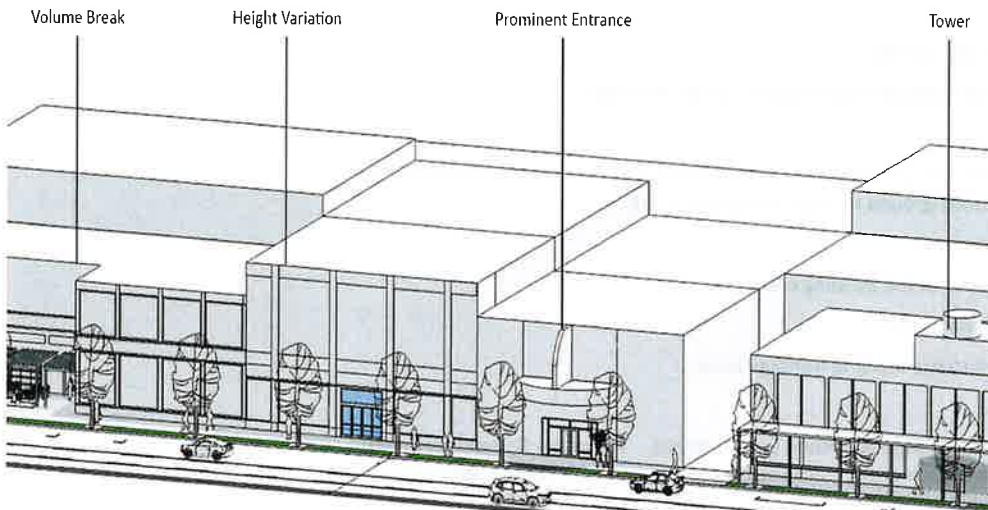
6 F. *Floor height.*

- 7 1. Floor height shall be measured as provided in the Florida Building Code.
- 8 2. Parking garages are exempt from the minimum floor height requirements.

9 **Section 30-4.14. Building Design Standards.**

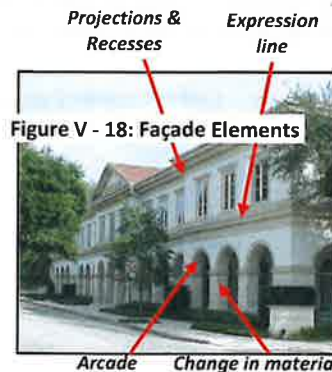
10 A. *Building massing.* Large building volumes shall be divided to appear as smaller volumes grouped
 11 together. Volume breaks may be achieved by volume projections and recesses, and varying heights
 12 and roof lines. Therefore, building facades shall not exceed 60 feet along a street frontage without
 13 providing a substantial volume break such as a volume projection or recess, a tower or bay, or an
 14 architecturally prominent public entrance. The recesses and projections shall have a minimum
 15 depth and width of 10 feet.

16 **Figure V - 16: Building Massing**



18 B. *Facade articulation.* The standards contained in this section apply
 19 to multi-family, nonresidential and mixed-use buildings. Building
 20 facades along streets shall maintain a pedestrian scale by
 21 integrating the following architectural elements:

- 22 1. Façades shall not exceed 20 horizontal feet without including
 23 at least one of the following elements:
- 24 a. A window or door.



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Section 30-4.21. Design Standards.

A. Parking.

1. Motor vehicle parking is required in accordance with Article VII. All motor vehicle parking except a double-loaded row of parking shall be located in the rear and/or interior side of the building, unless such a location is prevented by topography, stormwater retention or significant trees, as determined by the appropriate reviewing board, City Manager or designee. In no case shall more than 50% of the parking be located between the front facade and the primary abutting street, unless modified by the appropriate reviewing board, City Manager or designee. However, driveway entrances and exits to parking areas shall be allowed on the front side of the building. There shall be no limit on the number of parking spaces in parking structures.
2. Bicycle parking spaces shall be installed as required by Article VII. Such parking may encroach into the public right-of-way ~~and may be located, or beyond the setback line provided that at least 5 feet of unobstructed sidewalk width and any required tree strip is retained within the building frontage and/or landscape zones.~~ Bicycle parking requirements may be waived if public bicycle parking exists to serve the use.

B. Sidewalks.

1. All developments, unless provided otherwise in this chapter, shall provide sidewalks along all street frontage. All developments shall provide pedestrian connections from the public sidewalk to the principal building. Entrance sidewalks shall be a minimum of 5 feet of clear width.
2. *Minimum sidewalk widths.*

Multi-Family Residential/Industrial	Commercial/Institutional/Office/Mixed-Use
7 feet	8 feet

The minimum unobstructed width shall be 2 feet less than the required sidewalk width, as long as at least 5 feet of unobstructed width is retained. At transit stops, the minimum width is 8 feet of unobstructed width. ~~In areas where a sidewalk pattern as to materials and width has been adopted, the appropriate reviewing board, City Manager or designee may allow the pattern to be continued by each new development. If the sidewalks installed are less than the minimums provided above, sufficient space shall be provided in order for these minimum sidewalk widths to be added in the future.~~

C. Building orientation. The main entrance of buildings or units shall be located on the first floor on the more primary street.

D. Glazing. Building walls facing the more primary street shall have non-reflective, transparent windows or glazed area covering at least 25% of their surface at pedestrian level (between 3 feet and 8 feet above grade) on the first floor. Operable transparent entrance doors may be included in the calculation of total facade surface area.

E. Mechanical equipment. All mechanical equipment shall be placed on the roof, in the rear or side of the building, and shall be screened with parapets or other types of visual screening.

THE STATE OF TEXAS, COUNTY OF [Name]

I, the undersigned, a Notary Public in and for the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of [Name], State of Texas, and that the same is a true and correct copy of the original as the same appears in the records of the County of [Name], State of Texas.

Witness my hand and the seal of my office this [Date] day of [Month], [Year].

Notary Public in and for the State of Texas

[Signature]

- 1 C. *Centralized wastewater systems.* Developments that require wastewater treatment shall connect to
 2 the city's centralized wastewater treatment system when equivalent residential densities are
 3 greater than two units per acre. Equivalent residential density shall be calculated using peak daily
 4 demand as estimated for level of service purposes as indicated in Article VI, Division 1.
- 5 D. *Septic tanks or on-site disposal systems for nonresidential development.* Any nonresidential
 6 development proposing the use of a septic tank or on-site disposal system shall demonstrate that
 7 toxic, hazardous or industrial waste will not be disposed of in the septic tank or on-site disposal
 8 system.

9 Section 30-6.15. Package Wastewater Plants.

- 10 If there are no existing wastewater collection facilities, a development may install a new, temporary
 11 package wastewater plant for the treatment of wastewater, provided the plant meets all of the
 12 following criteria:
- 13 A. All relevant state and federal standards for package wastewater plants shall be met.
- 14 B. The development shall connect to the central wastewater treatment facilities within five years after
 15 central wastewater facilities become available to the development.
- 16 C. The developer of such temporary package treatment plant shall enter into a legally binding
 17 agreement that dedicates and assigns responsibility for the proper maintenance and operation of
 18 the plant to an appropriate agency of local government, and which provides adequate
 19 compensation by the developer to the local government for the proper operation and maintenance
 20 of the plant.
- 21 D. The package plant shall be approved by the appropriate government agency assigned plant
 22 operation and maintenance as meeting standards for design, operation and maintenance.

23 Section 30-6.16. Industrial Pretreatment Plants.

- 24 The city shall allow industrial pretreatment plants for the processing of industrial wastewater. Such
 25 industrial pretreatment plants shall be in conformance with the requirements of Section 27-182.

26 DIVISION 6. TRANSPORTATION

27 Section 30-6.17. Streets.

- 28 A. *Public and private streets.* The design standards for streets are contained in the Design Manual or
 29 standards from other agencies as referenced in the manual.
- 30 B. *Private approved streets.* Each private approved street in a minor subdivision shall meet the
 31 following requirements:
- 32 1. An approved private street shall be paved to a minimum width of 12 feet wide for one-
 33 directional traffic flow and 18 feet wide for two-directional traffic flow. Alternatively, a
 34 determination shall be made by the city public works department, the city fire rescue
 35 department, and city solid waste department that the approved private street is adequate to
 36 support service vehicles as necessary to provide municipal services.
- 37 2. The structure and sub-base of the approved private street shall meet the standards set forth in
 38 the Design Manual.

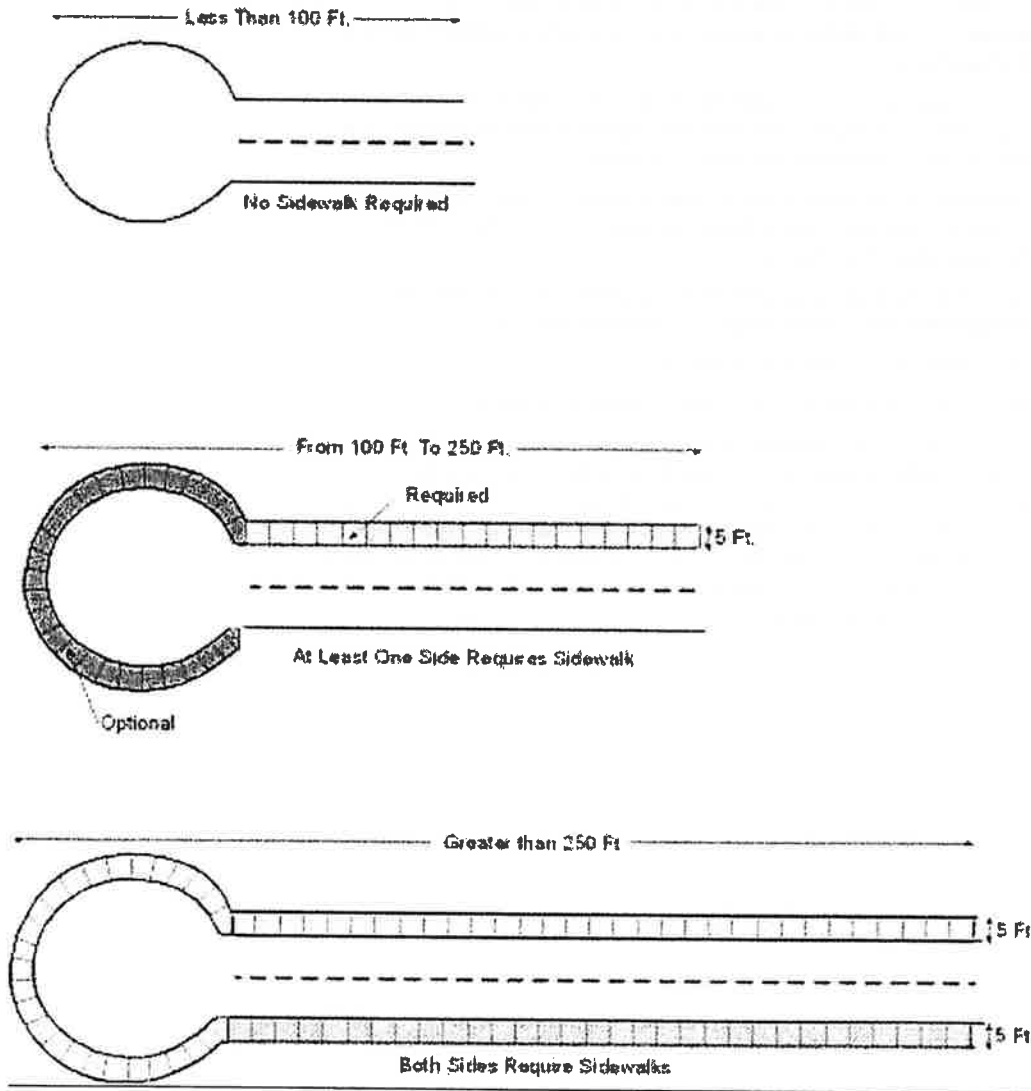
- 1 3. Each approved private street shall be connected directly to a public street or to another
 2 approved private street that connects directly to the major public road network. The method
 3 and type of connection shall be subject to approval by the public works department in
 4 accordance with the standards set forth in the Design Manual. The private street serving the
 5 subdivision shall have a maximum length of 1,000 feet (measured by traversing the length of the
 6 approved private street from its farthest extent to the nearest public street). When the private
 7 street reaches 1,000 feet in length, the subdivision shall include one of the following, as
 8 determined by the city fire rescue department: 1) appropriate emergency connection to the
 9 nearest public road, if such a connection can be made on property within the minor subdivision,
 10 or 2) a turnaround sized to accommodate fire and rescue vehicles.
- 11 4. The owners of each approved private street shall provide necessary easements to the city for
 12 the purpose of providing municipal services. Alternatively, if the city finds the street serves a
 13 valid public purpose, the owners may gratuitously dedicate an approved private street for
 14 purposes of public right-of-way.
- 15 5. Lots created on an approved private street shall be designed to minimize the number of curb
 16 cuts onto the street. Shared driveway access shall be required of adjoining lots, except where an
 17 odd number of lots are created, in which case, one lot, as determined by the public works
 18 department, may be allowed to have a separate driveway.
- 19 6. Approved private streets shall provide a sidewalk having a minimum width of five feet. The
 20 sidewalk shall be provided on one side of the street in accordance with standards of the Design
 21 Manual. Where five feet of pavement is not possible due to a natural or permanent man-made
 22 obstruction, the pavement width may be decreased to a minimum of three feet as necessary to
 23 avoid the obstruction. If paving is not possible due to natural conditions, a minimum three-foot
 24 wide stabilized pedestrian trail shall be constructed.
- 25 7. All proposed minor subdivisions shall meet the level of service standards in the Comprehensive
 26 Plan. Proof of meeting these standards shall exist in the form of a certificate of concurrency
 27 exemption, certificate of preliminary concurrency or certificate of conditional concurrency
 28 reservation. The approval of a nonresidential minor subdivision in no way reserves capacity for
 29 the purposes of concurrency.
- 30 C. *Cul-de-sacs or dead-end streets.* Cul-de-sacs shall not exceed 250 feet, except where alternative
 31 emergency service access is available. Where emergency service access is available, dead-end
 32 streets or cul-de-sacs shall not extend beyond 1,000 feet. Pedestrian connections shall be provided
 33 to these streets in order to shorten walking distances.

34 **Section 30-6.18. Sidewalks and Shared-Use Bicycle Paths.**

- 35 A. *Intent.* The intent of this section is to enable pedestrian activity throughout the city, especially as a
 36 means to promote pedestrian and transit trips, pedestrian safety and accessibility. Sidewalks are
 37 required in conjunction with development orders in every zoning district, ~~except zoning districts that~~
 38 ~~implement the industrial land use category or as otherwise provided herein.~~ This shall apply to all
 39 ~~development orders issued after September 11, 2000, in every zoning district (except as otherwise~~
 40 ~~provided herein), and~~ on any parcel or lot where a roadway is existing adjacent to the proposed
 41 development or where there is a reasonable likelihood of mass transit service or a pedestrian need
 42 for sidewalks. Sidewalk(s) are required on all public and private streets, on both sides, ~~except as~~
 43 ~~specifically excluded or modified by this section.~~

- 1 B. *Schools*. Public and private schools shall meet the design guidelines of Safe Routes to School.
 2 Sidewalks and bikeways adjacent to the site shall be extended to appropriate walkways around
 3 buildings and bicycle storage areas.
- 4 C. Sidewalks are required on both sides of all streets at least five feet in width, ~~except that~~
 5 ~~subdivisions in the agriculture, conservation, airport services and public services zoning districts are~~
 6 ~~only required to provide sidewalks on arterial and collector streets, as designated by the City~~
 7 ~~Manager~~. Whenever a sidewalk intersects with a curbed street, ramps shall be installed to facilitate
 8 access to the sidewalks by wheelchairs.
- 9 ~~1. Where sidewalks are continuous, except for isolated lots or plots, in connection with the~~
 10 ~~approval of subdivisions or development plans, the city shall require an owner of an isolated lot~~
 11 ~~or plot to provide sidewalks along street frontages, except as follows:~~
- 12 ~~a. Additions or renovations to or new construction of single family homes on lots platted prior~~
 13 ~~to January 1, 2003, unless a new single family home is proposed to be built on a lot where~~
 14 ~~there is a sidewalk on the adjacent lot frontages.~~
- 15 ~~b. The addition or new construction of 500 square feet or less of gross floor area on any~~
 16 ~~property or any paving of fewer than five parking spaces or equivalent area.~~
- 17 ~~c. On alleys providing a secondary access to a lot of record.~~
- 18 ~~d. Any lot on land designated as industrial on the future land use map of the city.~~
- 19 ~~2. Cul-de-sac or dead-end loop street(s) requirements. A sidewalk is required on at least one side~~
 20 ~~of a street on a cul-de-sac or dead-end loop street(s) from 100 to 250 feet long, except~~
 21 ~~sidewalks are not required on a cul-de-sac or dead-end or loop street(s) less than 100 feet long.~~
 22 ~~Sidewalks are required on both sides on cul-de-sac or dead-end or loop street(s) greater than~~
 23 ~~250 feet long. For a project in which the closest lots to a connecting street are at least 1,000 feet~~
 24 ~~from the street it stems from, sidewalks are required on at least one side of the street up to the~~
 25 ~~lot nearest the connecting street. Illustrations are shown below.~~

1 Cul-De-Sacs



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- 1
- 2 ~~3.1.~~ A shared-use bicycle path shall be provided in a subdivision wherever designated on the
- 3 officially adopted trail network plan for the city. Also, subdivisions containing a proposed trail
- 4 network corridor shall provide a shared-use bicycle path and sidewalk system that integrates or
- 5 links the subdivision with the trail network.
- 6 D. *Responsibility for construction.* The installation of sidewalks is the responsibility of the
- 7 developer/owner and the sidewalks shall be installed prior to the issuance of a certificate of
- 8 occupancy by the city. For a phased development, sidewalk(s) shall be completed to serve any area
- 9 for which a certificate of occupancy or any temporary occupancy is required. The developer/owner
- 10 shall only be responsible for the sidewalk on the same side of the street(s) on which the approved
- 11 plan is adjacent, except as specifically modified in this section.
- 12 E. *Design standard.* Sidewalk(s) and ramp(s) shall be constructed in accordance with the Design
- 13 Manual.
- 14 F. *Dedication.* ~~In conjunction with the owner/developer's installation of any required sidewalk(s) along~~
- 15 ~~a street, the sidewalk shall be constructed within existing right-of-way or, if insufficient space exists~~
- 16 ~~within the right-of-way, the sidewalk area shall be dedicated to public use in a form acceptable to~~
- 17 ~~the City Attorney.~~ ~~When an amendment to an existing developed area requires the installation of a~~
- 18 ~~sidewalk and inadequate right-of-way exists to such extent that a developer/owner cannot install a~~
- 19 ~~sidewalk, the city shall require the developer/owner to dedicate sufficient right-of-way to install~~
- 20 ~~proper sidewalk areas along all boundaries of the proposed development abutting public streets, or~~
- 21 ~~provide an easement to the homeowners association or condominium, as applicable, for additional~~
- 22 ~~common area for the sidewalk. The dedication of sufficient right-of-way for sidewalk improvements~~
- 23 ~~shall be necessary to serve the development or reduce the impact of the development on the city's~~
- 24 ~~transportation system, and shall in all instances meet the "essential nexus" and "rough~~
- 25 ~~proportionality" requirements established in case law.~~
- 26 G. *Modifications.* The appropriate reviewing authority may approve modifications from the terms of
- 27 this section as follows:
- 28 1. The appropriate reviewing authority shall require the petitioner to provide information in the
- 29 form of reports, maps, diagrams, and similar material to support their request for modification.
- 30 ~~2.~~ The appropriate reviewing authority may determine the appropriate location or termination of
- 31 sidewalks, ~~determine that dedication of right-of-way meets the required obligation, or~~
- 32 ~~determine that a portion of a sidewalk may be narrowed~~ to the minimum extent necessary to
- 33 meet the requirements of this section, ~~if consistent with state accessibility requirements, or any~~
- 34 ~~combination of the above.~~
- 35 ~~3.2.~~ The applicant shall demonstrate that conditions and circumstances, which do not result from
- 36 the actions of the developer, warrant modification of the sidewalk requirements. In reaching its
- 37 decision, the appropriate reviewing authority shall consider the following:
- 38 ~~a. The need to relocate utilities that shall be moved solely in order to facilitate the~~
- 39 ~~construction of sidewalk;~~
- 40 ~~b. Construction or redesign of stormwater management facilities;~~
- 41 ~~c. Insufficient building setbacks;~~
- 42 ~~d. A substantial lack of right-of-way;~~

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1 e.a. Protection of heritage ~~and champion~~ trees;

2 f.b. Excessive slope or other topographic or geological features;

3 g. ~~Existing and expected future isolation of the subject parcel; and~~

4 h. ~~Sidewalks are not permitted by state or local agencies with jurisdiction over the subject~~
5 ~~right of way.~~

6 Section 30-6.19. Access Management.

7 A. Access to residentially zoned properties.

- 8 1. No residentially zoned land shall be used for driveway, walkway or access purposes to any land
9 that is non-residentially zoned or that is used for any purpose not permitted in a residential
10 district or that is shown on the future land use map of the Comprehensive Plan for solely non-
11 residential use, except for ingress and egress to a use that was existing on October 26, 1981, on
12 land that does not abut a public street.
- 13 2. Entrances to dwelling units in the RMF-5, RMF-6, RMF-7, RMF-8 districts shall be 15 feet or
14 greater from any access road or driveway.
- 15 3. Minor improvements, such as ramps and landings, that are intended to provide access for a
16 handicapped resident shall be permitted by right within the required yard of any existing single-
17 family dwelling, two-family dwelling and three-family dwelling.

18 B. Access to non-residential uses.

- 19 1. Where a parcel of property used for nonresidential use in any business, office, industrial or
20 mixed-use district abuts more than one street, access from either street to such property shall
21 be permitted only if no property in any RSF-1, RSF-2, RSF-3, RSF-4 or RC residential district or
22 shown for single-family residential use on the future land use map of the Comprehensive Plan
23 lies immediately across such street from such office-zoned property; provided, however, access
24 may be permitted from any major collector or arterial as shown on the official roadway map;
25 and provided, further, that one point of access shall be permitted in any case, notwithstanding
26 other provisions of this subsection.
- 27 2. Access to shopping centers shall be in accordance with the provisions of this article, Chapter 23
28 of the Code of Ordinances, and the Design Manual. Areas used by motor vehicles shall be
29 physically separated from public streets by landscaped buffer areas.

- ##### 30 C. Bicycle, greenway and pedestrian access.
- 31 Provisions shall be made to safely incorporate travel ways
32 for bicycle and pedestrian usage into development and redevelopment projects extending to
33 adjacent properties. Where bikeways, greenways or sidewalks are presently adjoining the property,
34 provisions shall be made to safely link the internal bicycle and pedestrian system with adjoining
35 facilities. During development plan review, the ~~Development Review Board~~appropriate reviewing
36 authority shall also review the relationship of the mixed-use development to adjoining properties
37 and may require appropriate access for bicycles or pedestrians at locations where vehicular access is
prohibited.

38 Section 30-6.20. Driveways.

39 All driveways constructed or removed within the city limits shall be constructed or removed as provided
40 for in this section and Chapter 23 of the Code of Ordinances.