

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

II. Administration

- A. Required Compliance. All new development and redevelopment shall be required to comply with this Zoning District.
- B. Waiver from Compliance. A Waiver from Compliance may be considered for applications that do not follow all aspects of the UMU-2 Zoning District, but offer exceptional benefits to the community. Applicants may request a Waiver from the design standards, but no waiver is allowed for uses. In granting a Waiver, the appropriate reviewing board must find by substantial competent evidence that:
 1. The proposed development meets the intent of the UMU-2 Zoning District and contributes to, promotes and encourages the improvement of the area and catalyzes other development as envisioned in the regulations; and
 2. The proposed development abides by all rules in this code other than those specially excepted; and

3. The proposed development meets any reasonable additional conditions, restrictions or limitations deemed necessary or desirable by the City Manager, designee, or appropriate reviewing board, in order to preserve and promote the intent of the UMU-2 Zoning District, or
4. 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 these standards.

C. Administrative variations.

1. The City manager or designee shall have the authority to grant limited minor administrative variations from certain provisions of this district, where the manager determines that:
 - a. The strict application of the requirements of this district would cause undue and unnecessary hardship to the property owner or authorized agent; and
 - b. The intent and continued integrity of the district can be achieved with equal performance and protection of public interests through grant of the administrative variation.
2. All applications for administrative variations shall be submitted to the planning department in writing. The authority to grant such administrative variations shall be limited to variations from the following requirements:
 - a. Build-to lines – Variation not to exceed 3 feet beyond the required build-to line.
 - b. Glazing – Reduction of no more than 10 percent of the required glazing.
 - c. Non-single-family building facades – Reduction of no more than 4 feet of the required minimum height.
 - d. Sidewalk zones – Reduction of no more than 2 feet from the required width, provided that a minimum 5' unobstructed width is maintained.
 - e. Landscape zones – Reduction of no more than 1 foot from the required width, provided that the required root space is allocated for street trees.
3. The City Manager or designee shall issue an "administrative variation decision" as part of the initial review of the application. For purposes of this article the term "administrative variation decision" means final action which results in an administrative variation approval or an administrative variation denial.
4. Appeals from a final decision on an administrative variation by an aggrieved party shall follow the appeals procedure of Sec. 30-354.

III. Definitions

Awning: An architectural projection roofed with material supported entirely from the exterior wall of a building.

Colonnade or Arcade: A covered, open-air walkway at standard sidewalk level attached to or integral with the building frontage; the structure overhead is supported architecturally by columns or arches along the sidewalk.

Glazing: The design and placement of windows and entrances with clear glass in a building facade.

Lot coverage: The maximum combined area occupied by all principal and accessory buildings or structures expressed as a percentage, measured from the exterior walls that are roofed or otherwise covered.

Stoop: A small platform, entrance stairway at a house door, or both, covered by a secondary roof or awning. The stoop projects from the primary building plane.

IV. Uses

A. Permitted Uses.

1. Uses by right are as follows:

<u>Sic</u>	<u>Uses</u>	<u>Conditions</u>
	<u>Compound uses</u>	
	<u>Single-family dwellings</u>	
	<u>Row houses</u>	
	<u>Multi-family dwellings (up to 100 units per acre).</u>	
	<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.</u>	
	<u>Dormitory</u>	<u>Must not abut property designated single-family on the future land use map</u>
	<u>Rooming houses and boarding houses</u>	<u>In accordance with article VI</u>
	<u>Consolidated apartment management offices</u>	<u>In accordance with article II</u>
	<u>Bed and breakfast establishment</u>	<u>In accordance with article VI</u>
	<u>Community residential homes with 14</u>	<u>When part of a permitted single-family or multi-</u>

	<u>or fewer residents</u>	<u>family residential component and in accordance with article VI</u>
	<u>Community residential homes with more than 14 residents</u>	<u>In accordance with article VI</u>
	<u>Adult day care homes</u>	<u>In accordance with article VI</u>
	<u>Family day care homes</u>	<u>In accordance with article VI</u>
	<u>Day care center</u>	<u>In accordance with article VI</u>
	<u>Places of religious assembly</u>	<u>In accordance with article VI</u>
	<u>Public service vehicles</u>	<u>In accordance with article VI</u>
	<u>Outdoor cafes</u>	<u>As defined in article II and in accordance with article VI</u>
	<u>Eating places</u>	
	<u>Repair services for household needs</u>	<u>As defined in article II</u>
	<u>Specialty T-shirt production</u>	<u>As defined in article II</u>
	<u>Rehabilitation centers</u>	<u>In accordance with article VI</u>
	<u>Research and Development in the Physical, Engineering and Life Sciences</u>	<u>Research and Development in the Physical, Engineering and Life Sciences, defined as establishments primarily engaged in conducting research and experimental development in the physical, engineering, or life sciences, such as agriculture, electronics, environmental, biology, botany, biotechnology, computers, chemistry, food, fisheries, forest, geology, health, mathematics, medicine, oceanography, pharmacy, physics, veterinary, manufacturing and other allied subjects (NAICS 1997-541710).</u>
	<u>Light assembly, packaging, and manufacturing associated with as accessory uses to Research and Development in the Physical, Engineering and Life Sciences</u>	<u>Only within the Innovation Square area as depicted in the Innovation Area Map (Fig. 3)</u>
	<u>Chilled water and steam plants, electric generation, and other energy storage, distribution, and conversion facilities</u>	<u>Only within the Innovation Square area as depicted in the District Framework Plan (Fig. 3)</u>
GN-074	<u>Veterinary services</u>	<u>Only within enclosed buildings and in accordance with article VI</u>
GN-078	<u>Landscape and horticultural services</u>	
MG-43	<u>U.S. Postal Service</u>	

<u>GN-471</u>	<u>Arrangement of passenger transportation</u>	<u>Offices only, with no operation of passenger tours on site.</u>
<u>GN-483</u>	<u>Radio and television broadcasting stations</u>	<u>Accessory transmission, retransmission, and microwave towers up to and including 100 feet in height in accordance with article VI, excluding cellular telephone services.</u>
<u>GN-523</u>	<u>Paint, glass, and wallpaper stores</u>	
<u>GN-525</u>	<u>Hardware stores</u>	
<u>GN-526</u>	<u>Retail nurseries, lawn and garden supply.</u>	
<u>MG-53</u>	<u>General merchandise stores</u>	
<u>MG-54</u>	<u>Food stores</u>	
<u>MG-56</u>	<u>Apparel and accessory stores</u>	
<u>MG-57</u>	<u>Home furniture, furnishing, and equipment stores</u>	
<u>MG-59</u>	<u>Miscellaneous retail</u>	<u>Excluding GN-598 Fuel Dealers</u>
<u>Div. H</u>	<u>Finance, insurance and real estate</u>	<u>Excluding cemetery subdividers and developer (IN-6553)</u>
<u>MG-72</u>	<u>Personal services</u>	<u>Including funeral services and crematories in accordance with article VI and excluding industrial laundries (IN-7218)</u>
<u>MG-73</u>	<u>Business services</u>	<u>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)</u>
<u>GN-701</u>	<u>Hotels and motels</u>	
<u>GN-752</u>	<u>Automobile parking</u>	<u>Structured parking only, and not within 100 feet of property designated for single-family use on the future land use map</u>
<u>MG-78</u>	<u>Motion picture</u>	
<u>MG-79</u>	<u>Amusement and recreation service</u>	<u>Only within enclosed structures, and excluding go-cart rental and raceway operations and also excluding commercial sports</u>

<u>MG-80</u>	<u>Health services</u>	
<u>MG-81</u>	<u>Legal services</u>	
<u>MG-82</u>	<u>Educational services</u>	
<u>MG-83</u>	<u>Social services</u>	
<u>MG-84</u>	<u>Museums, art galleries, and botanical and zoological gardens</u>	
<u>MG-86</u>	<u>Membership organization</u>	
<u>MG-87</u>	<u>Engineering, accounting, research, management, and related services</u>	
<u>USES BY SPECIAL USE PERMIT</u>		
	<u>Alcoholic beverage establishments</u>	<u>In accordance with Article VI</u>

B. Prohibited uses.

1. Auto Dealers, Auto Service and Limited Auto Services (IN-5511, MG-753).
2. Carwashes (IN-7542).
3. Gas Service Stations (IN-5541).
4. Gasoline pumps when accessory to a Food Store (MG-54).
5. Off-street surface parking lots as a principal use.
6. Drive-throughs.

V. Site Development Requirements

A. All principal and accessory structures shall be located and constructed in accordance with the Dimensional Requirements Table.

<u>DIMENSIONAL REQUIREMENTS TABLE</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 (min)</u>	90 ft	90 ft	90 ft
<u>Front or Street Side (build-to-line)</u>	0-10 ft depending on Street Type (see Section VI.D)	0-10 ft depending on Street Type (see Section VI.D)	0-10 ft depending on Street Type (see Section VI.D)
<u>Interior Side (min)</u>	0 ft, or 25 ft when abutting property designated single-family or residential low-density on the future land use map	5 ft 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 ft	7.5 ft, or 25 ft when abutting property designated single-family or residential low-density on the future land use map
<u>Rear (min)</u>	0 ft 10 ft, except this may be reduced to 0 ft, where written authorization is obtained from the abutting property owners, or 25 ft, when abutting property designated single-family or residential low-density on the future land use map. When abutting an alley, shall be measured from centerline of said alley	20 ft, 10 ft, except this may be reduced to 0 ft, where written authorization is obtained from the abutting property owners	0 ft 10 ft, except this may be reduced to 0 ft, where written authorization is obtained from the abutting property owners, or 25 ft, when abutting property designated single-family or residential low-density on the future land use map. When abutting an alley, shall be measured from centerline of said alley
<u>Lot coverage (max)</u>	N/A	N/A	80%
<u>Building frontage</u>	70% minimum	N/A	70% minimum
<u>Density (max)</u>	100 du/acre ¹	N/A	100 du/acre ¹

¹Up to 125 du/acre is allowed by special use permit.

B. Accessory structures. Accessory structures shall meet all regulations pertaining to primary structures within this district.

C. Additional dimensional standards.

1. Non-single-family buildings facades shall have a minimum height of 24 feet.
2. A maximum of eight stories is permitted. A Special Use Permit is required for building heights over 6 stories and up to 8 stories.
3. Transitional heights:
 - a. Shall be a maximum of 3 or 4 stories for a distance of 50 ft as measured from the rear or side property line in certain locations adjacent to the historic district as delineated on the District Framework Plan - Height Diagram (Fig. 2.3).
 - b. The height of buildings located within 100 feet of property designated single-family or residential low-density on the future land use map shall not exceed six stories.

D. Building relationship to the street.

1. All non-residential buildings are required to have a main entrance facing the street, and individual multi-family units on the first story shall have an entrance on the street.
2. The length of street-fronting facade without an intervening entrance shall not exceed 150 feet.
3. Sidewalk connections to the public sidewalk must be provided from all main building entrances that face the street. These connections shall provide at least 5 feet of unobstructed width and be aligned to minimize walking distance.
4. Front porches for multi-family uses.
 - a. Residential units on the first floor along a street shall have individual front porches.
 - b. Front porches shall have a minimum surface area of 25 square feet with a minimum depth of 5 feet and a minimum width of 5 feet.
 - c. Front porches shall be open and not air conditioned.
 - d. Front porches may only be screened where they are located behind the build-to line.
5. 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.

E. Building articulation and design.

1. Glazing (Fig. 2.7).
 - a. Glazing percentages shall be calculated within the façade area between 3' and 8' above grade. Required glazing must be at least 80% transparent and shall not utilize painted glass, reflective glass or other similarly treated windows. Entrances with glazing may be counted towards meeting the minimum glazing requirements.

- b. For all multi-family residential uses, glazing shall be provided for a minimum of 30% of the length of all street frontages for the first story and a minimum of 20% for upper stories.
- c. For non-residential uses, glazing shall be provided for a minimum of:
 - a. 50% of the length of all first story street frontages on Local streets or streets that are private.
 - b. 65% of the length of all first story street frontages on streets designated as Storefront or Principal streets.
- 2. Articulation of stories. The area between the first and second building floors along all street frontages shall be architecturally delineated.
- 3. First floor height. All multi-story buildings on Storefront streets shall have a minimum first story floor-to-floor height of 15 feet.
- 4. First floor uses.
 - a. Principal streets: first-story uses with street frontage shall be only retail, restaurants, office, institutional, or residential. Said uses shall be provided for a minimum depth of 20 feet from any building facade along the adjacent public sidewalk.
 - b. Storefront streets: first-story uses with street frontage shall be only retail, office, institutional, or accessory residential uses such as lobbies, mail rooms, dining rooms or exercise facilities. Said uses shall be provided for a minimum depth of 30 feet from any building facade along the adjacent public sidewalk.

VI. Public Realm Requirements

A. District Framework Plan.

- 1. The District Framework Plan is hereby made a part of the UMU-2 Zoning District regulations. The District Framework Plan identifies the street type of all existing streets, the **general** location of **required** and the **dimensional requirements for** future streets within the district, and maximum building heights.
- 2. All development, subdivisions, lot consolidations, and lot replats **shall be required to provide public or private streets in a grid pattern in order to meet a maximum block perimeter of 1800' in the University Heights area** shall **generally** conform to the District Framework Plan.
- 3. All streets **required to meet the maximum block dimensions and as generally** shown on the District Framework Plan that lie within a specific development or phase of development, or that are contiguous to the boundaries of a development or phase of development, are required to be built as a part of such development or phase thereof.

B. Sidewalk zone.

1. The minimum sidewalk dimensions set forth in the Streetscape Dimensions Table shall apply to all streets in this district.
2. The sidewalk zone shall be immediately contiguous to the landscape zone and shall be continuous and entirely hardscaped.
3. Outdoor seating may encroach into the sidewalk zone provided that a minimum clear width of 5' is maintained.
4. 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' above the grade of the sidewalk.
5. **Where possible,** Sidewalks shall be placed to align with existing sidewalks (Fig. 2.8).

C. Landscape zone.

1. There shall be a continuous **landscape zone** ~~street tree and street furniture zone~~ adjacent to the curb which shall meet the dimensions set forth in the Streetscape Dimensions Table. In addition to the planting of street trees as required in this section, this zone is also intended for the placement of street furniture and light poles, fire hydrants, traffic signs, bus shelters, bicycle racks, litter receptacles, benches and similar items.
2. **High quality shade trees** shall be planted **at least every 50'** within the **landscape zone** ~~street tree and street furniture zone~~. **All street trees shall be provided a minimum of 140 sq ft of root room to a depth of 3', and shall be planted no closer than 10 ft from any building or wall foundation.**
3. The area of the landscape zone between trees shall be hardscape on Storefront streets, Principal streets, and all other streets with on-street parking, **and Street trees shall be planted within a landscaping or grass strip on Local streets. Surface openings for trees within tree wells shall be at least 18 sq ft. Landscaping utilized between street trees should not exceed 30' at mature height.**
4. **Where high quality heritage trees are located within the 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% of the crown of these preserved trees is removed. Heritage trees that are not preserved shall be mitigated in accordance with the provisions in Section 30-258.**
5. Elements within the landscape zone shall comply with vision triangle requirements.
6. **Street trees shall meet Florida Department of Transportation clear zone requirements.**

D. Build-to line.

1. The build-to line shall be measured from the back of curb.

- 2. The build-to-line shall be measured as the sum of the required landscape zone, sidewalk zone and required setback from the sidewalk zone.
- 3. 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.

E. Transit facilities. Transit stops shall be located within the public realm, as determined by the Regional Transit System in accordance with the RTS Bus Stop Improvement Plan.

<u>STREETSCAPE DIMENSIONS TABLE</u>	<u>Storefront streets</u>	<u>Principal streets</u>	<u>Local streets or private streets</u>
<u>Landscape zone (min)</u>	5 ft	5 ft	8 ft
<u>Street tree spacing</u>	35 ft on center (min) 50 ft on center (max)	35 ft on center (min) 50 ft on center (max)	35 ft on center (min) 50 ft on center (max)
<u>Sidewalk zone (min)</u>	10 ft	10 ft	10 ft
<u>Build-to-line (non-residential uses)</u>	<u>5-20</u> ft setback from the <u>back of curb</u> adjacent sidewalk	<u>5-20</u> ft setback from the <u>back of curb</u> adjacent sidewalk	<u>0-18</u> ft setback from the <u>back of curb</u> adjacent sidewalk
<u>Build-to line (residential uses)</u>	<u>5-20</u> ft setback from the <u>back of curb</u> adjacent sidewalk	<u>10-25</u> ft setback from the <u>back of curb</u> adjacent sidewalk	<u>5-23</u> ft setback from the <u>back of curb</u> adjacent sidewalk

VII. Additional requirements.

- A. General conditions. All structures and uses within this district shall also comply with the applicable requirements and conditions of Section 30-67 and article IX.
- B. Landscape buffers. All new development and redevelopment in this district is exempt from the general landscape buffer requirements in Section 30-253.
- C. Parking.
 - 1. Vehicular surface parking.
 - a. Vehicular parking shall be provided as necessary to meet the requirements of the Americans with Disabilities Act and Florida Accessibility Code. Other than ADA and FAC, there shall be no minimum vehicular parking requirement. There shall be a maximum vehicular surface parking allowance of 1 parking space per 400 sq ft of gross floor area. However, there shall be no limit on the number of parking spaces provided in the form of structured parking.
 - b. Surface parking lots shall be located in the rear or interior side of the building.

- c. Off-street surface parking shall not be located within 10 feet of the required build-to line on Principal or Local streets, and within 30 feet of the required build-to line on Storefront streets.
 - d. Surface parking lots shall adhere to landscaping requirements in Sec. 30-252.
 2. Structured parking facilities.
 - a. Shall be delineated through the second story above the sidewalk-level with architectural detailing and shall conceal automobiles from street view with architectural elements.
 - b. Except at points of ingress and egress, shall provide an additional 10 ft landscape strip when the ground floor sidewalk-level use is parking. Said strip shall be planted with shade trees 20 feet on center and shrubs with a maximum mature height of 30 inches.
 3. Bicycle parking.
 - a. A minimum of 1 per 1,000 square feet of gross building square feet for non-residential uses and 1 space per two bedrooms for residential uses shall be required for bicycle parking.
 - b. A minimum of 20 percent of the provided bicycle parking shall be located within the landscape 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.
 4. 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, private street or alley as identified in the District Framework Plan.
- D. Loading areas and dumpsters.
1. Loading docks shall be prohibited from being located along Storefront or Principal streets as identified on the District Framework Plan. If parcel does not front a Local Street, alley, or private street, applicant will work with Planning Staff to identify appropriate location.
 2. Loading docks entrances along the street shall be screened with automatic doors so that said docks and related activities are not visible from the adjacent required sidewalk.
 3. Dumpsters shall be placed at the side or the rear of the building so that they are not visible from the street.
 4. Dumpsters shall be surrounded by an enclosing wall that is attached to a building. The enclosing wall shall not exceed 8 ft in height, and shall be finished or painted with the same material or color as is used on the building. The enclosing wall shall be fitted with an opaque sliding or hinged door and working latch.

E. Walls and Fences.

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

F. Mechanical Equipment

1. Mechanical equipment shall not be permitted between any building and Storefront or Principal streets.
2. Screening that exceeds the height of the equipment shall be required if the equipment is visible from the street or adjacent properties.
3. Certain elements of the building shall not be considered as mechanical equipment, such as rain barrels or cisterns but shall be designed as part of the building and with the same materials and colors, and shall not require screening.
4. Chiller Plants and similar utility structures:
 - a. Shall not be permitted between any building and a Storefront or Principal street.
 - b. Shall provide a minimum 15 ft landscape strip **planted with shrubs and trees** between the chiller plant and the street.
 - c. Opaque walls a minimum of six feet in height shall be provided between the chiller and the public street.

G. Signs in the UMU-2 district shall be regulated in accordance with Article IX, Division 1: Sign Regulations in the Land Development Code. The following additional regulations shall apply:

1. Signs shall be externally lit. Individual letters and symbols may be internally lit or back-lit.
2. Finish materials shall consist of the following:
 - a. Wood: painted and natural
 - b. Metal: painted or unpainted
 - c. Painted or rubberized canvas
 - d. Strip lighting with the appearance of neon (including individual channel letter signs that are internally illuminated and may have plastic faces)
 - e. Engraving directly on the façade surface
 - f. Wood-like materials

- g. Lettering on transparent windows or doors
- h. Vinyl lettering with a painted appearance

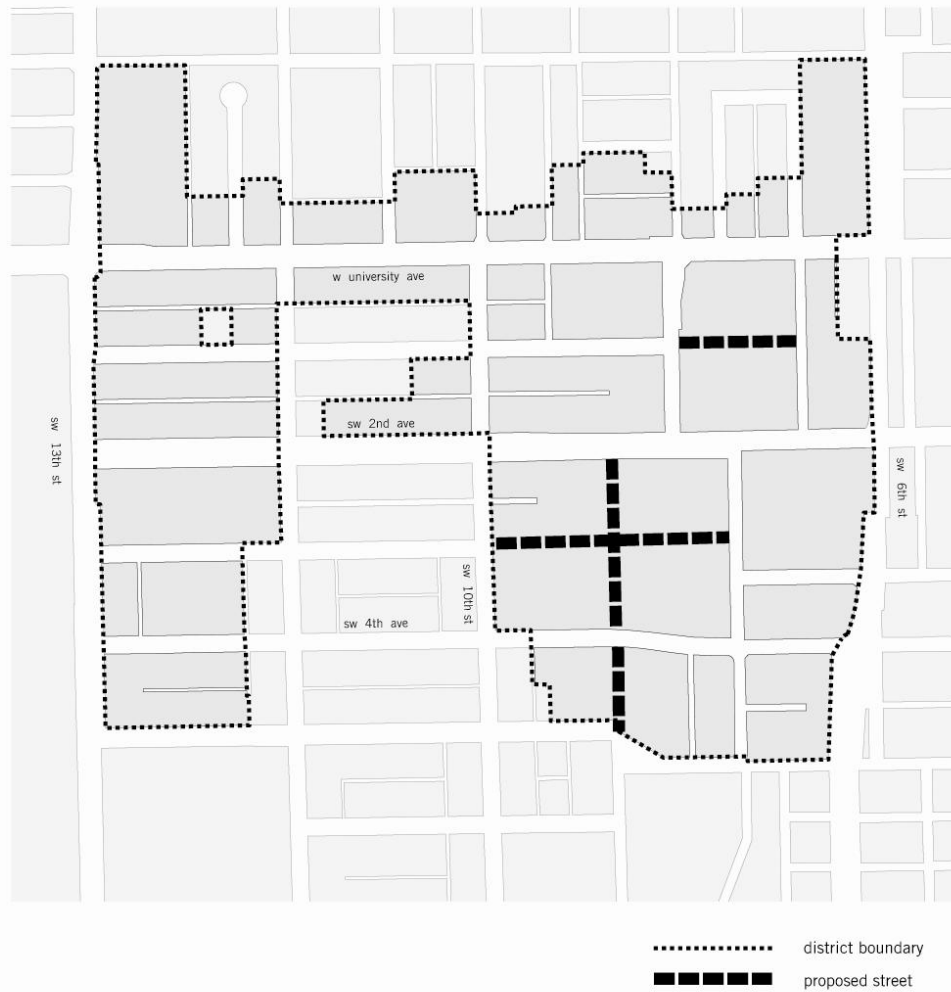


Fig. 2.1 - District Framework Plan - New Streets (max. block perimeter of 1800')

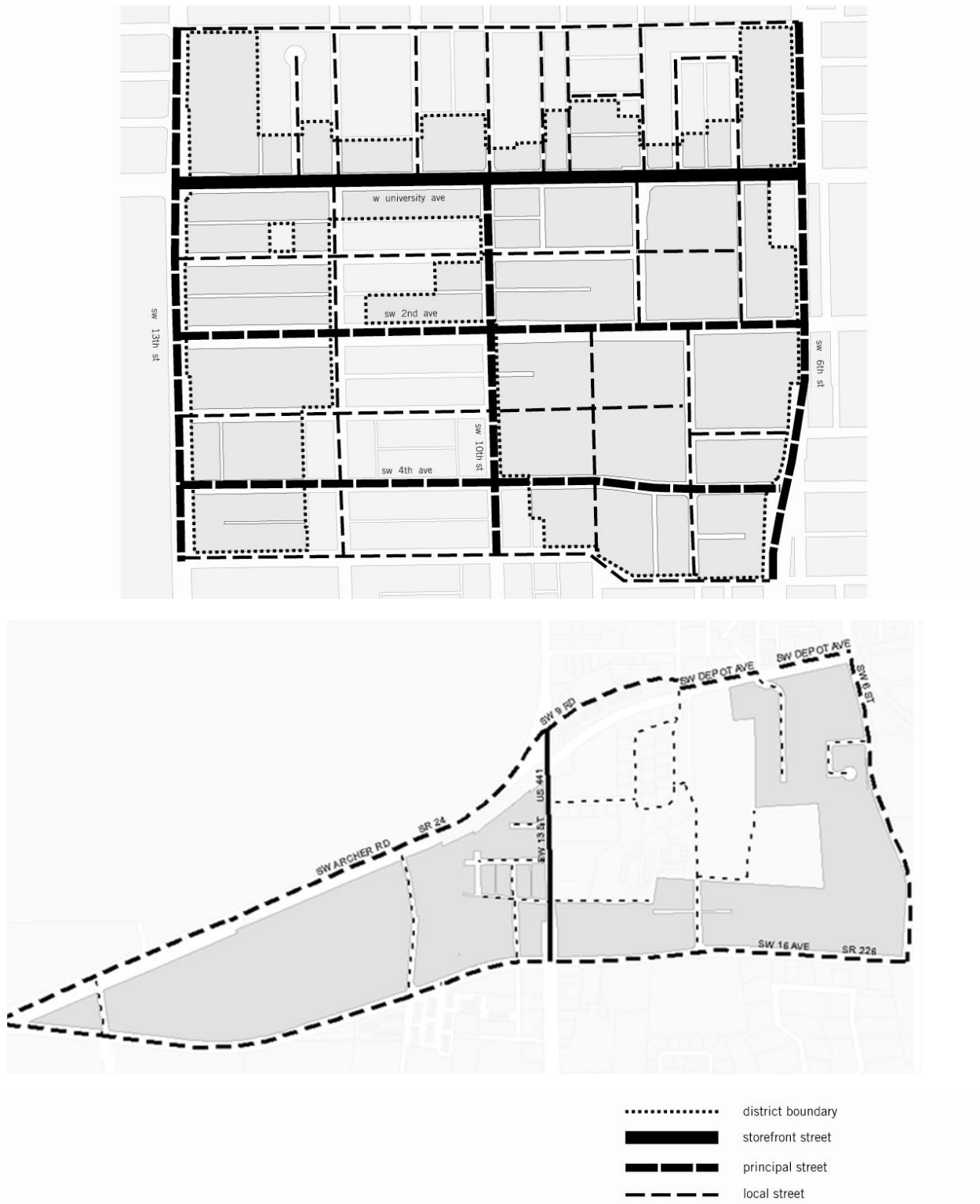


Fig. 2.2 - District Framework Plan - Street Types

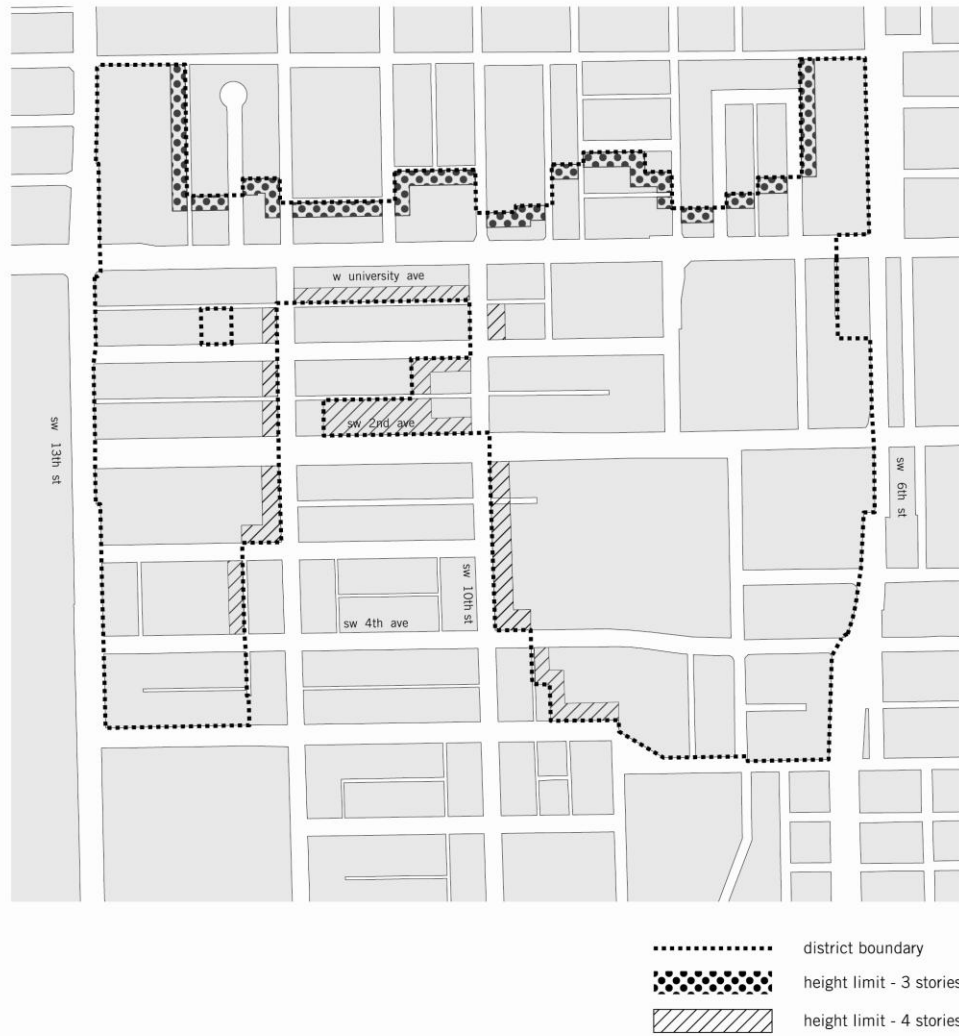


Fig. 2.3 - District Framework Plan - Height Limits

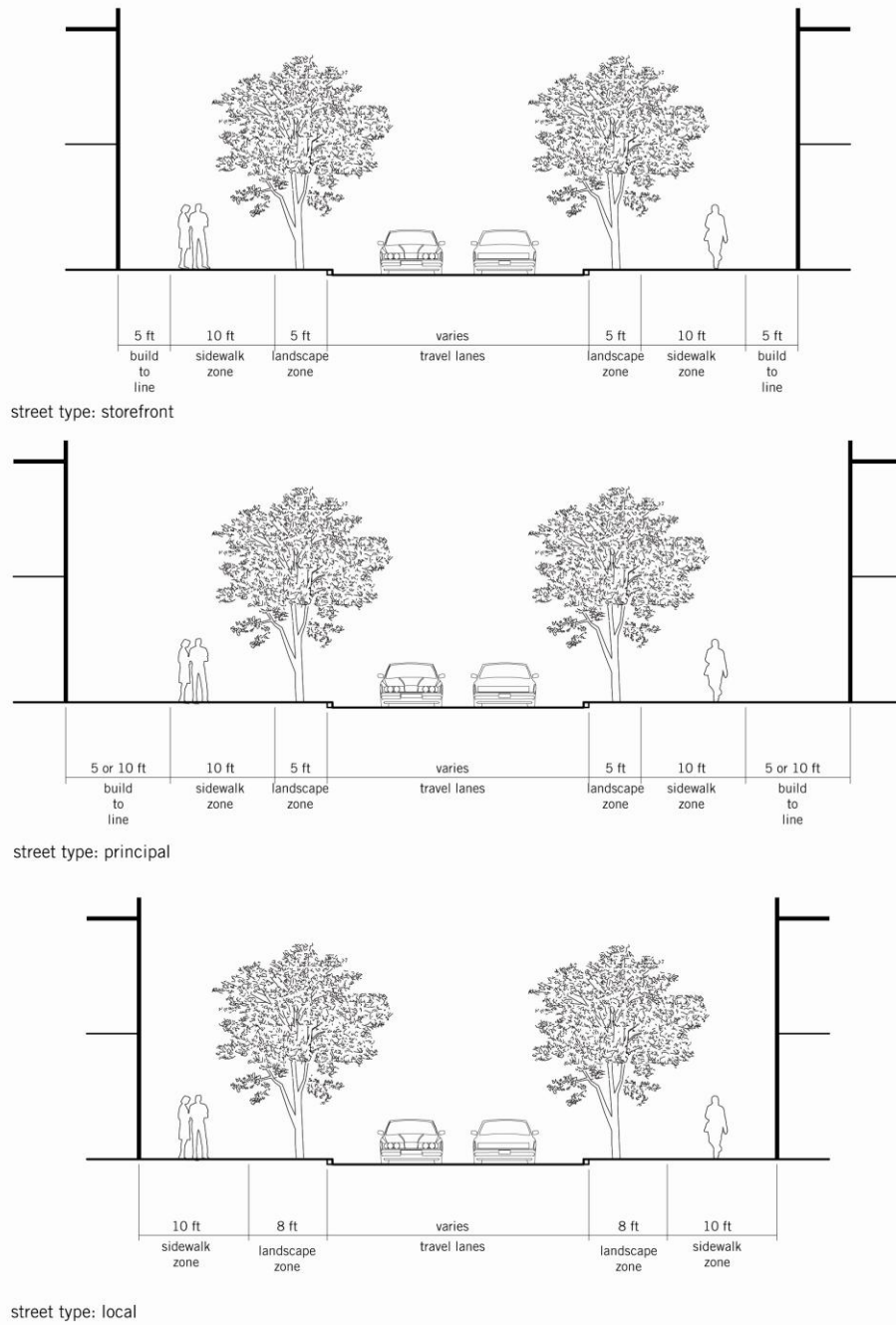


Fig. 2.4 - District Framework Plan - Public Realm Requirements

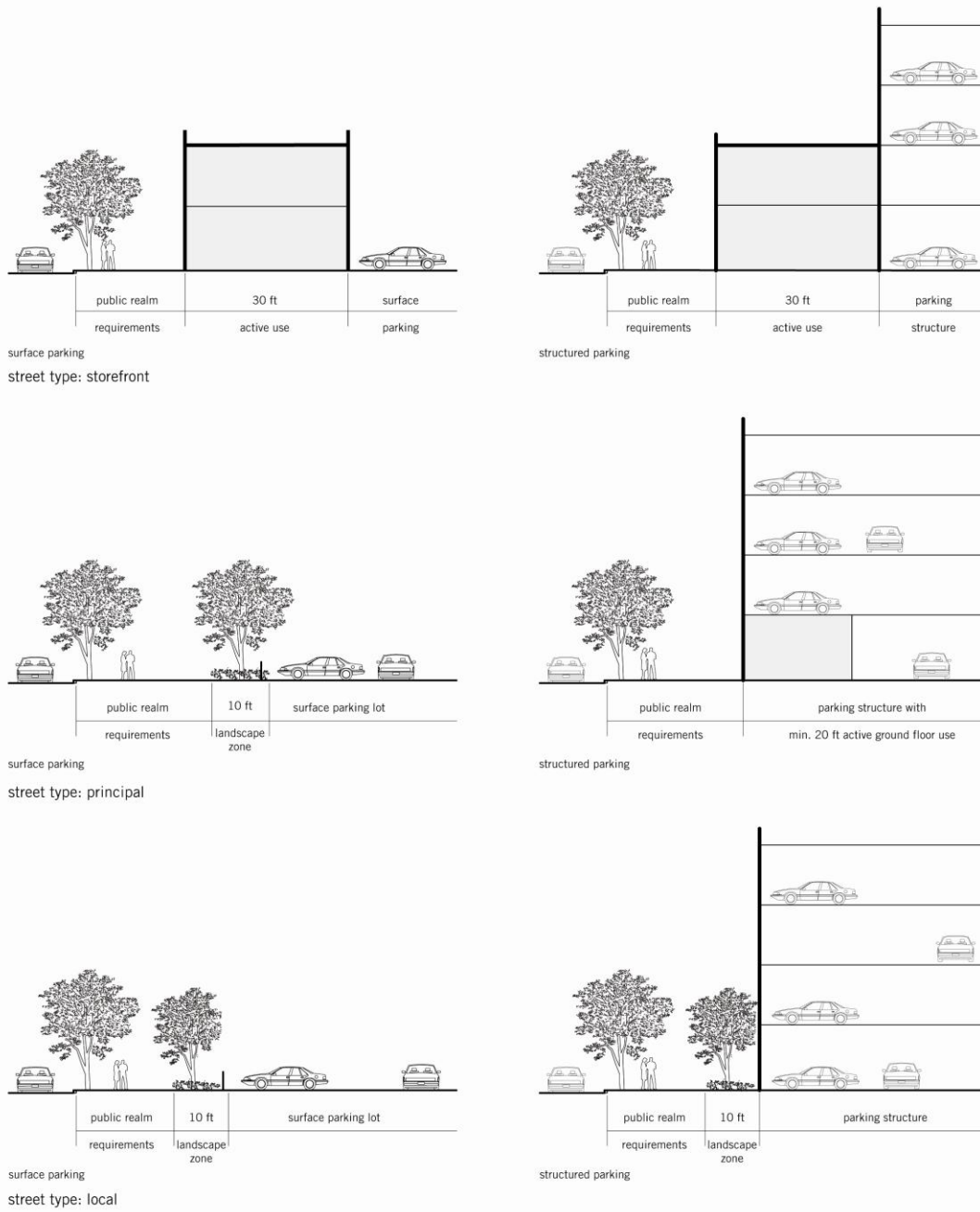


Fig. 2.5 - District Framework Plan - Parking Exhibit

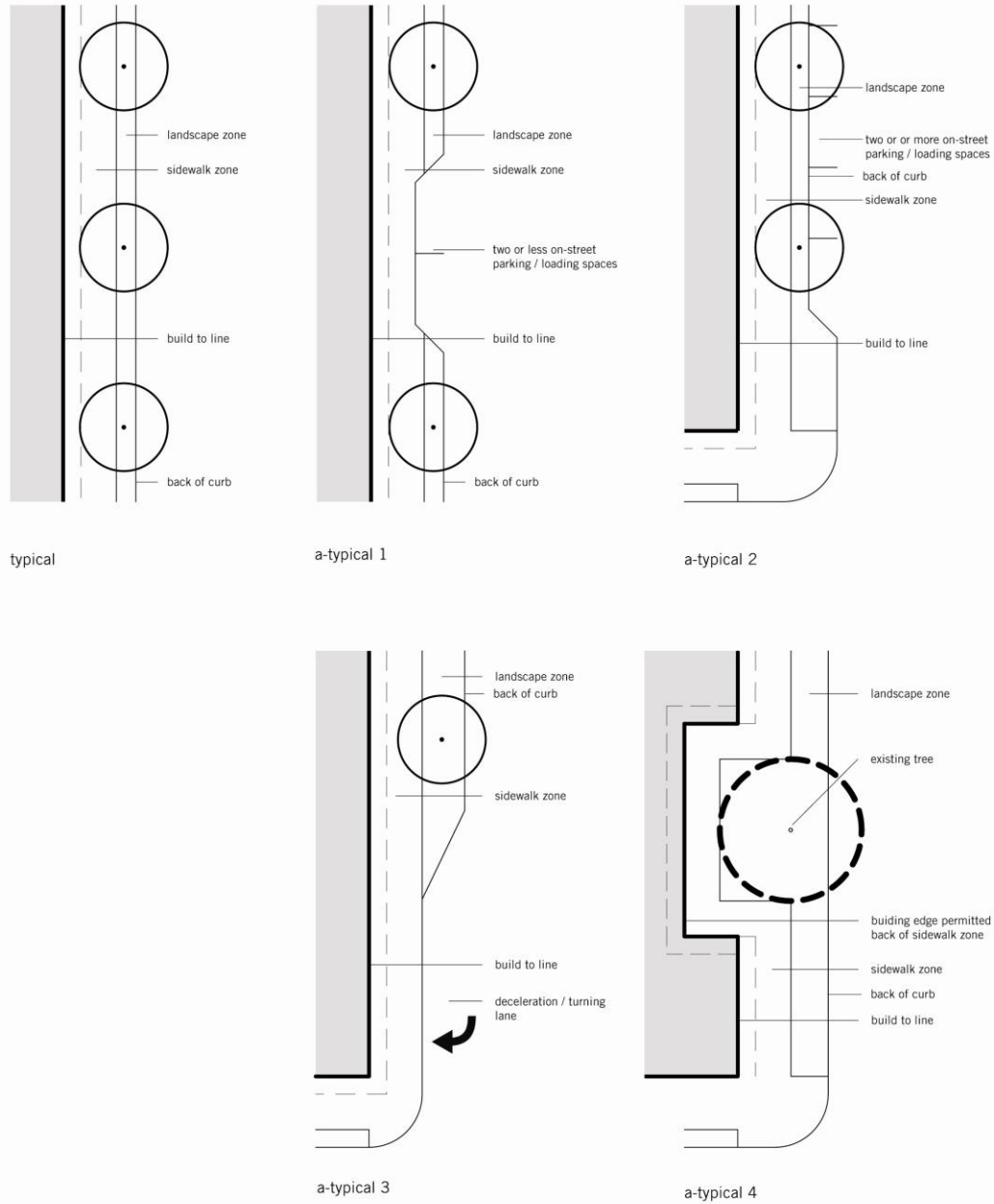


Fig. 2.6 - District Framework Plan - Streetscape Scenarios

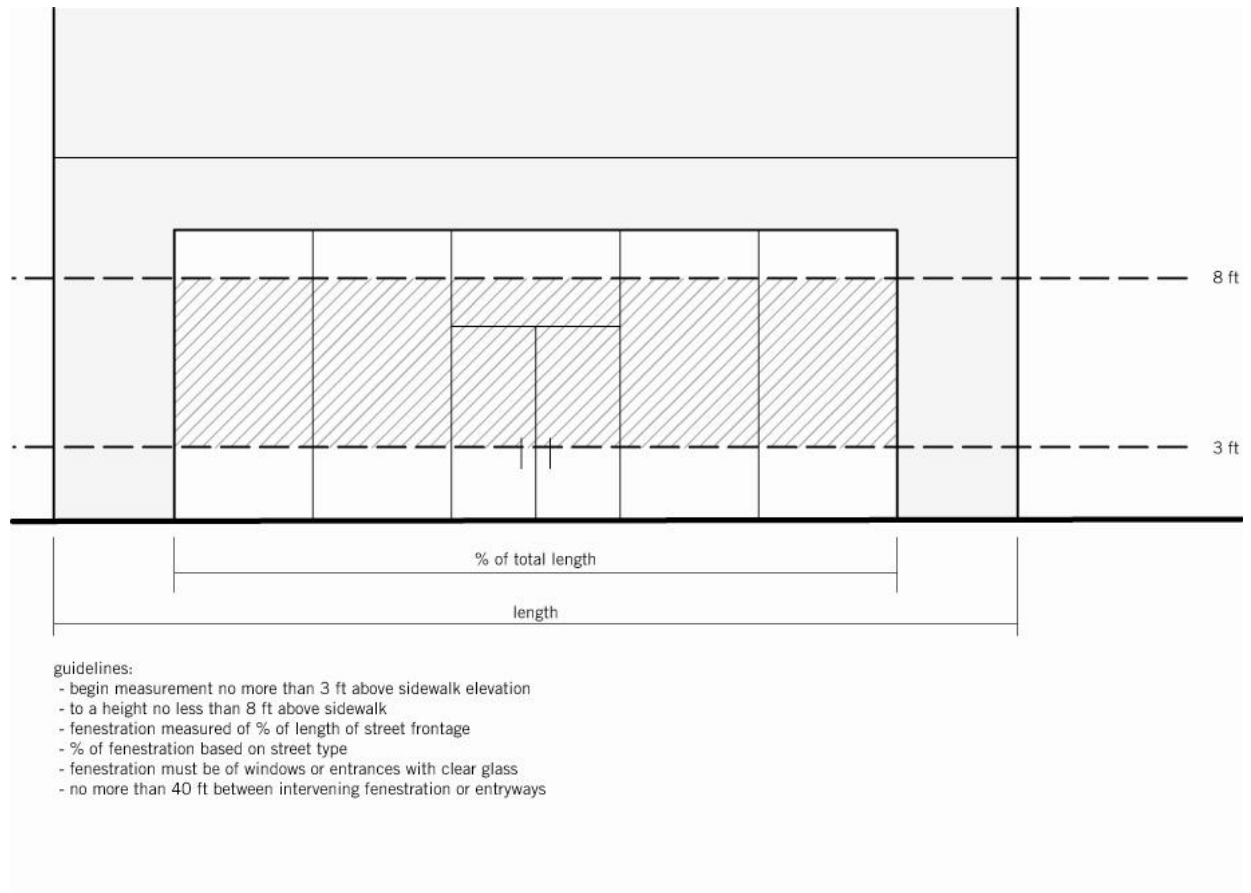


Fig 2.7 - District Framework Plan – Glazing

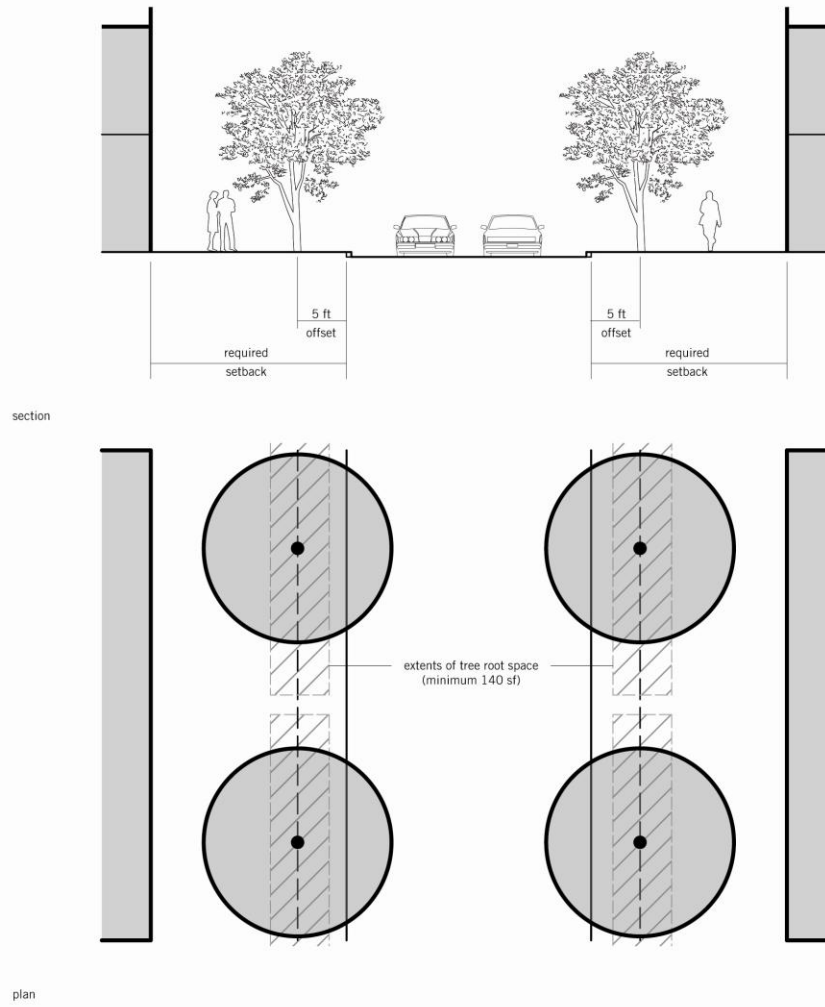


Fig 2.8 - District Framework Plan - Streetscape Scenario with FDOT requirements

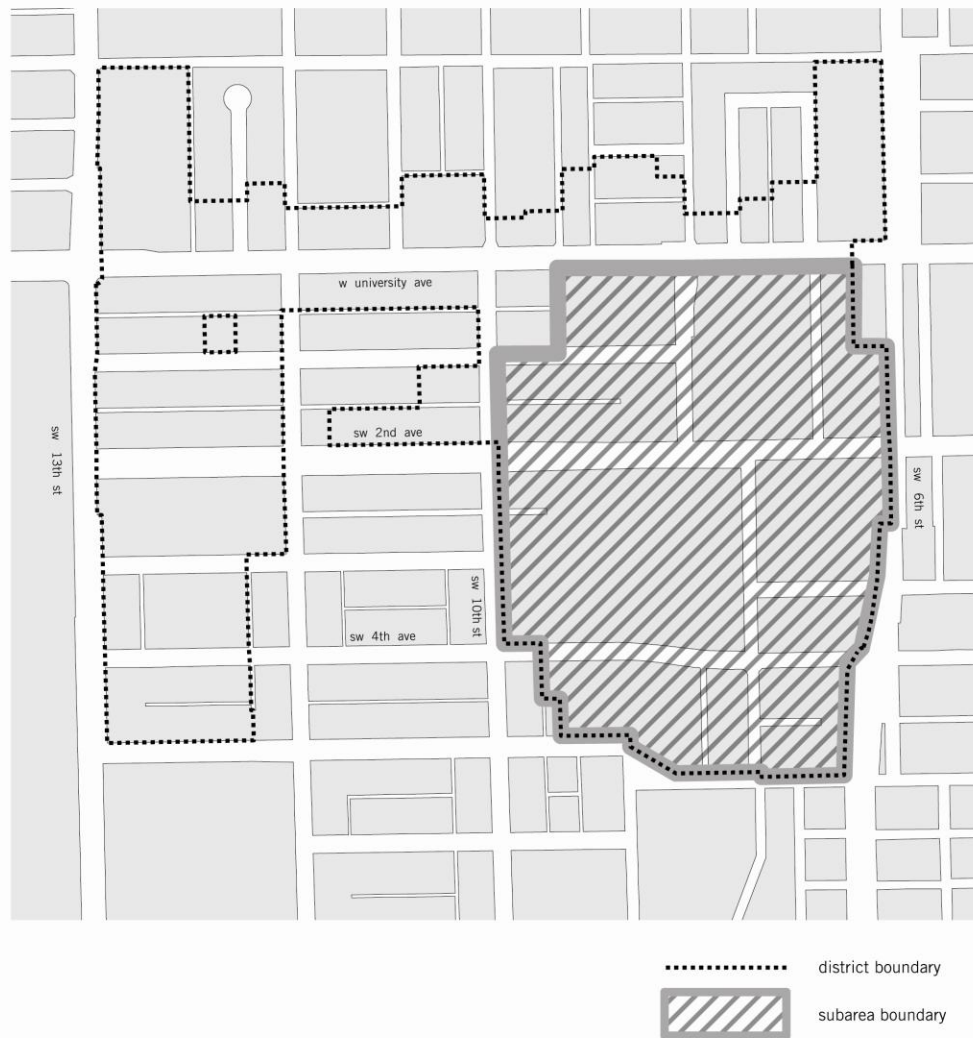


Fig 3 – Innovation Area Map