

**LEGISLATIVE #**

**110642B**



## Planning and Development Services

# Ordinance 110642

## Text Changes to the UMU-2 Zoning District

May 17, 2012

- **Petition PB-11-89 TCH approved by City Commission 2/16/12**
  
- **Changes to UMU-2 zoning district**
  - **Changes/Corrections to existing UMU-2 district regulations**
  - **Changes to add regulations for the Urban Village**

# Commission Motion

- **Approve Petition PB-11-89 TCH and consider adding:**
  - **Definition of building frontage**
  - **Urban walkways dimensions to the Dimensions Table**
  - **Clarification about prohibiting driveways/surface parking between urban walkways and buildings**

- **Added Building frontage definition**
- **Added Administrative Modification provision for meeting building frontage percentage**

# Building frontage definition

- Length of building façade within a development that fronts on a required street or urban walkway
- Regulated as a % of the building façade that must meet the build-to line
- Measured at the ground floor level
- Minor insets up to 5 feet in depth for architectural interest/articulation meet build-to line requirements

# Building Frontage 70%



**Building frontage – 70'**

**Build to Line – 100'**

# Corner Lot Building Frontage

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**Street**

**Landscape Zone**

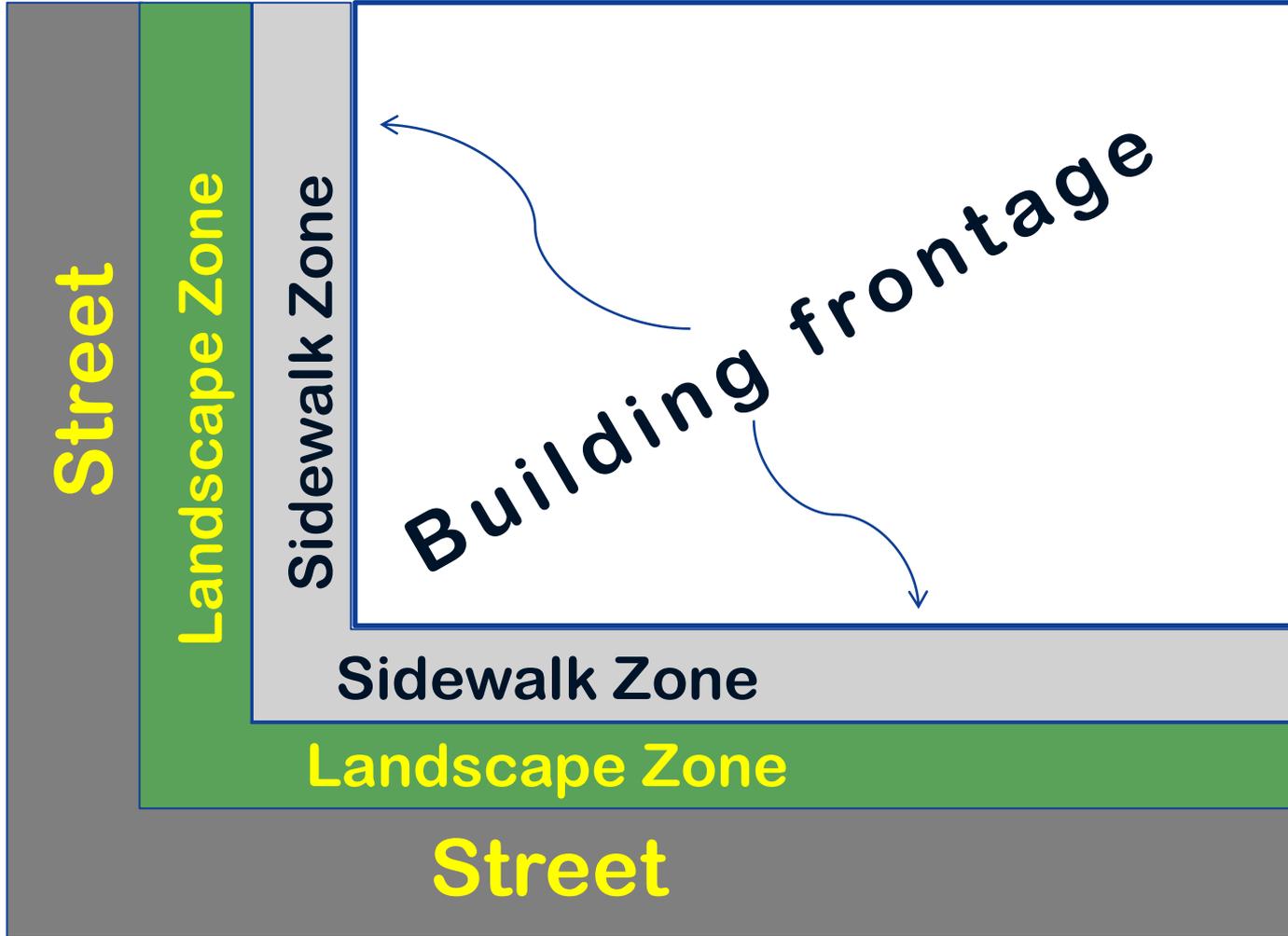
**Sidewalk Zone**

**Building frontage**

**Sidewalk Zone**

**Landscape Zone**

**Street**



# Meets ground-floor requirement

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# Minimal Inset Example

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# Administrative Modification: Building frontage

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- Allowance for insets for pedestrian forecourts, courtyards, plazas, cafes or other public outdoor gathering areas
- Up to 20 feet in length; greater than 5 feet in depth and up to 10 feet in depth
- Insets for high quality heritage trees up to required area to protect the tree

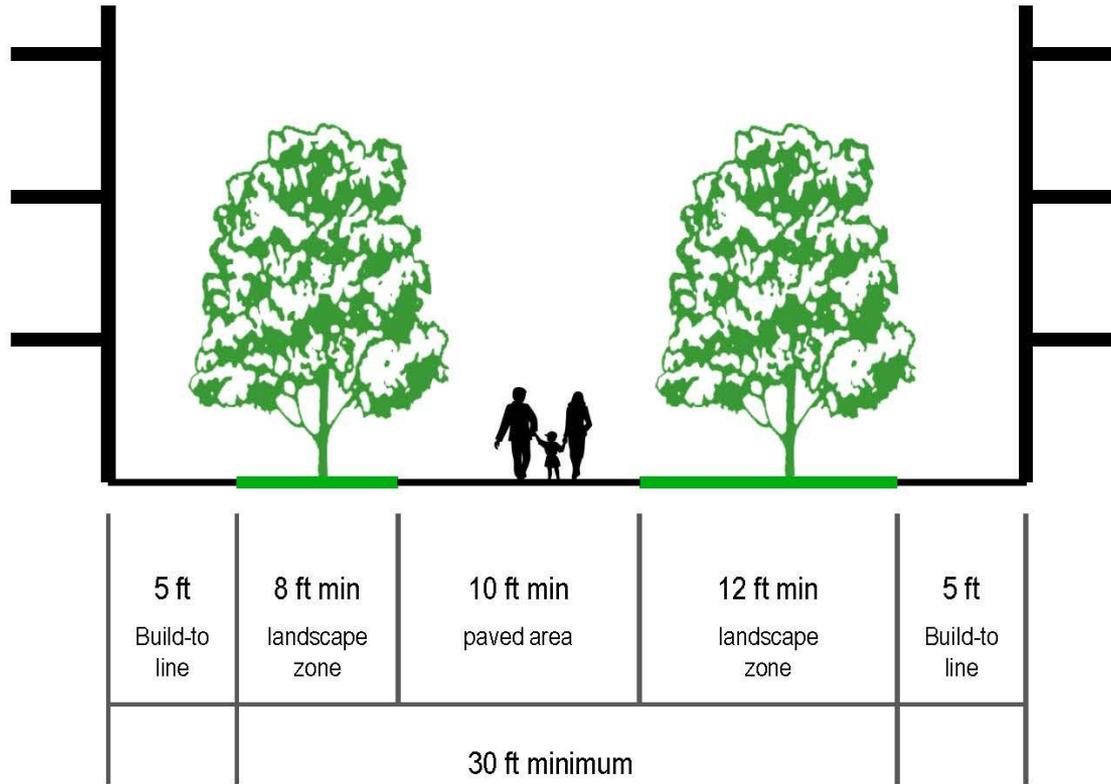
# Definition of pedestrian forecourt 110642B

- Inset along the building frontage façade for pedestrians (may be for building entry, seating area, landscape area, garden area, art or sculpture display, or fountains).

# Pedestrian Forecourt

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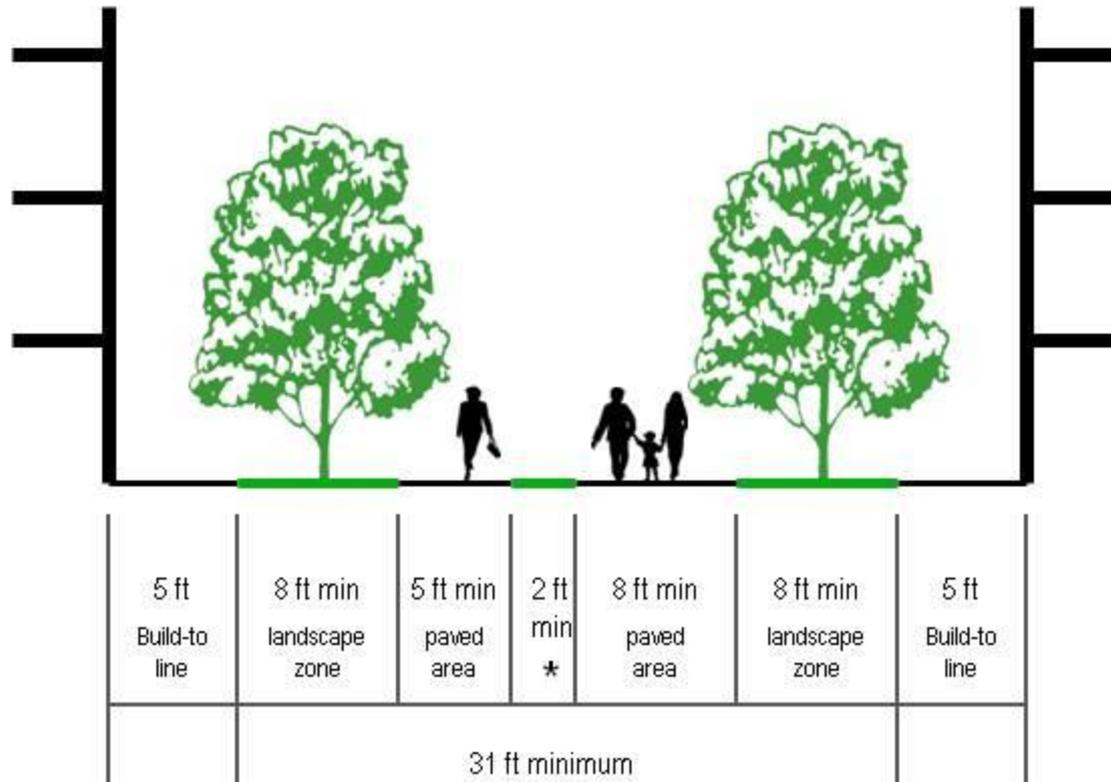
urban walkway type: standard

# Urban Walkway Standard



# Urban Walkway Standard





urban walkway type: boulevard style

\*Landscaping area and stormwater allowed in area

# Urban Walkway Boulevard Style

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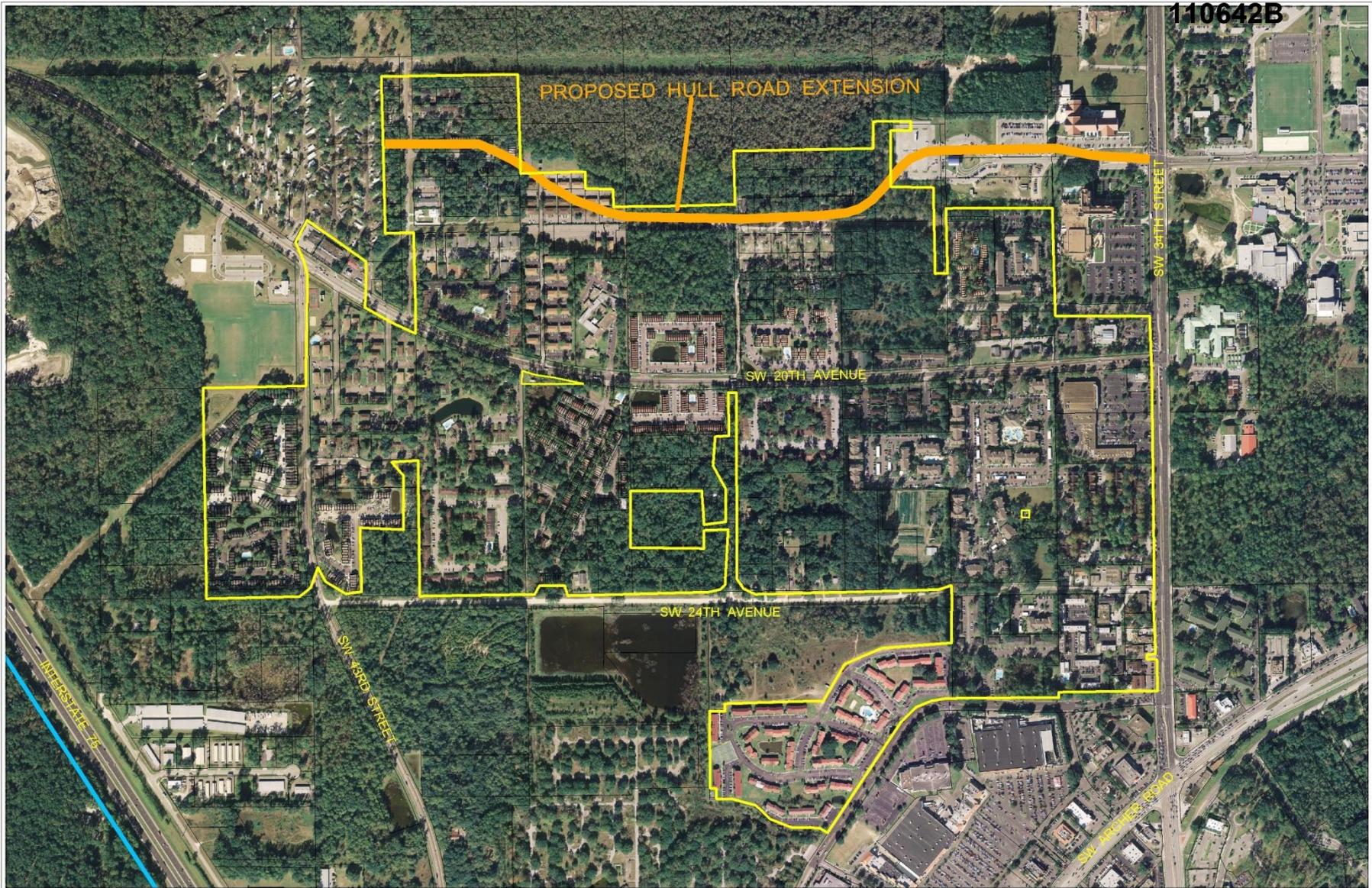


## **(d)(2)f. amended**

- **Clarification that for urban walkways:**
  - **Driveways not allowed between an urban walkway and a building**
  - **Surface parking not allowed between an urban walkway and a building**

- **New definition of structured parking**
- **New definition of surface parking**
- **Formula for calculating bicycle parking changed because the original formula created excess bicycle parking**

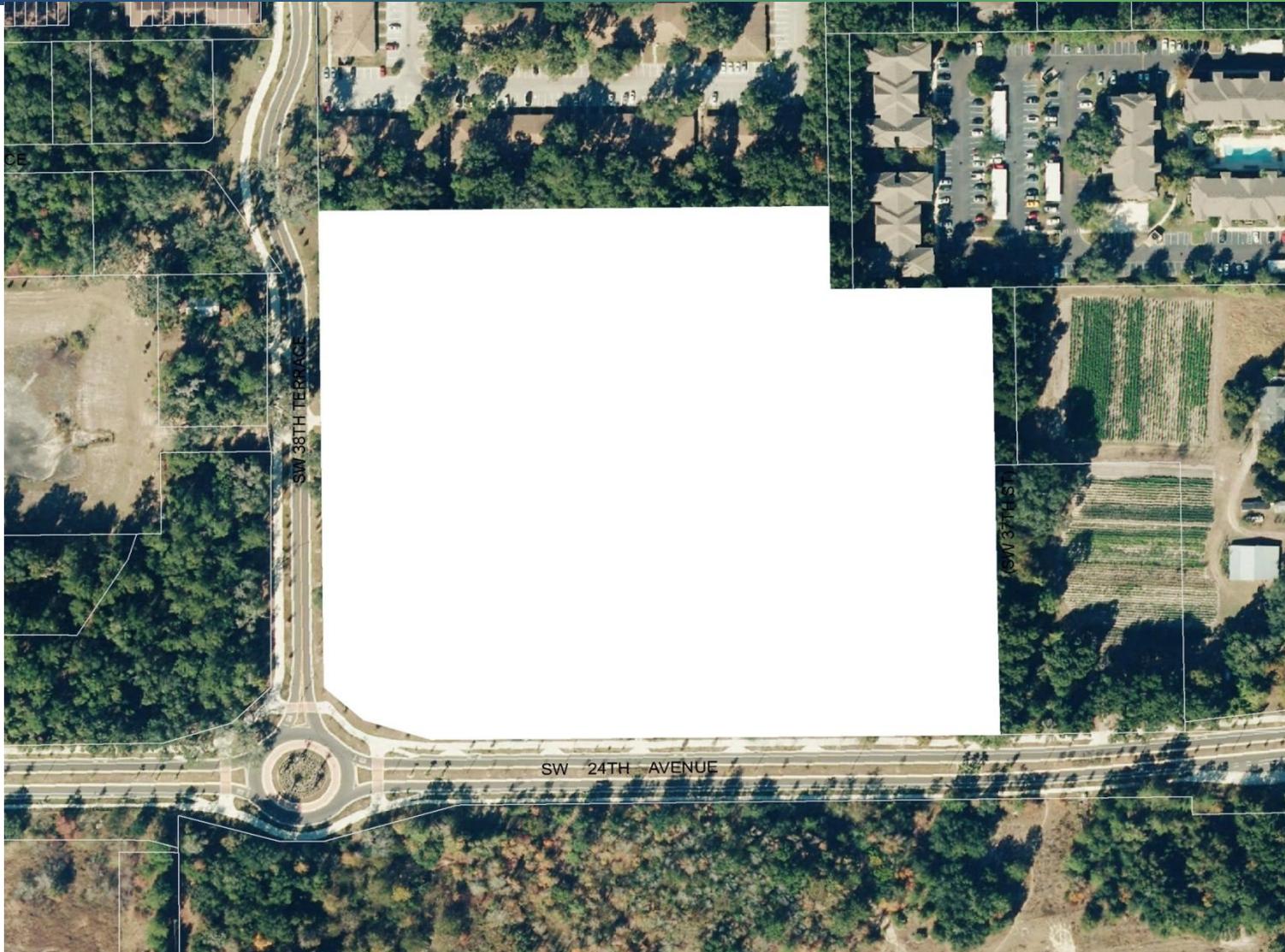
- **Staff created a prototype development to visualize the regulations in the Urban Village**

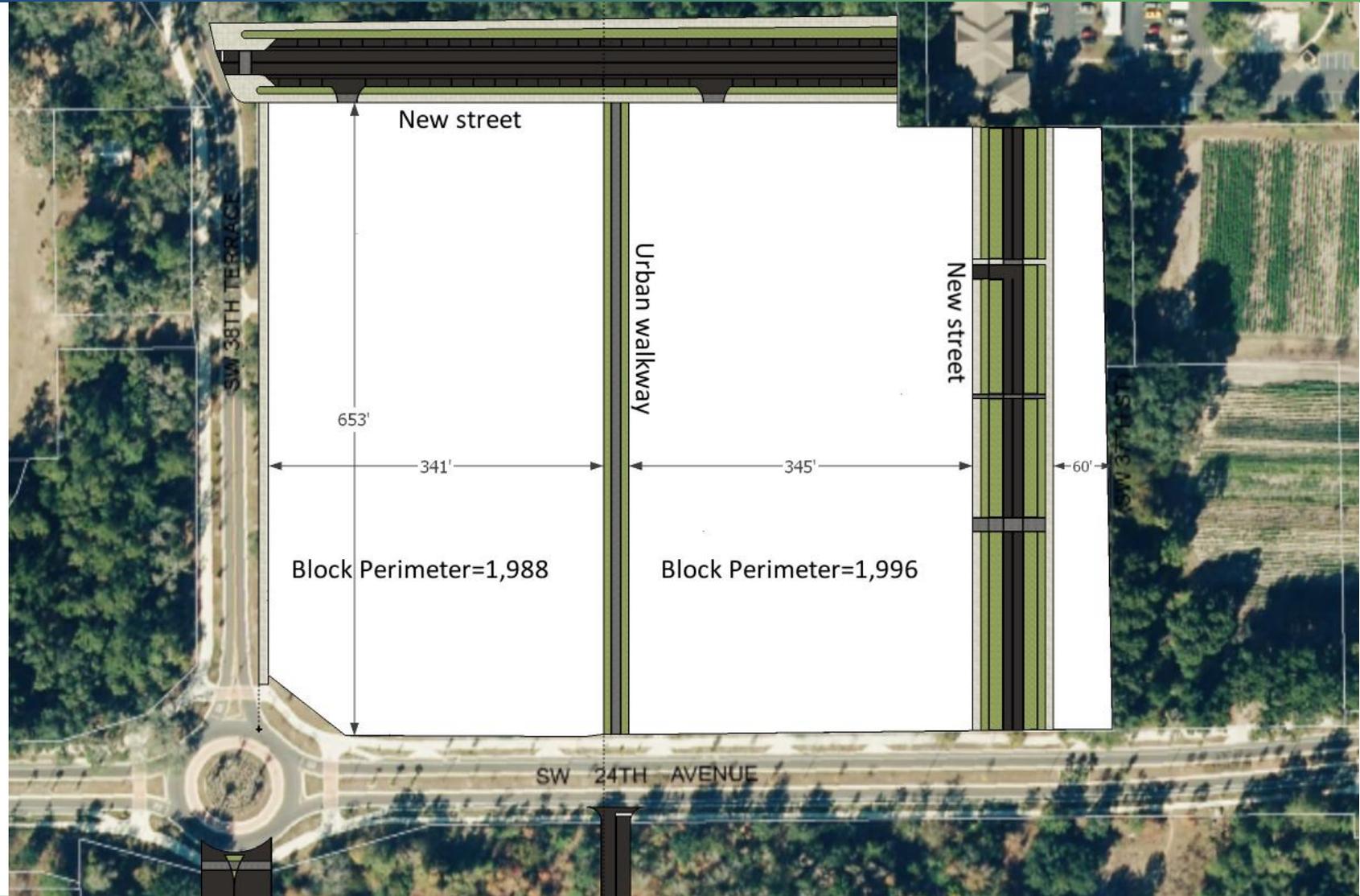


# District Boundary - Urban Village



# Sample site: 14.2 acres





# Aerial View

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**SW 38<sup>th</sup> Terr./SW 24<sup>th</sup> Ave.**



# SW 38<sup>th</sup> Terrace View

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# SW 38<sup>th</sup> Terr./new street

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# New north Street frontage <sup>110642B</sup>



# New street/new street

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# New street east frontage



# SW 24<sup>th</sup> Ave./New street (E.)

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# SW 24<sup>th</sup> Ave. frontage

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# Urban Walkway: Standard



# Internal drive around parking garages

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# Service Road for utilities/fire service

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# Transit stop with pullout

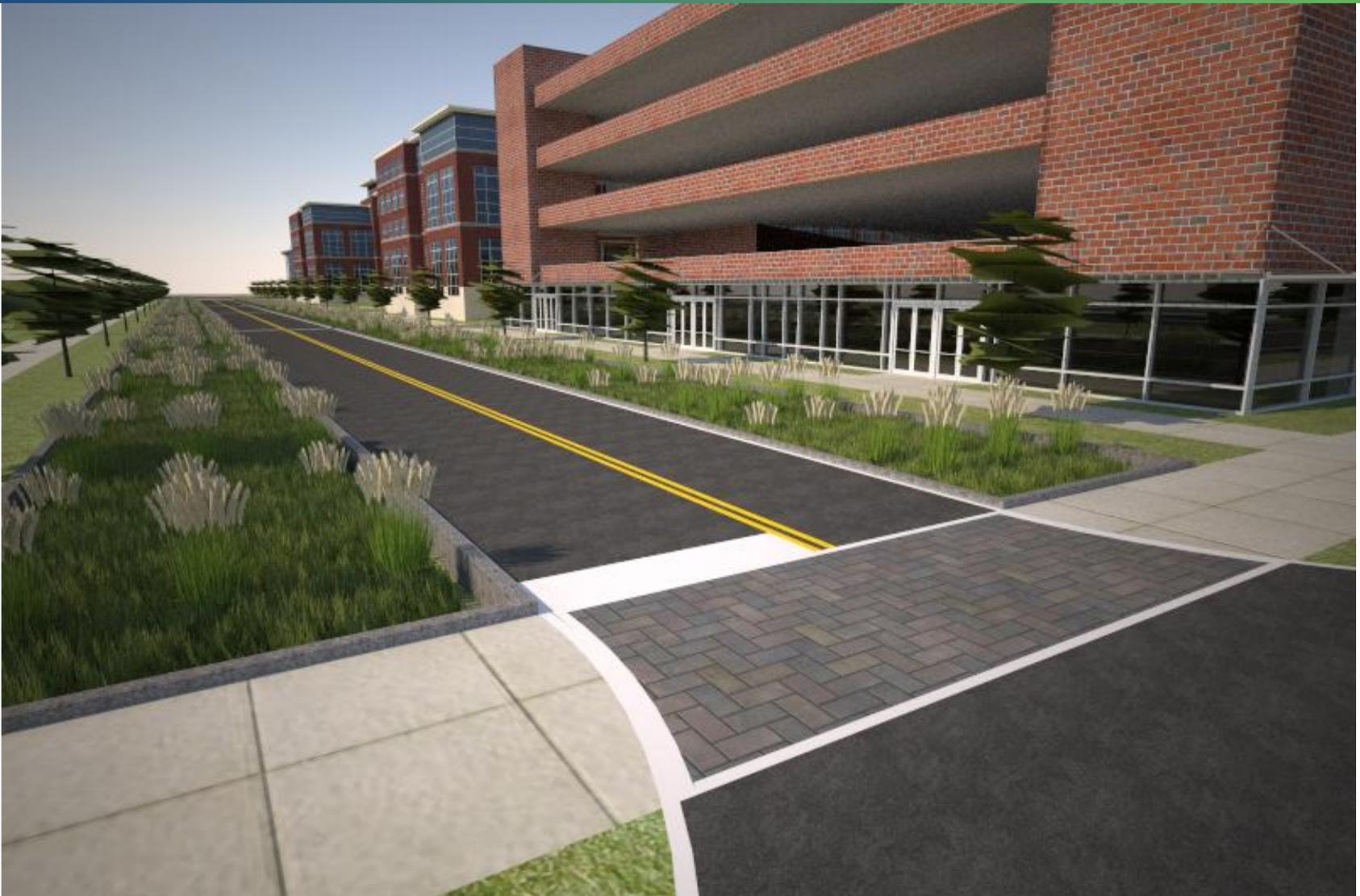


# Bio-swale for water quality



# Parking garage

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- **Approve Ordinance 110642**