

LEGISLATIVE #

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Exhibit B-1: Proposed changes to the Urban mixed-use district 2 (UMU-2) regulations for the Urban Village

Sec. 30-65.2 – Urban mixed-use district 2 (UMU-2)

- (a) *Intent.* The UMU-2 Zoning District is created to promote and encourage redevelopment of the existing urban commercial areas and neighborhoods near the University of Florida. The district is intended to encourage multimodal mobility and to allow uses and development compatible with each other and with surrounding residential areas and which are consistent with the land use policies of the comprehensive plan. Furthermore, this district is intended to allow for establishments engaged in conducting research and experimental development in the physical, engineering or life sciences, in order to facilitate technology transfer from institutions of higher learning to the market place. The objectives of this district are to:
- (1) Provide a mixture of residential, commercial and office/research uses that are complementary to the residential and mixed-use character of the district;
 - (2) Encourage quality redevelopment and the renovation of existing structures;
 - (3) Promote multimodal transportation and create high-quality urban streetscapes by using buildings, sidewalks, and street trees to form a pleasant, convenient and safe environment designed for pedestrians, bicyclists, public transit, and automobiles;
 - (4) Promote retail and office uses that serve the surrounding neighborhoods and enhance the viability of existing commercial areas by focusing new development in appropriate locations; and
 - (5) Promote office/research uses that serve the needs of the University and the community and enhance the development of the local innovation economy.
 - (6) Promote infill and redevelopment in the Urban Village to improve the urban form and increase mobility and interconnectivity by creating a gridded street network and sidewalk connections.
- (b) *Administration.*
- (1) Required compliance. All development shall comply with these zoning district regulations except as otherwise provided by variance of the board of adjustment or by board modification, or administrative modification, as described below.
 - (2) Modifications.
 - a. Board modification. The appropriate reviewing board shall have the authority to grant modifications limited to the build-to line, building frontage, building relationship to the street, building articulation and design, landscape zone.

sidewalk zone and streets/blocks standards as are set forth in this Section, where the board finds by substantial competent evidence that:

1. The proposed development offers unique/alternative compliance that meets the intent of the UMU-2 zoning district; the requested modification is the minimum necessary to allow reasonable development of the site; and the requested modification is not injurious to the public health, safety and welfare; or
 2. An undue hardship, owing to conditions peculiar to the land or structure and not the result of the action of the applicant, would result from strict adherence to the standard; or
 3. The sidewalk zone or landscape zone cannot be constructed due to restrictions by the governmental agency with maintenance responsibility for the street where the sidewalk or landscaping is proposed.
- b. Administrative modification. The city manager or designee shall have the authority to grant limited modifications, as set forth below, where the city manager or designee determines that the proposed development meets the intent of the UMU-2 zoning district, the requested modification is the minimum necessary to allow reasonable development of the site and the requested modification is not injurious to the public health, safety and welfare. Administrative modifications are limited to the following:
1. Build-to lines: modification not to exceed 3 feet beyond the required build-to line.
 2. Glazing: Reduction of no more than 10 percent of the required glazing.
 3. First floor height: Reduction of no more than 4 feet of the required minimum height.
 4. Sidewalk zones: Reduction of no more than 2 feet from the required width, provided that a minimum 5 feet of unobstructed width is maintained.
 5. Landscape zones: Reduction of no more than 1 foot from the required width, provided that the required root space is allocated for street trees.
- c. In granting a modification, the reviewing board or administrator may impose any reasonable additional conditions, restrictions or limitations deemed necessary or desirable by the board or administrator to preserve and promote the intent of the UMU-2 Zoning District.

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- d. All requests for modifications shall be submitted in writing with the application for development review on forms provided by the City. The request shall be approved or denied during development plan review and, if granted, shall be noted on the final development plan. If denied, there is no further administrative appeals process.

(3) Effect of Regulations. Where this section specifically addresses a requirement and it is in conflict with other provisions of this Land Development Code, the requirement of this section shall govern. Where this section does not specifically address a requirement, the applicable provisions of the Land Development Code shall apply.

(c) *Uses.*

(1) Permitted Uses by right are as follows:

Sic	Uses	Conditions
	Compound uses	
	Single-family dwellings	
	Rowhouses	
	Multi-family dwellings (up to 100 units per acre)	<u>In the Urban Village area (Figure 1.2), 10 to 125 units per acre. See the Dimensional Requirements Table for the Urban Village density conditions.</u>
	Incidental residential accessory uses, including storage rooms, management offices, club or game rooms, and recreational and laundry facilities intended for use solely by the residents of the developments and their guests.	
	Dormitory	Must not abut property designated single-family on the future land use map
	Rooming houses and boarding houses	In accordance with article VI
	Consolidated apartment management offices	
	Bed and breakfast establishment	In accordance with article VI
	Community residential homes with 14 or fewer residents	When part of a permitted single-family or multi-family residential

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		development and in accordance with article VI
	Community residential homes with more than 14 residents	In accordance with article VI
	Adult day care homes	In accordance with article VI
	Family day care homes	In accordance with article VI
	Day care center	In accordance with article VI
	Places of religious assembly	In accordance with article VI
	Public service vehicles	In accordance with article VI
	Outdoor cafes	In accordance with article VI
	Eating places	
	Repair services for household needs	
	Specialty T-shirt production	
	Rehabilitation centers	In accordance with article VI
	Research and Development in the Physical, Engineering and Life Sciences	
	Light assembly, packaging, and manufacturing associated with Research and Development in the Physical, Engineering and Life Sciences	
	Chilled water and steam plants, electric generation, and other energy storage, distribution, and conversion facilities	
GN-074	Veterinary services	Only within enclosed buildings and in accordance with article VI
GN-078	Landscape and horticultural services	
MG-43	U.S. Postal Service	
GN-471	Arrangement of passenger transportation	Offices only, with no operation of passenger tours

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		on site
GN-483	Radio and television broadcasting stations	Accessory transmission, retransmission, and microwave towers up to and including 100 feet in height in accordance with article VI, excluding cellular telephone services
GN-523	Paint, glass, and wallpaper stores	
GN-525	Hardware stores	
GN-526	Retail nurseries, lawn and garden supply.	
MG-53	General merchandise stores	
MG-54	Food stores	Excluding gasoline pumps
MG-56	Apparel and accessory stores	
MG-57	Home furniture, furnishing, and equipment stores	
MG-59	Miscellaneous retail	Excluding GN-598 Fuel Dealers
Div. H	Finance, insurance and real estate	Excluding cemetery subdividers and developer (IN-6553)
MG-72	Personal services	Including funeral services and crematories in accordance with article VI and excluding industrial laundries (IN-7218)
MG-73	Business services	Excluding outdoor advertising services (IN-7312), disinfecting and pest control services (IN-7342), heavy construction equipment rental and leasing (IN-7353), and equipment rental and leasing, not elsewhere classified (IN-7359)
GN-701	Hotels and motels	
GN-752	Automobile parking	Structured parking only, and not within 100 feet of property designated for

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		single-family use on the future land use map
MG-78	Motion picture	
MG-79	Amusement and recreation service	Only within enclosed structures, and excluding go-cart rental and raceway operations and also excluding commercial sports
MG-80	Health services	
MG-81	Legal services	
MG-82	Educational services	
MG-83	Social services	
MG-84	Museums, art galleries, and botanical and zoological gardens	
MG-86	Membership organization	
MG-87	Engineering, accounting, research, management, and related services	

(2) Permitted Uses by Special Use Permit:

- a. Alcoholic beverage establishments, in accordance with Article VI.
- b. 125 dwelling units/acre (except as specially regulated for the Urban Village)

(d) *Site Development Requirements.*

- (1) All structures shall be located and constructed in accordance with the Dimensional Requirements Tables for University Heights/Archer Triangle Area and the Urban Village Area. Accessory structures shall meet all regulations pertaining to principal structures within this district.

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University Heights & Archer Triangle Area Dimensional Requirements
Table

DIMENSIONAL REQUIREMENTS TABLE	Nonresidential and vertically mixed use buildings	Single-family dwellings	Multi-family dwellings, Two-family dwellings and rowhouses
Lot depth (minimum)	90 feet	90 feet	90 feet
Interior Side (minimum)	0 feet, or 25 feet when abutting property designated single-family or residential low-density on the future land use map	5 feet except that, where adjoining lots are developed at the same time under single ownership, one side of each lot may have no yard setback if the setback for the adjoining yard is at least 10 feet	7.5 feet, or 25 feet when abutting property designated single-family or residential low-density on the future land use map
Rear (minimum)	0 feet, or 25 feet when abutting property designated single-family or residential low-density on the future land use map.	10 feet	5 feet, or 25 feet when abutting property designated single-family or residential low-density on the future land use map.
Lot coverage (maximum)	N/A	N/A	80%
Building frontage	70% minimum	N/A	70% minimum
<u>Density (minimum)</u>¹	<u>N/A</u>	<u>N/A</u>	<u>10 du/acre</u>
Density (maximum)	100 du/acre, or up to 125 du/acre by special use permit	N/A	100 du/acre, or up to 125 du/acre by special use permit

Notes to Table:

¹Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size are exempt from the minimum density requirements.

Urban Village Area Dimensional Requirements Table

<u>DIMENSIONAL REQUIREMENTS</u>	<u>Nonresidential and vertically mixed use buildings</u>	<u>Single-family dwellings</u>	<u>Multi-family dwellings, Two-family dwellings and rowhouses</u>
<u>Lot depth (minimum)</u>	<u>90 feet</u>	<u>90 feet</u>	<u>90 feet</u>
<u>Interior Side (minimum)</u>	<u>0 feet, or 25 feet when abutting property designated single-family or residential low-density on the future land use map</u>	<u>5 feet except that, where adjoining lots are developed at the same time under single ownership, one side of each lot may have no yard setback if the setback for the adjoining yard is at least 10 feet</u>	<u>7.5 feet, or 25 feet when abutting property designated single-family or residential low-density on the future land use map</u>
<u>Rear (minimum)</u>	<u>0 feet, or 25 feet when abutting property designated single-family or residential low-density on the future land use map.</u>	<u>10 feet</u>	<u>5 feet, or 25 feet when abutting property designated single-family or residential low-density on the future land use map.</u>
<u>Lot coverage (maximum)</u>	<u>N/A</u>	<u>N/A</u>	<u>80%</u>
<u>Building frontage</u>	<u>70% minimum</u>	<u>N/A</u>	<u>70% minimum</u>
<u>Density (minimum)^{1 & 2}</u>	<u>Minimum of 3 dwelling units to be considered mixed use²</u>	<u>N/A</u>	<u>20 du/acre for new, single-use multi-family development; 10 du/acre for mixed use developments and additions to existing developments²</u>
<u>Density (maximum) Urban Village</u>	<u>100 du/acre by right; 125 du/acre by right when only structured parking and/or on-street</u>	<u>N/A</u>	<u>100 du/acre by right; 125 du/acre by right when only structured parking and/or on-street</u>

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	<u>parking is provided (except for handicapped accessible surface parking)</u>		<u>parking is provided (except for handicapped accessible surface parking)</u>
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Notes to Table:

¹Lots that existed prior to 12:01 a.m. on June 1, 2009 and that are less than 0.5 acres in size are exempt from the minimum density requirements.

²To be considered mixed-use, a residential development must include a minimum of 10,000 square feet of non-residential uses; and a non-residential development must contain a minimum of 3 residential units.

(2) Additional dimensional standards.

- a. Non-single-family buildings shall have a minimum height of 24 feet.
- b. A maximum of six stories is permitted by right and a maximum of eight stories is permitted by special use permit. In the Urban Village, a maximum of eight stories is permitted by right when only structured and/or on-street parking is provided (except for: handicapped accessible surface parking spaces for multi-family development and loading spaces for non-residential development).
- c. As depicted in Figure 3.0 - Height Limits –University Heights, there shall be a maximum of 3 or 4 stories for a distance of 50 feet as measured from the property line of properties located adjacent to the University Heights Historic Districts.

(3) Building relationship to the street or Urban Walkway.

- a. All principal non-residential buildings are required to have a main entrance facing the street. In the Urban Village, a principal building may have a main entrance facing on an Urban Walkway (as regulated in Section 30-65.2(e)(3)d.), subject to the City's approval. A main entrance shall be indicated on building floor plans by the placement of atriums, lobbies, or other entry rooms at the entrance and through the inclusion of architectural entry features such as, but not limited to, awnings, arcades, columns or archways, and by providing a level of architectural detailing that is comparable to or exceeds other entrances to the building.
- b. Two-family dwellings and rowhouse Residential units on the first story shall have a functional entrance on the street. Other multi-family residential building types shall have at least one functional entrance on the street that

meets the criteria in c. Multi-family principal buildings in the Urban Village may have a functional main entrance on an Urban Walkway.

- c. The length of a street-fronting façade or façade fronting an Urban Walkway in the Urban Village without an intervening entrance shall not exceed 150 feet.
 - d. Sidewalk connections to the public sidewalk must be provided from all building entrances that face the street or an Urban Walkway in the Urban Village. These connections shall provide at least 5 feet of unobstructed width.
 - e. Front porches or covered stoops for multi-family uses.
 - 1. Two-family dwellings and rowhouse Residential units on the first floor along a street or Urban Walkway in the Urban Village shall have individual front porches or covered stoops.
 - 2. Front porches or covered stoops shall have a minimum surface area of 25 square feet with a minimum depth of 5 feet and a minimum width of 5 feet.
 - 3. Front porches or covered stoops shall be open and not air conditioned.
 - 4. Front porches may only be screened where they are located behind the build-to line.
 - f. Except for a driveway to reach the side yard or rear yard or on-site parking, neither driveways nor surface parking lots are permitted between the sidewalk and a building. Driveways shall be perpendicular to any adjacent street. In the Urban Village, porte cocheres or covered drop-off areas in front of a building may be allowed for hotels, medical facilities, nursing homes, or assisted living facilities. Porte cocheres or covered drop-off areas shall be designed to meet queuing requirements such that vehicular traffic does not overflow out on public streets or sidewalks and does not impede safe and convenient pedestrian circulation at the site.
- (4) Building articulation and design.
- a. Glazing (Figure 5.0).
 - 1. For multi-family residential uses, the minimum glazing percentage shall be 30% for the first story and 20% for upper stories, on all street frontages or Urban Walkways in the Urban Village.
 - 2. For non-residential uses, minimum glazing percentage shall be 50% for the first story on local street and urban throughway street frontages and all street frontages in the Urban Village, and 65% for the first story on storefront street and principal street frontages. In the Urban Village, non-residential buildings fronting on an Urban Walkway shall have a minimum glazing percentage of 50%.

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- b. Delineation of stories. The area between the first and second stories along all street frontages shall include architectural detailing, such as, but not limited to, variations in materials or horizontal expression lines, to visually delineate the first and second stories.
- c. First floor height. All multi-story buildings on storefront streets shall have a minimum first story floor-to-floor height of 15 feet.
- d. First floor uses. On principal and storefront streets, buildings shall be designed so that the area of the first floor along the street frontage contains active uses that are oriented to the street. Active uses may include, but are not limited to, display or floor areas for retail uses, waiting and seating areas for restaurants, atriums or lobbies for offices, and lobbies or dining areas for hotels, or multifamily residential units. ~~Residential units may be located directly on the first floor street frontage of buildings on principal streets, but not on storefront streets.~~ Residential units shall not be located directly on the first floor street frontage of buildings on storefront streets.

(e) *Public Realm Requirements.*

(1) Existing Streets. The street types referred to throughout this section (local street, principal street, storefront street, and urban throughway) are identified and depicted in Figure 2.0 - Street Types – University Heights and Figure 2.2- Street Types - Archer Triangle.

(2) Primary Frontage Streets. Within the Urban Village, Primary Frontage Streets are identified and depicted in Figure 6.0 – Primary Frontage Streets.

- a. In the Urban Village all buildings with multiple street frontages shall orient the main entrance and the front face of primary buildings to the Primary Frontage Street. SW 34th Street is at the top of the hierarchy for Primary Frontage Streets.
- b. In the case of corner lots, corner entrances that address both streets are allowed as long as the most primary street is addressed.

(2 3) New Streets/Blocks.

- a. Within the University Heights area (Figure 1.0 – District Boundary Map- University Heights), subdivisions, minor subdivisions, lot splits, and development that requires development plan review shall be required to include any of the proposed local streets depicted in Figure 2.1 that are located within the boundaries of the subdivision, minor subdivision, lot split or development. These new local streets shall be constructed at the expense of the owner/developer as part of the subdivision, minor subdivision, lot split or development, to serve the subdivision, minor subdivision, lot split or development, and shall be located so that the resulting block(s) will not exceed a maximum block perimeter of 1800 feet.

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- b. Within the Archer Triangle area (Figure 1.1 - District Boundary Map- Archer Triangle), subdivisions, minor subdivisions, lot splits, and development on sites greater than two acres which propose new development on more than 50% of the site shall be required to include new local streets within the subdivision, minor subdivision, lot split or development so that the resulting block(s) will not exceed a maximum block perimeter of 2600 feet. These new local streets shall be constructed at the expense of the owner/developer as part of the subdivision, minor subdivision, lot split or development, to serve the subdivision, minor subdivision, lot split or development.
- c. Within the Urban Village area (Figure 1.2 - District Boundary Map-Urban Village), subdivisions, minor subdivisions, lot splits, and development on sites greater than two acres which propose new development on more than 50% of the site shall be required to include new local streets within the subdivision, minor subdivision, lot split or development so that the resulting block(s) will not exceed a maximum block perimeter of 2,000 feet. These new local streets shall be constructed at the expense of the owner/developer as part of the subdivision, minor subdivision, lot split or development, to serve the subdivision, minor subdivision, lot split or development. Exemptions from the maximum block perimeter may be granted by the appropriate reviewing board in accordance with Section 30-65.2(b)(2)a. where the construction of a street is limited by: access management standards, existing public stormwater facilities, parks, or schools, the presence of regulated environmental or archaeological features, the presence of utility facilities, the presence of contamination sites, or inconsistencies with plans for a future City street network.
- d. Within the Urban Village, an Urban Walkway may be used to meet the block perimeter requirements, subject to City approval. An Urban Walkway is a pedestrian/bicycle pathway that is a minimum width of 30 feet and contains either: a contiguous paved area of at least 10 feet or a separated (boulevard style) paved area with a minimum contiguous paved area of 8 feet on one side and 4 feet on the other side. Unpaved areas in an Urban Walkway must be landscaped and may contain stormwater facilities. Urban Walkways may contain benches, fountains, outdoor cafes or other outdoor uses as long as a minimum sidewalk width as specified above is maintained. Cross-sections for Urban Walkways must be submitted as part of a required Circulation Plan or as part of a development plan when a Circulation Plan is not required. The cross-section must illustrate paved areas, landscape areas, and any outdoor uses. An Urban Walkway may be used as an interim/temporary method for retaining the required area for a future street when an abutting development/redevelopment occurs. In this case, the total width may be reduced to 25 feet, while maintaining a contiguous minimum paved width of 10 feet. The width and cross-section of the Urban Walkway is subject to review and approval by the City to ensure that future street construction can occur in the area provided. If the Urban Walkway will be a permanent area, it

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may be used to count toward meeting open space requirements even if it is later dedicated as a public Urban Walkway.

- ee. The required local streets or multi-use paths or Urban Walkways shall be constructed according to the appropriate City standards as determined through the development review, subdivision, minor subdivision or lot split process, but may be sited and configured in a manner so that they provide the most appropriate access to the development, subdivision, minor subdivision or lot split. Where a street is planned to continue beyond the extent of a development, subdivision, minor subdivision or lot split, the development shall provide for the continuation of the street by stubbing out the improvements as close as is practicable to the edge of the property boundary.
 - ef. The required local streets or multi-use paths or Urban Walkways may be dedicated for public right-of-way after construction, if the City desires to accept same for maintenance, or may be privately owned streets, multi-use paths or Urban Walkways provided the streets, multi-use paths or Urban Walkways remain open for public ingress and egress.
 - eg. Board modifications may be granted in accordance with Section 30-65.2 (b)(2)a., with specific consideration given to situations where the construction of a street is limited by access management standards or is impeded by the presence of regulated environmental features or by existing public stormwater facilities, parks, or schools. Where it is determined that it is not possible to construct the streets that would be required to meet block perimeter standards, the block perimeter shall be completed with the provision of sidewalk and bicycle connections or multi-use paths subject to approval by the City. In the Urban Village, the block perimeter may also be completed by the provision of an Urban Walkway, subject to approval by the City.
- (3 4) Sidewalk zone.
- a. The minimum sidewalk dimensions set forth in the Streetscape Dimensions Tables for University Heights/Archer Triangle and the Urban Village shall apply to all streets in ~~this~~ these districts.
 - b. The sidewalk zone shall be immediately contiguous to the landscape zone and shall be continuous and entirely hardscaped by the owner/developer, except as provided in the Urban Village.
 - c. Outdoor seating may encroach into the sidewalk zone provided that a minimum unobstructed width of 5 feet is maintained.
 - d. Balconies, marquees, projecting signs, and awnings may encroach into the sidewalk zone up to a distance of half the required sidewalk dimension, provided that they are at least 9 feet above the grade of the sidewalk.
 - e. The owner/developer shall construct new sidewalks to align with existing sidewalks on abutting properties.

(4 5) Landscape zone.

- a. There shall be a continuous landscape zone adjacent to the curb which shall meet the dimensions set forth in the Streetscape Dimensions Table. This zone ~~is intended~~ allows for the placement of street trees, street furniture and light poles, fire hydrants, traffic signs, bus shelters, bicycle racks, litter receptacles, benches and similar items. In the Urban Village, street trees in the landscape zone may not intrude into the public right-of-way without approval from the local government with maintenance authority for the roadway.
- b. The owner/developer shall install street trees to meet the spacing requirements set forth in the Streetscape Dimensions Table. All street trees shall be provided a minimum of 140 square feet of root room to a depth of 3 feet, and shall be planted no closer than 10 feet from any building or wall foundation.
- c. The area of the landscape zone between trees shall be hardscape on storefront streets, ~~and principal streets, and all other streets with on-street parking.~~ Hardscape is optional for streets with on-street parking. Street trees shall be planted within a landscaping or grass strip on local streets, ~~and urban throughway streets, and all streets in the Urban Village.~~ In the Urban Village, a modification to allow hardscape on streets may be requested and is subject to approval by the appropriate reviewing board or staff, if the development is subject to staff approval only. Surface openings for trees within tree wells shall be at least 18 square feet. Landscaping utilized between street trees should not exceed 30 inches at mature height.
- d. Where heritage trees are located within the public right-of-way they should be preserved and no new construction placed within the tree root plate. New buildings should be designed so that no more than 25 percent of the crown of these preserved trees is removed. The removal, relocation or replacement of heritage trees shall be in accordance with Sec. 30-258 of the Land Development Code.
- e. Street trees shall meet Florida Department of Transportation clear zone requirements, adopted pursuant to Chapter 316, Florida Statutes, and adopted by reference in Chapter 26 of the City Code of Ordinances. A visual example is provided in Figure 4.3 7- Streetscape with 4' Clear Zone.

(5 6) Build-to line.

- a. The build-to line shall be measured from the back of curb. In the Urban Village, the build-to line shall be measured from the property line for all streets with swale systems. Build-to lines for Urban Walkways shall be as shown on the cross-section for the Urban Walkway as provided by the developer, but must allow for a minimum 8-foot landscape zone area on each side of the paved portion.
- b. The build-to-line shall be measured as the sum of the required landscape zone, sidewalk zone and required setback from the sidewalk zone.

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c. The build-to line standards of this section shall not result in structures being built in the public right-of-way. If the build-to line dimensions result in a build-to line within the public right-of-way, the actual build-to line shall be established at the property line adjacent to the public right-of-way.

d. In the Urban Village, the build-to line may be modified to accommodate existing utilities.

(6 7) Transit facilities. Transit stop facilities shall be within the landscape zone or sidewalk zone or right-of-way and located in accordance with the most current “Regional Transit System Bus Stop Improvement Plan” on file in the RTS Planning Office.

Dimensions Table for University Heights and Archer Triangle

STREETSCAPE DIMENSIONS TABLE	Urban Through-way	Storefront streets	Principal streets	Local streets or private streets
Landscape zone (minimum)	8 feet	5 feet	5 feet	8 feet
Street tree spacing	35 feet (minimum) to 50 feet (maximum), on center	35 feet (minimum) to 50 feet (maximum), on center	35 feet (minimum) to 50 feet (maximum), on center	35 feet (minimum) to 50 feet (maximum), on center
Sidewalk zone (minimum)	8 feet	10 feet	10 feet	10 feet
Build-to-line (non-residential uses)	25-80 feet setback from the back of curb	20 feet setback from the back of curb	20 feet setback from the back of curb	18 feet setback from the back of curb
Build-to line (residential uses)	30-80 feet setback from the back of curb	20 feet setback from the back of curb	25 feet setback from the back of curb	23 feet setback from the back of curb

Note to Table: Examples of the landscape zone and streetscape zone and streetscape scenarios are depicted in Figures 4.01-4.4 – Public Realm Requirements and Figure 4.2 6 – Streetscape Scenarios.

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Dimensions Table for the Urban Village

<u>STREETSCAPE DIMENSIONS TABLE</u>	<u>SW 34th Street</u>	<u>Swale system streets</u>	<u>SW 24th Avenue</u>	<u>New local or private streets¹</u>
<u>Landscape zone (minimum)</u>	<u>8 feet</u>	<u>8 feet</u>	<u>8 feet</u>	<u>8 feet</u>
<u>Street tree spacing</u>	<u>35 feet (minimum) to 50 feet (maximum), on center</u>	<u>35 feet (minimum) to 50 feet (maximum), on center</u>	<u>35 feet (minimum) to 50 feet (maximum), on center</u>	<u>35 feet (minimum) to 50 feet (maximum), on center</u>
<u>Sidewalk zone (minimum)</u>	<u>8 feet</u>	<u>8 feet</u>	<u>8 feet</u>	<u>10 feet</u>
<u>Build-to-line (non-residential or vertically mixed uses)</u>	<u>25-80 feet setback from the back of curb</u>	<u>15-25 feet setback from the back of right-of-way</u>	<u>20-25 feet setback from the back of curb</u>	<u>18 feet setback from the back of curb</u>
<u>Build-to line (residential uses)</u>	<u>30-80 feet setback from the back of curb</u>	<u>15-25 feet setback from the back of right-of-way</u>	<u>25-30 feet setback from the back of curb</u>	<u>23 feet setback from the back of curb</u>

Notes to Table:

¹Newly constructed local or private streets shall be curb and gutter unless otherwise approved by the City's Public Works Department.

(f) *Additional requirements.*

- (1) Drive-through facilities. Drive-through facilities are prohibited in this district except fronting on SW 34th Street in the Urban Village; access to a drive-through facility fronting on SW 34th Street may be from another street or from an internal system within a mixed use development. A special use permit for all drive-through facilities is required in the Urban Village. Drive-through facilities are defined as facilities that provide services mechanically or personally to customers who do not exit their vehicles, examples include, but are not limited to, banking facilities, payment windows, restaurant, food and/or beverage sales, dry cleaning and express mail services. The following are not considered drive-through facilities: auto fuel pumps and depositories which involve no immediate exchange or dispersal to the customer, such as mail boxes, library book depositories, and recycling facilities.

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(2) Circulation Plan.

(a) Applicability. All new development or redevelopment on more than 50% of development sites in the Urban Village that are greater than 2 acres in size (including all contiguous lots/parcels) shall submit a Circulation Plan for the site. The circulation plan may be:

- a. A preliminary plan approved by the appropriate reviewing board to guide future development on the site.
- b. Part of an application for development plan or Planned Development rezoning.
- c. Part of a Master Plan (as defined in Sec. 30-161) for phased developments.
- d. Part of a subdivision, minor subdivision, or lot split application.

Abutting property owners or multiple property owners may submit a binding Joint Circulation Plan that establishes the future circulation system (including bicycle, pedestrian, motorized vehicle, and transit) for a specified area. The Joint Circulation Plan shall include all recorded cross-access agreements, deed restrictions, land reservations, or other methods necessary to implement the circulation plan and ensure cross-connectivity that runs with the land.

(b) Contents. The Circulation Plan for the site shall illustrate:

- a. The perimeter block size for the proposed development area;
- b. Proposed new street or Urban Walkway locations;
- c. General location of developed areas, future phases, and open space;
- d. The connection points to abutting properties including stub-outs where the abutting property is either undeveloped or contains development that presents an impediment to connectivity;
- e. The access point(s) to the existing external roadway network;
- f. Location of proposed stormwater facilities;
- g. Known, regulated environmental features;
- h. Location of existing or proposed transit stops and connections to transit stops;
- i. Street and/or Urban Walkway cross-sections including locations of on-street parking, landscape area, bike paths, sidewalk, and the build-to line;
- j. Compliance with the Primary Frontage Street requirements; and,
- k. A street frontage hierarchy for new streets in the development to identify where principal building entrances will be located.

(c) Review, Expiration, and Amendment of a Circulation Plan. The Circulation Plan is subject to review and approval by the appropriate reviewing board or by staff when only subject to staff review. A Circulation Plan shall be valid for the period of a development plan, PD, or other final development order when part of another review. Alternatively, if the Circulation Plan is a stand-alone plan, it shall be valid for a period of 5 years unless otherwise specified. The Circulation Plan expiration date may be extended prior to expiration for good cause with City approval. A Circulation Plan may be amended by the appropriate reviewing

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board or by staff when only subject to staff review to account for changed conditions at the site or in the proposed street network in the Urban Village.

(3) Single-story, large-scale retail uses (defined as a single retail use with a ground floor footprint exceeding 100,000 square feet) are prohibited in the Urban Village District.

(4) Surface parking as a principal use is prohibited.

(2 5) Landscape buffers. All development in this district is exempt from the general landscape buffer requirements in Article VIII of the Land Development Code.

(3 6) Parking.

a. Required parking.

Other than as required by the Americans with Disabilities Act (ADA) and Florida Accessibility Code (FAC) or other state or federal requirements, there shall be no minimum vehicular parking requirement in the University Heights and Archer Triangle Areas. In the Urban Village, the minimum vehicular parking requirement is 1 space per residential unit and one-half of the required parking for non-residential uses as provided in the Land Development Code. Scooter parking shall be provided for residential uses at a rate of 1 space for every four residential units.

ab. Vehicular surface parking.

1. Other than as required by the Americans with Disabilities Act (ADA) and Florida Accessibility Code (FAC) or other state or federal requirements, there shall be no minimum vehicular parking requirement. There shall be a maximum vehicular surface parking allowance of 1 parking space per 400 square feet of gross floor area for non-residential uses. There shall be a maximum of 1 surface parking space per unit for multi-family in the Urban Village. However, there shall be no limit on the number of parking spaces provided in the form of structured parking for residential or non-residential uses.
2. Surface parking lots shall be located in the rear or interior side of the building.
3. Surface parking lots adjacent to streets shall meet the standards depicted in Figure 4.1 5 - Parking Exhibit. Surface parking lots adjacent to Primary Frontage Streets in the Urban Village shall meet the standard for principal streets. All other streets in the Urban Village shall meet the standard for local streets.
4. Surface parking lots shall comply with the landscaping requirements in Article VIII of the Land Development Code.

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b~~c~~. Structured parking facilities.

1. Structured parking shall provide architectural detailing on the first and second stories, such as, but not limited to, variations in materials, framing of wall openings, vertical or horizontal expression lines, pilasters, arches, or railings.
2. Automobiles shall be screened from street view by wall, fence or vegetative matter.
3. Structured parking adjacent to streets shall meet the standards depicted in Figure 4.15- Parking Exhibit. Within the Urban Village, structured parking on primary frontage streets shall meet the standard for principal streets as depicted in Figure 4.5 including the provision of a minimum of 20 feet of active uses on the first floor.

e~~d~~. Bicycle parking.

1. The owner/developer shall provide a minimum of 1 space per 1,000 square feet of gross building square feet for non-residential uses and 1 space per two bedrooms for residential uses for bicycle parking.
2. A minimum of 20 percent of the provided bicycle parking shall be located within the landscape zone or sidewalk zone. The remainder shall be located a maximum distance of 100 feet from a building entrance and shall be covered from inclement weather or located within an accessory parking structure.

- d. Vehicular access. Developments may have one curb cut located on each street frontage, except that curb cuts shall not be permitted on storefront or principal streets when access may be provided from a local street or alley.

(4 ~~7~~) Loading areas and dumpsters.

- a. Loading docks shall be prohibited along storefront streets, ~~and~~ principal streets, urban throughway streets, and all non-local streets in the Urban Village. If a development has access/frontage only on a storefront or principal street and it is infeasible to provide an alley or other rear loading area on the site, the loading dock must be located in the most unobtrusive location and fully screened from street and sidewalk view.
- b. Loading dock entrances along the street shall be screened with automatic doors so that the dock and related activities are not visible from the adjacent sidewalk.
- c. Dumpsters shall be placed at the side or the rear of the building so that they are not visible from the street.
- d. Dumpsters shall be surrounded by an enclosing wall that is attached to a building. The enclosing wall shall not exceed 8 feet in height, and shall be

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finished or painted with the same material or color as the building. The enclosing wall shall be fitted with an opaque sliding or hinged door and working latch.

(§ 8). Walls and Fences.

- a. Fences made of chain-link (wholly or in part) are prohibited.
- b. The maximum height of fences or walls shall be 40 inches when located within a front or side yard and 72 inches when located within a rear yard.

(6) Mechanical Equipment.

- a. Mechanical equipment shall not be permitted between any building and storefront, urban throughway or principal streets or any non-local street in the Urban Village.
- b. Screening (by wall, fence or vegetative matter) that exceeds the height of the equipment shall be required if the equipment is visible from the street or adjacent properties. Certain equipment, such as but not limited to, rain barrels or cisterns, shall not require screening provided they are designed to blend with the building and are constructed with the same materials and colors.
- c. Chiller plants and similar utility structures.
 1. Chiller plants and similar utility structures shall not be permitted between any building and storefront street, ~~or principal street,~~ or any non-local street in the Urban Village.
 2. Chiller plants and similar utility structures shall provide a minimum 15 foot landscape strip planted with shrubs and trees between the structure and the street or abutting properties.
 3. Opaque walls a minimum of 6 feet in height shall be provided between the structure and the public street.

(7) Signage.

- a. Signs shall be externally lit. Individual letters and symbols may be internally lit or back-lit.
- b. Finish materials shall consist of one or more of the following:
 1. Wood (painted or unpainted); or
 2. Metal (painted or unpainted); or
 3. Painted or rubberized canvas; or

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4. Strip lighting with the appearance of neon (including individual channel letter signs that are internally illuminated and may have plastic faces); or
5. Engraving directly on the façade surface; or
6. Wood-like materials; or
7. Lettering on transparent windows or doors; or
8. Vinyl lettering with a painted appearance.

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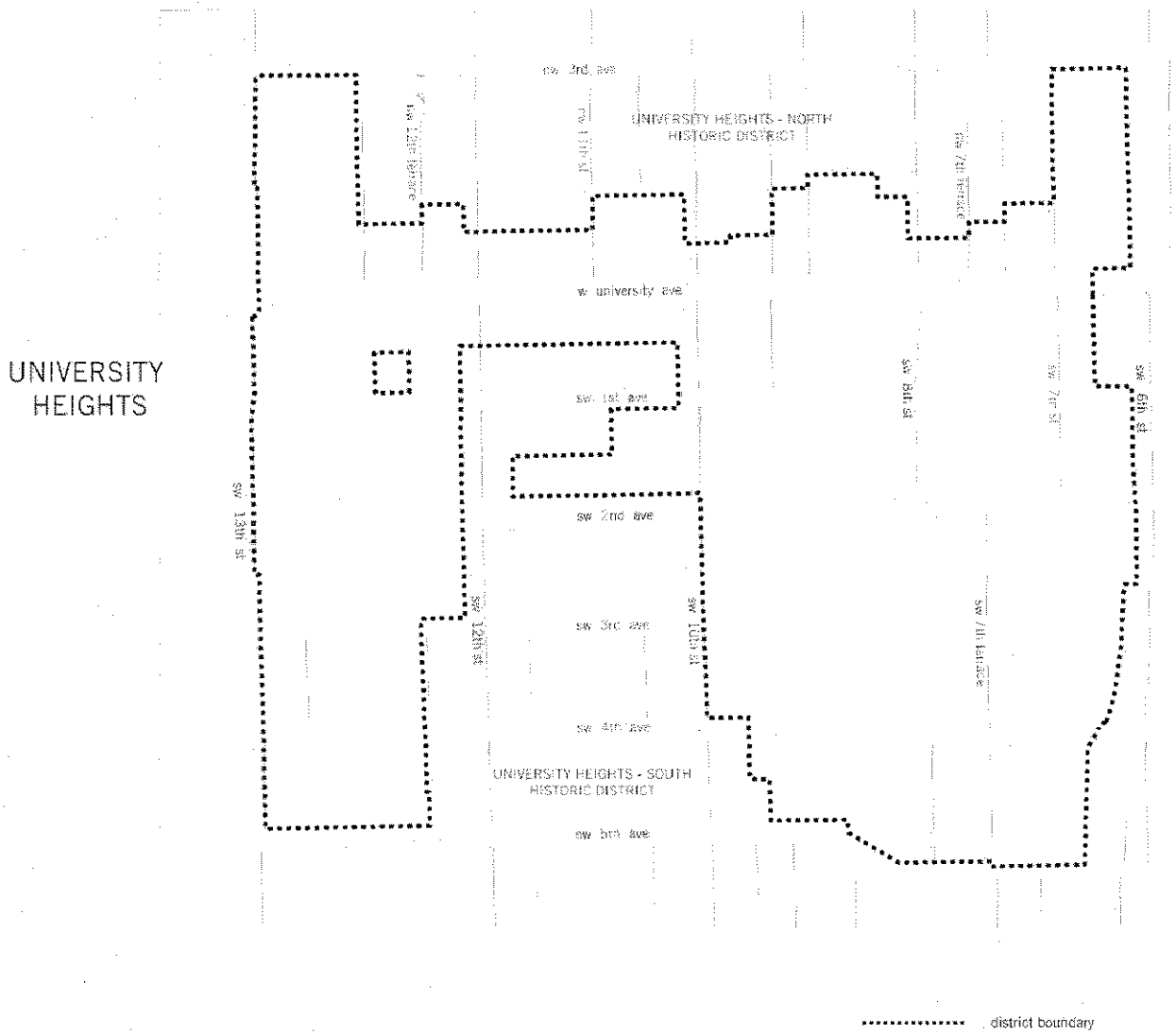


Figure 1.0 District Boundary Map – University Heights

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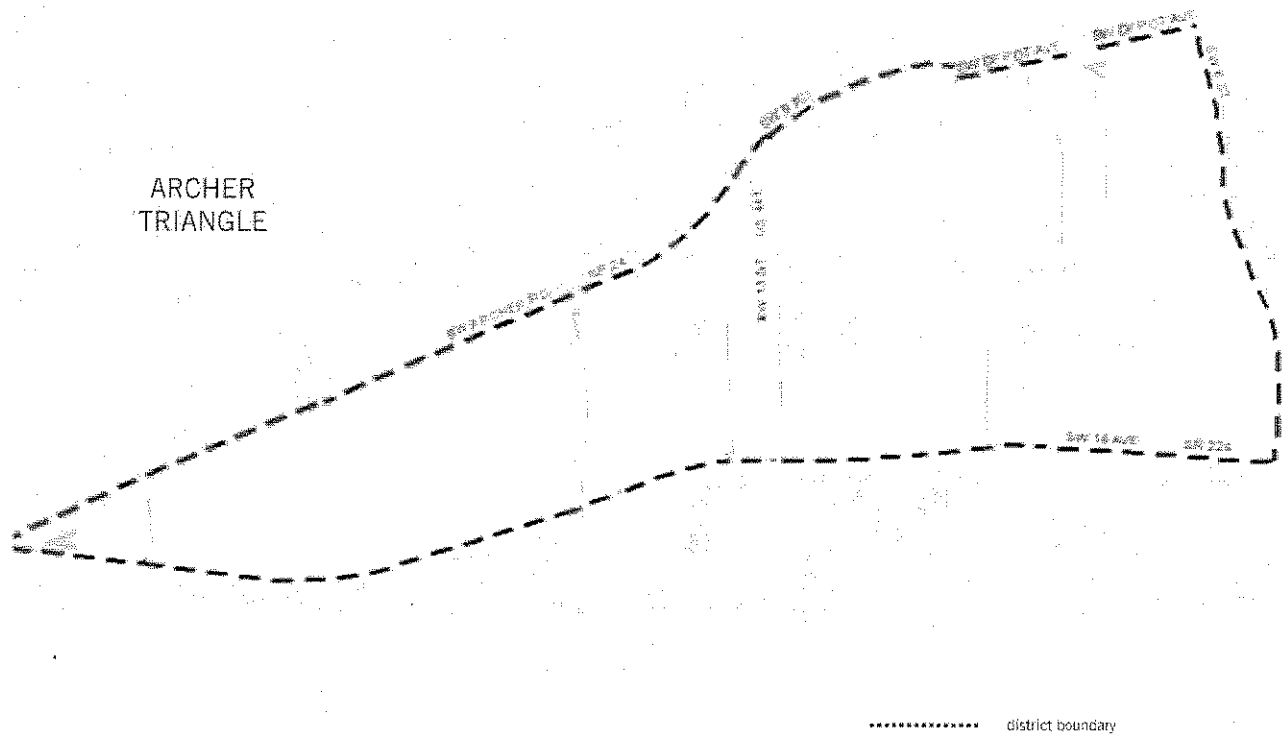


Figure 1.1 District Boundary Map – Archer Triangle

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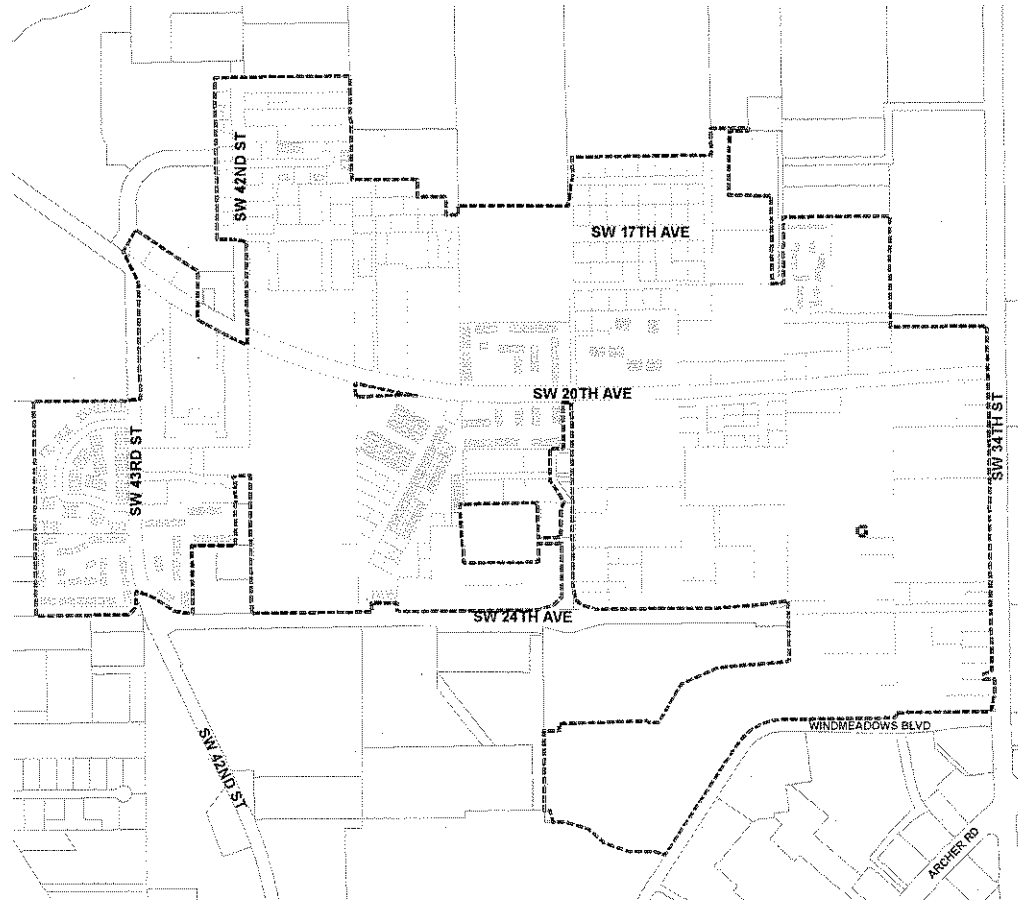



Figure 1.2 District Boundary Map - Urban Village

 District Boundary

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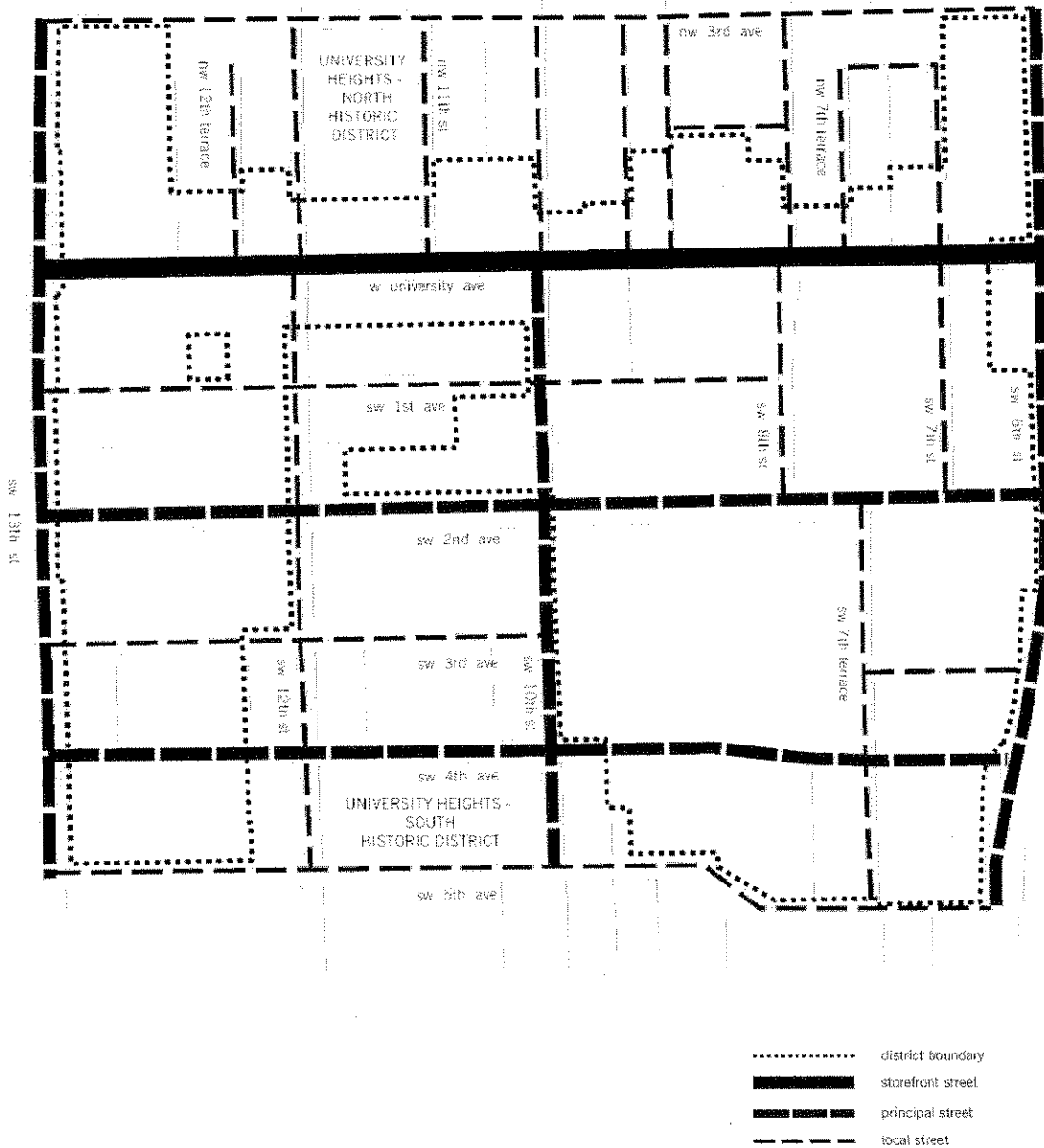


Figure 2.0 - Street Types – University Heights

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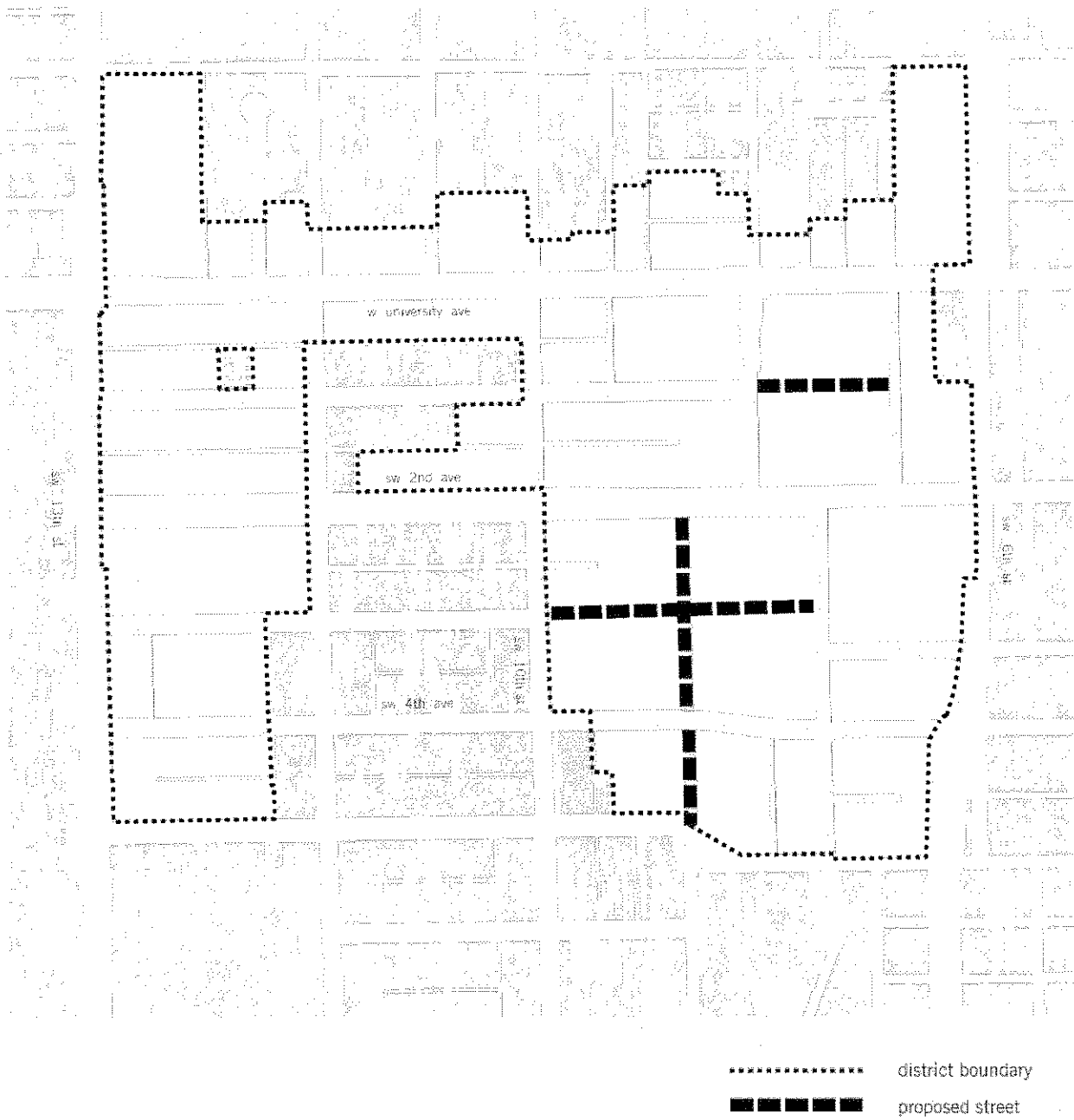


Figure 2.1 – Proposed Local Streets – University Heights

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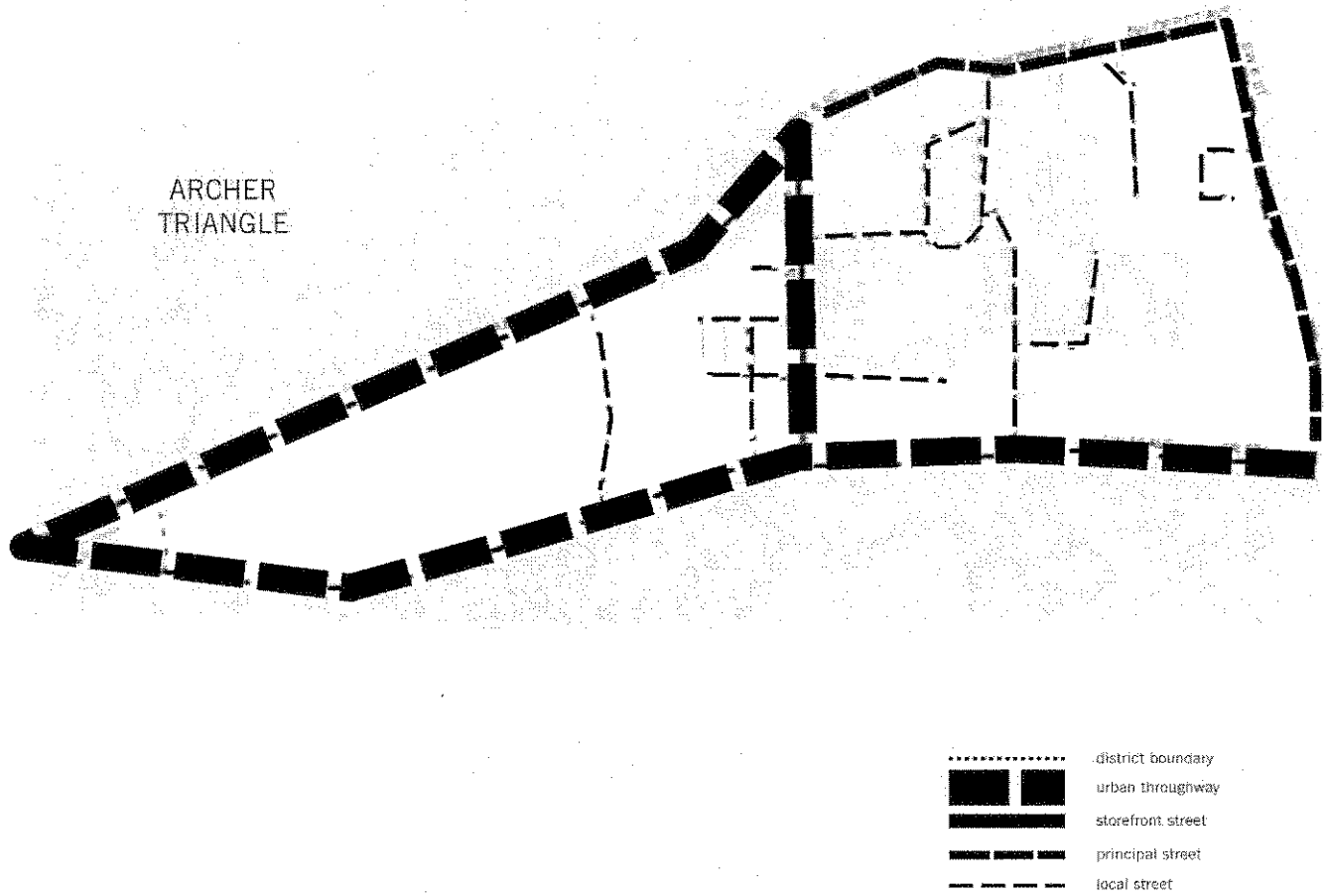


Figure 2.2 - Street Types – Archer Triangle

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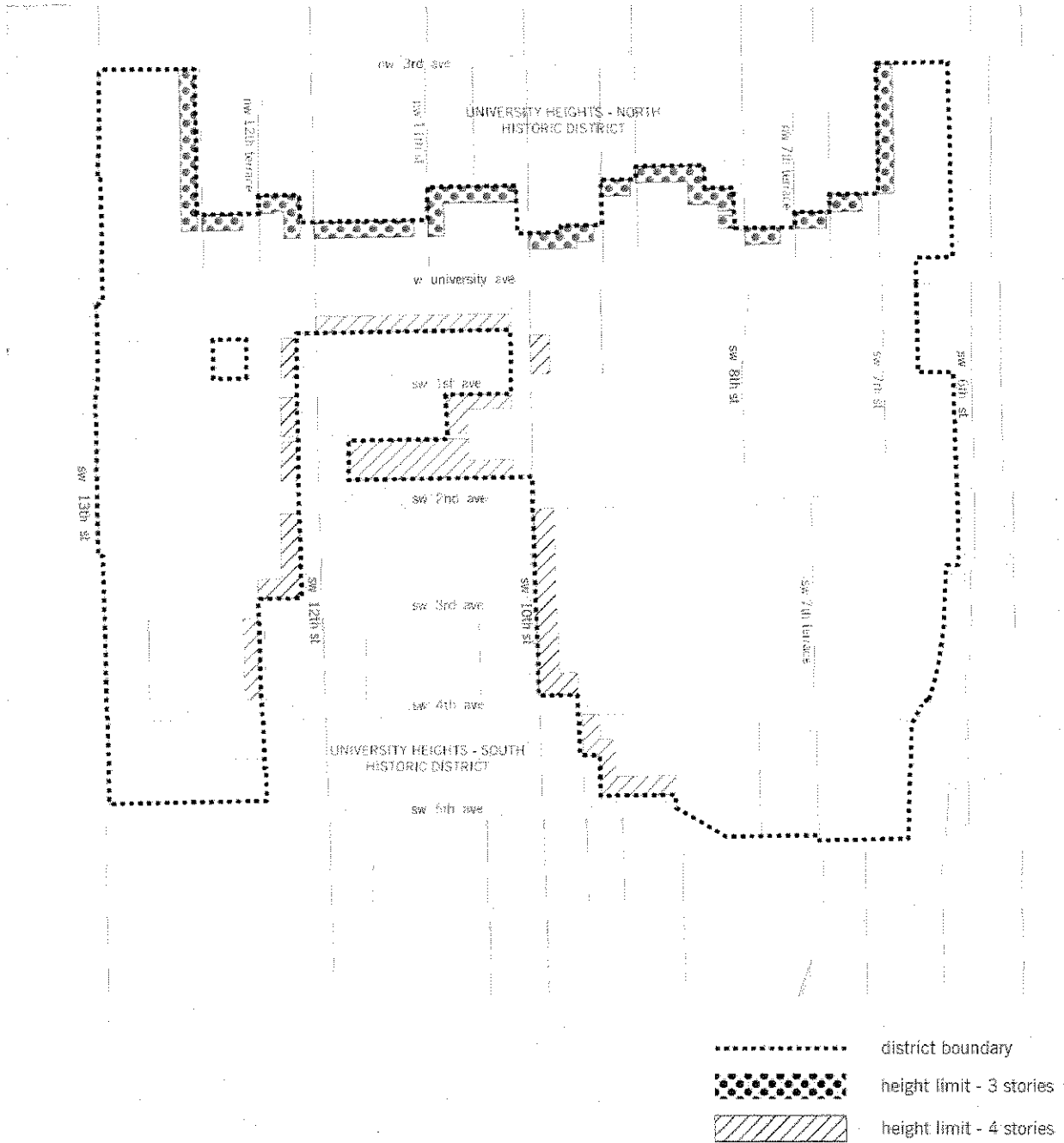
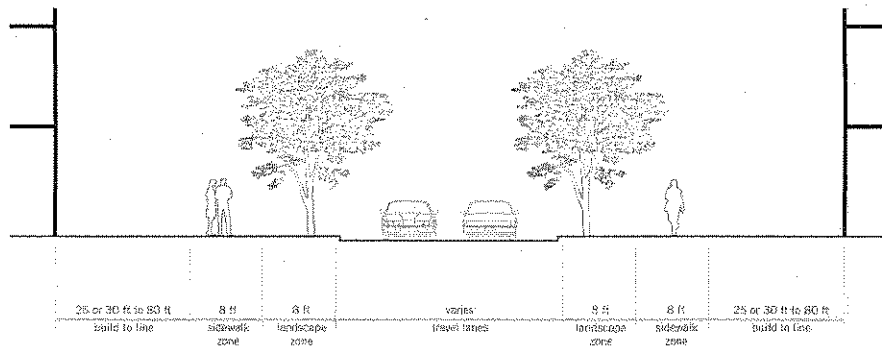
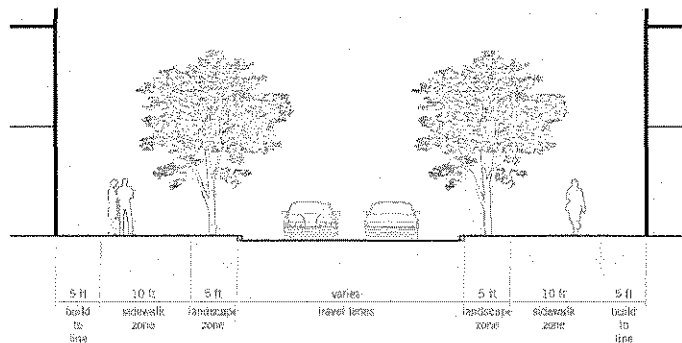


Figure 3.0 - Height Limits – University Heights

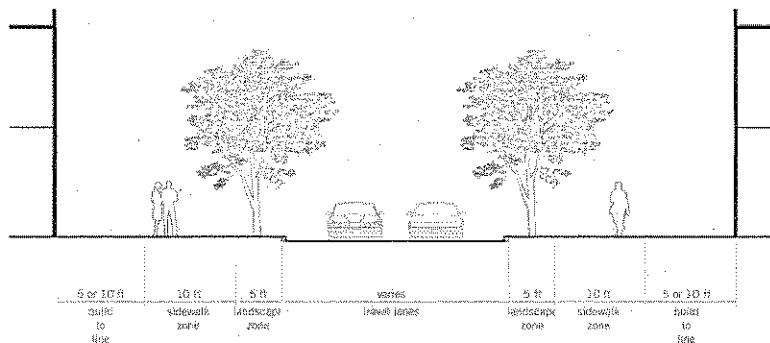
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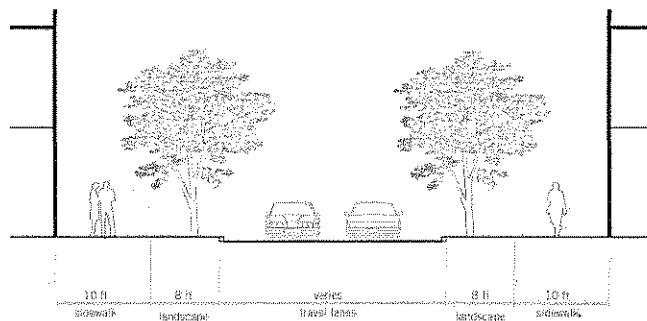
street type: urban throughway



street type: storefront



street type: principal



street type: local

Figure 4.0 – Public Realm Requirements

Delete Figure 4.0 and substitute new Public Realm Requirements diagrams for each street type

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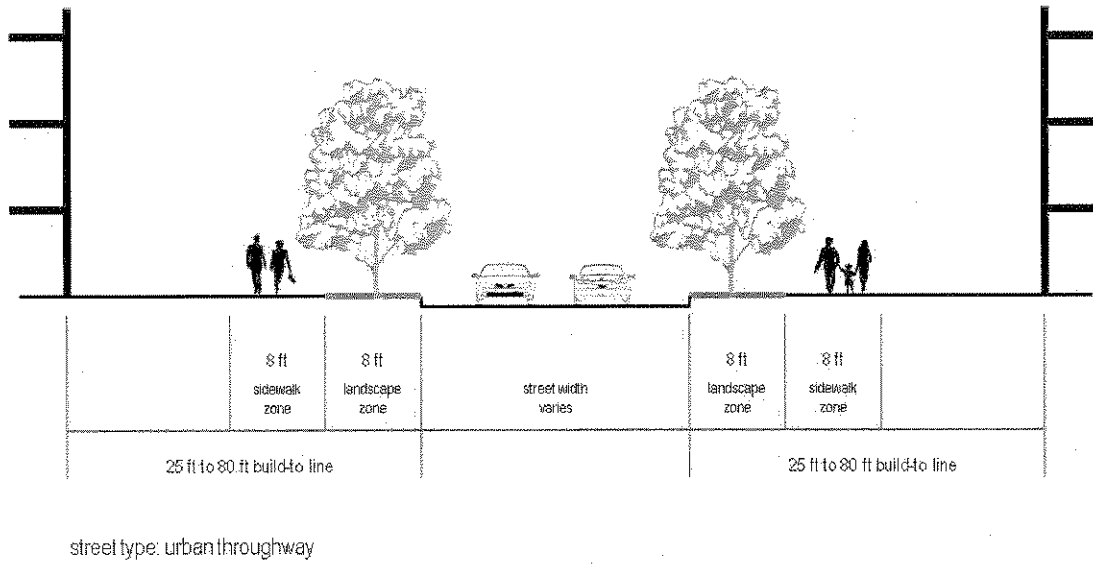
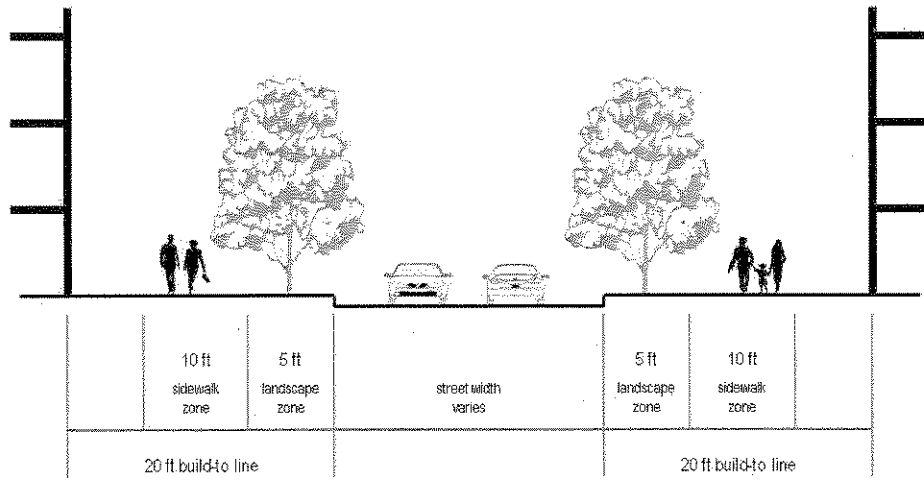


Figure 4.1 Public Realm Requirements – Urban Throughway

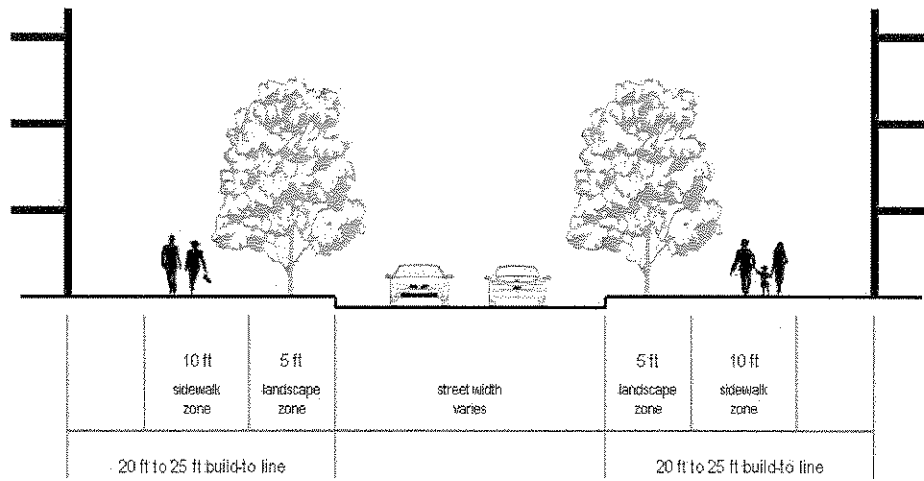
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street type: storefront street

Figure 4.2 Public Realm Requirements- Storefront Street

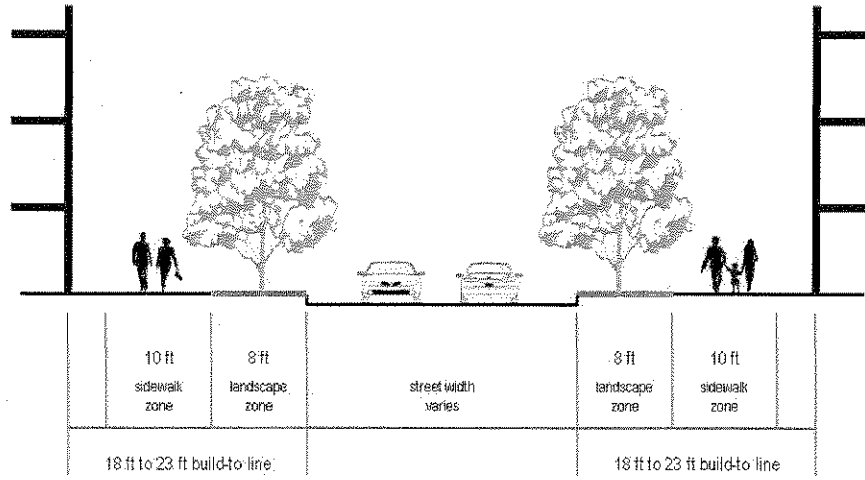
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street type: principal street

Figure 4.3 Public Realm Requirements – Principal Street

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street type: local street

Figure 4.4 Public Realm Requirements – Local Street

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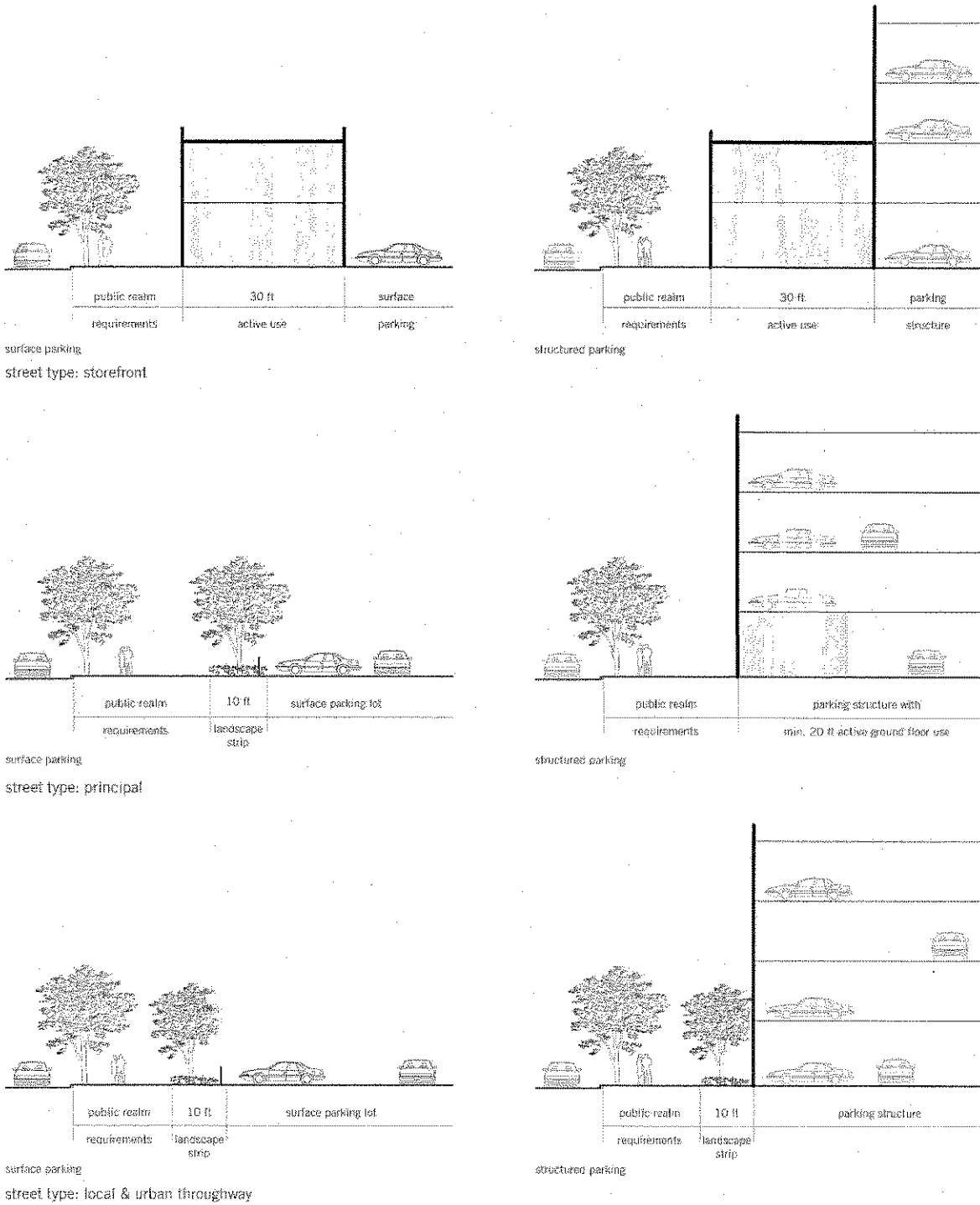


Figure 4.4 5- Parking Exhibit

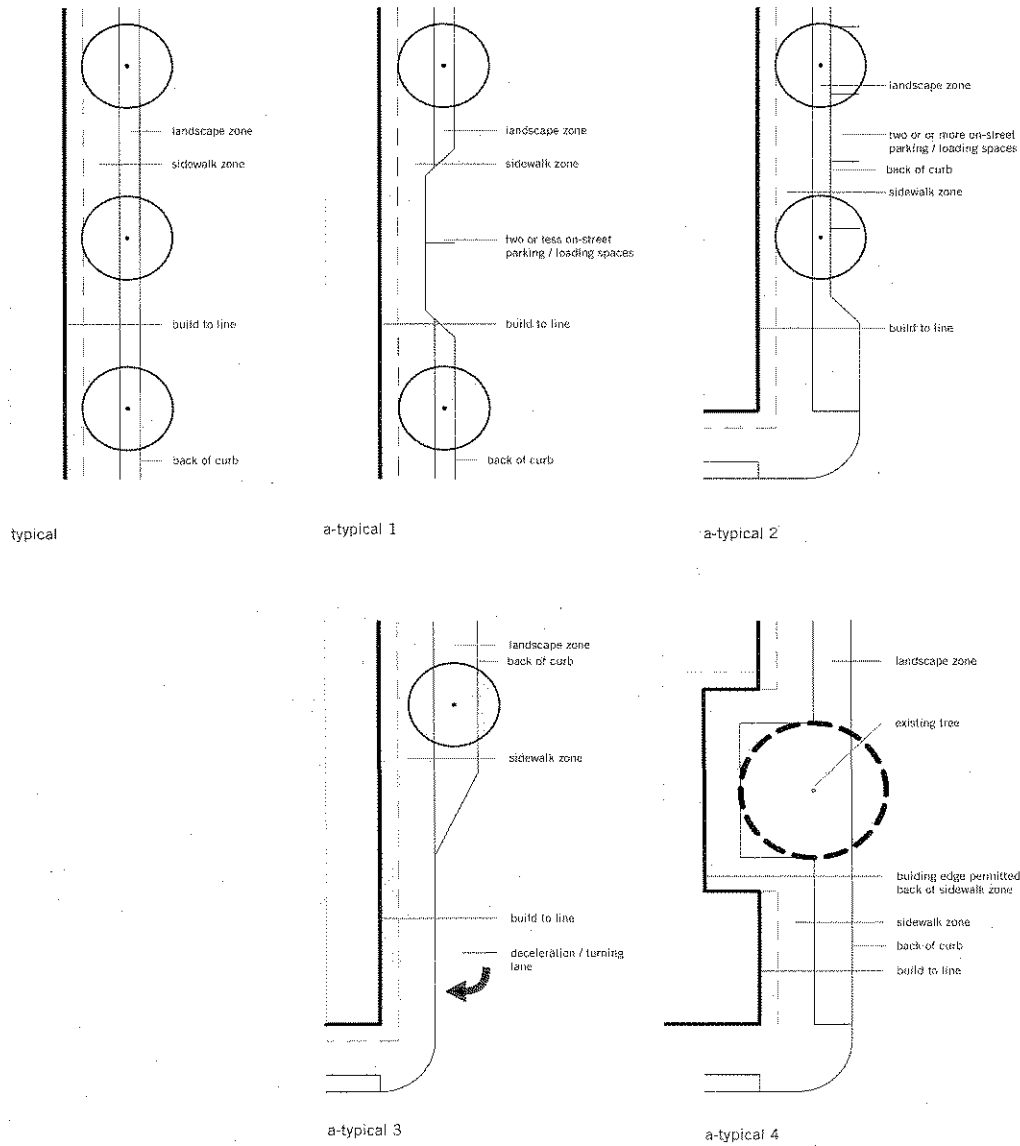


Figure 4.2 6- Streetscape Scenarios

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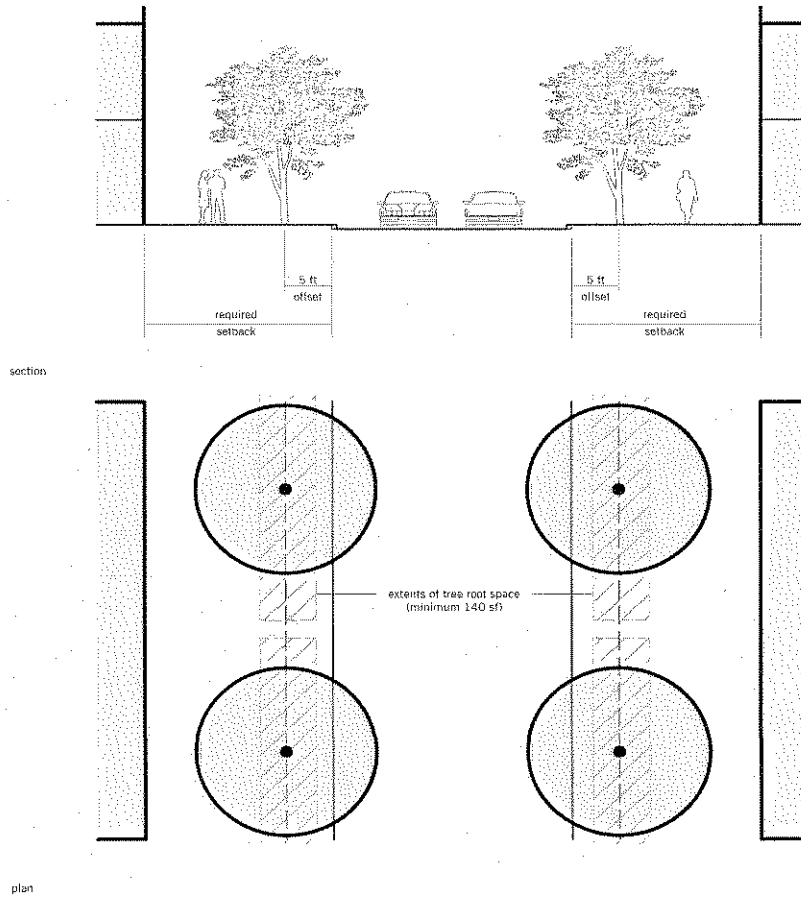
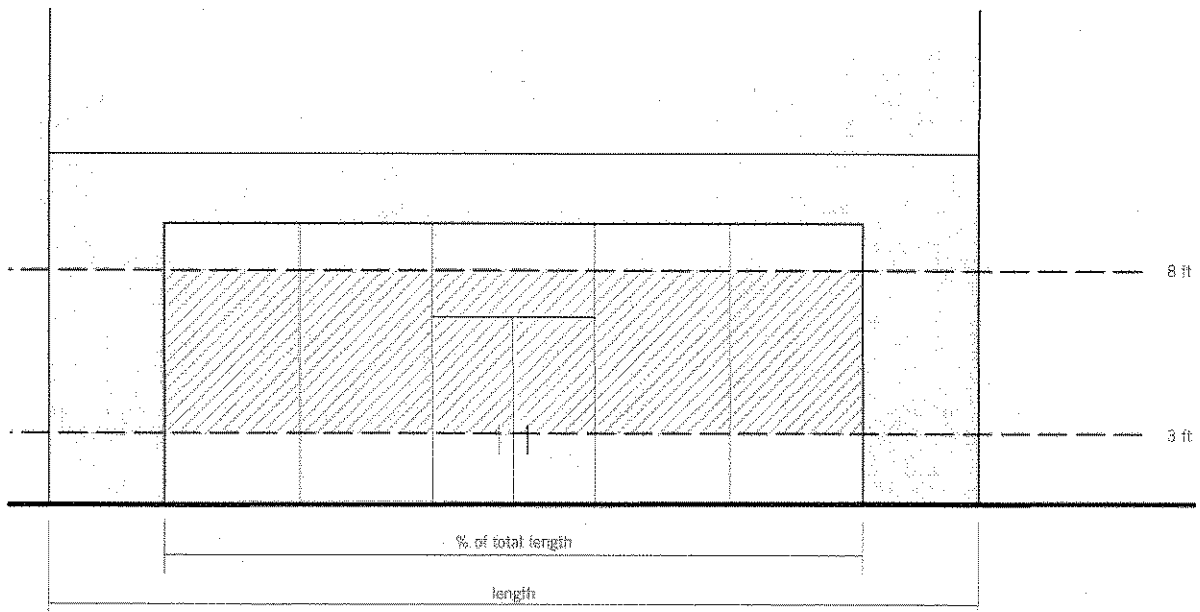


Figure 4.3 7 – Streetscape with 4' Clear Zone

NOTE: Clear Zone will vary according to the design speed of the road and the presence or lack of curbing.

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Glazing percentages are calculated by measuring the area of glazing between 3 feet and 8 feet above grade, and dividing it by the total area of the building façade between 3 feet and 8 feet above grade. Required glazing must be at least 80% transparent and shall not utilize painted glass, reflective glass or other similarly treated windows. Glazed areas on entrances may be counted towards meeting the minimum glazing requirements.

Figure 5.0 – Glazing

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District Boundary Map - Urban Village

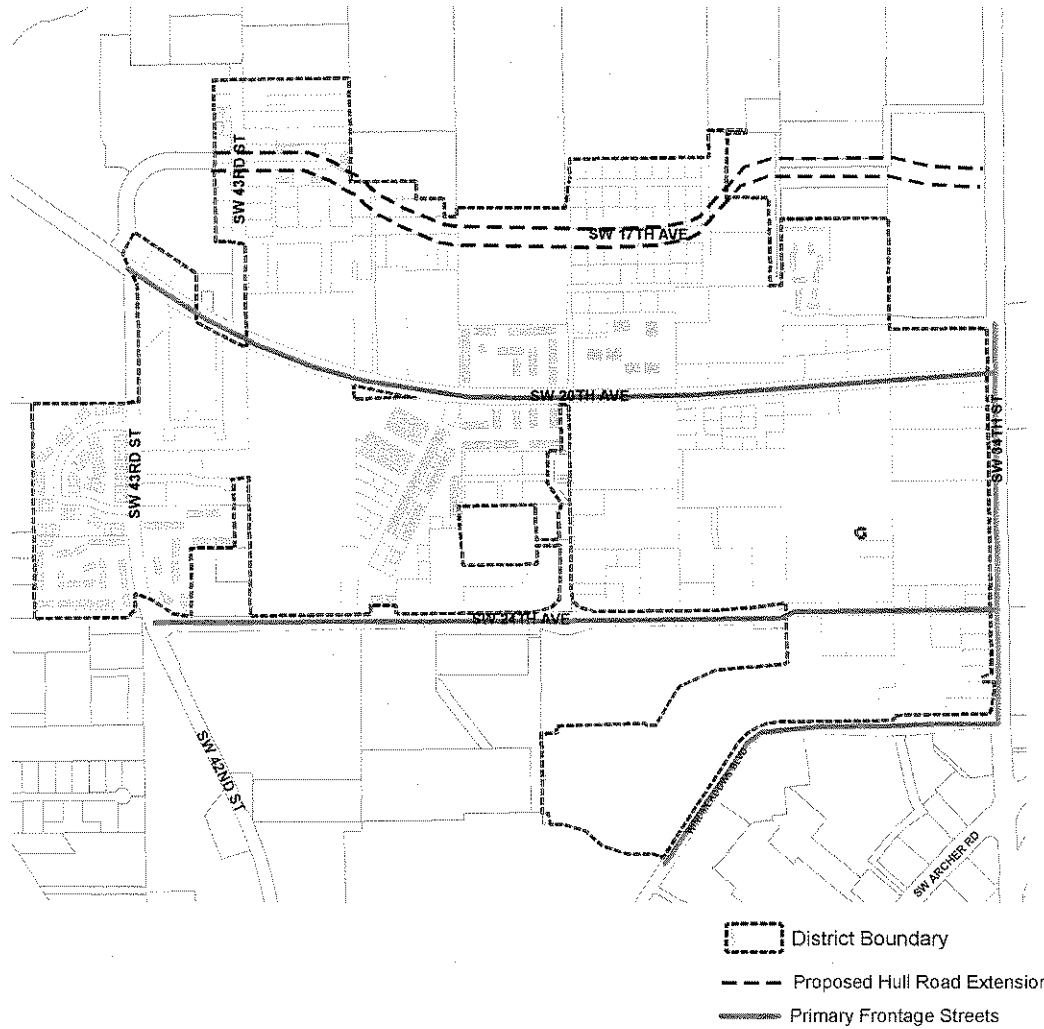


Figure 6.0 Primary Frontage Streets