

D R A F T

8-24-00

ORDINANCE NO. 990733
0-00-88

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29

An ordinance of the City of Gainesville, Florida, imposing the Special Area Plan overlay zoning district for "University Heights" on certain property located south of NW 3rd Avenue, west of NW and SW 6th Street, north of SW Depot Avenue and east of NW and SW 13th Street; adopting a Special Area Plan for this property; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

WHEREAS, the City Plan Board authorized the publication of notice of a Public Hearing that the text of the Land Development Code of the City of Gainesville, Florida, be amended; and

WHEREAS, notice was given and publication made as required by law and a Public Hearing was then held by the City Plan Board on December 16, 1999; and

WHEREAS, notice was given and publication made of a Public Hearing which was then held by the City Commission on February 14, 2000; and

WHEREAS, pursuant to law, an advertisement no less than 2 columns wide by 10 inches long was placed in a newspaper of general circulation notifying the public of this proposed ordinance and of a Public Hearing in the Auditorium of City Hall in the City of Gainesville, at least 7 days after the day the advertisement was published; and

WHEREAS, a second advertisement no less than 2 columns wide by 10 inches long was placed in the same newspaper notifying the public of the second Public Hearing to be held at the adoption stage at least 5 days after the day the advertisement was published; and

WHEREAS, the Public Hearings were held as advertised and the parties in interest and all others had an opportunity to be and were, in fact, heard;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF

1 THE CITY OF GAINESVILLE, FLORIDA:

2 **Section 1.** The Special Area Plan overlay district is imposed on certain property located
3 south of NW 3rd Avenue, west of NW and SW 6th Street, north of SW Depot Avenue and
4 east of NW and SW 13th Street, as shown on the map on page 13 of Exhibit A, which is
5 made a part hereof as if set out in full.

6 **Section 2.** The University Heights Special Area Plan (Exhibit A) is hereby adopted. The
7 specific regulations of the Special Area Plan for the aforementioned property and the
8 administration and enforcement of these regulations as delineated in Exhibit A shall
9 control and guide the development and use of the property.

10 **Section 3.** The city manager is authorized and directed to make these changes in the
11 zoning map in order to comply with this ordinance and administer the provisions of the
12 University Heights Special Area Plan.

13 **Section 4.** It is the intention of the City Commission that the provisions of the special
14 area plan adopted by this ordinance shall become and be made a part of Land
15 Development Code of the City of Gainesville, Florida, and that the Sections and
16 Paragraphs of this ordinance may be renumbered or relettered in order to accomplish
17 such intentions.

18 **Section 5.** If any section, sentence, clause or phrase of this ordinance is held to be
19 invalid or unconstitutional by any court of competent jurisdiction, then said holding shall
20 in no way affect the validity of the remaining portions of this ordinance.

21 **Section 6.** All ordinances or parts of ordinances in conflict herewith are to the extent of
22 such conflict hereby repealed, except as stated in this ordinance.

23 **Section 7** This ordinance shall become effective immediately upon final adoption.

D R A F T

8-24-00

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18

PASSED AND ADOPTED this _____ day of _____, 2000.

PAULA M. DeLANEY
MAYOR

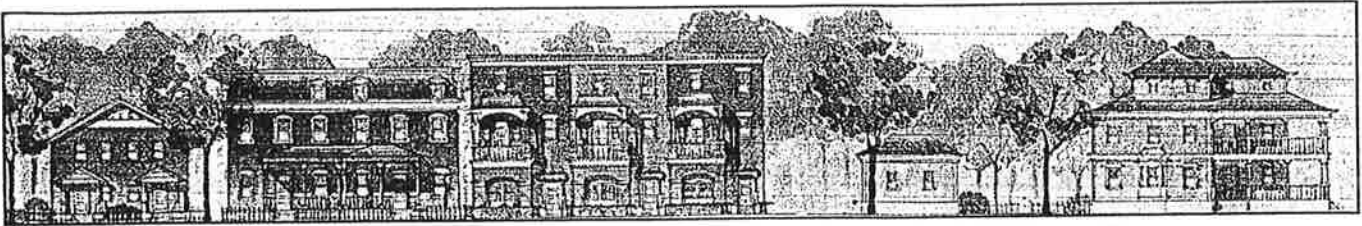
ATTEST: Approved as to form and legality

KURT M. LANNON
CLERK OF THE COMMISSION

MARION J. RADSON
CITY ATTORNEY

This Ordinance passed on first reading this _____ day of _____, 2000.

This Ordinance passed on second reading this _____ day of _____,
2000.



UNIVERSITY HEIGHTS

Special Area Plan

Adopted by the City of Gainesville, Florida, _____, 2000.

TABLE OF CONTENTS:

- I. Intent
- II. Administration
 - A. University Heights Build-out Map
 - B. Waiver from Compliance
 - C. Special Use Permit
 - D. Procedure for Special Use Permit
- III. Definitions
- IV. General Provisions
 - A. Façade Requirements
 - B. Outbuildings
 - C. Alleys
 - D. Corner Radii & Clear Zones
 - E. Vision Triangle
 - F. Exceptions from Build-to Lines
 - G. Parking
 - H. Stormwater Runoff
 - I. Large Footprint Buildings
 - J. Civic Sites
 - K. First Floor Height for Residential
 - L. Sidewalk Standards
 - M. Landscape Standards
 - N. Building Additions
 - O. Adaptive Reuse
- V. Building Types
- VI. Building Elements
 - A. Awnings & Marquees
 - B. Balconies
 - C. Colonnades / Arcades
 - D. Front Porches
 - E. Stoops
 - F. Bay Windows
- VII. Architectural Guidelines
 - General Requirements
 - A. Building Walls
 - B. Garden Walls, Fences & Hedges
 - C. Columns, Arches, Piers, Railings & Balustrades
 - D. Opacity & Facades
 - E. Roofs & Gutters
 - F. Signs
 - G. Windows, Skylights & Doors

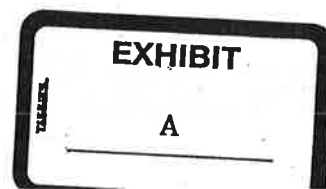
I. INTENT:

The City of Gainesville seeks to promote and control preservation and revitalization in this traditional neighborhood. History demonstrates that a few traditional urban design conventions will generate building types and neighborhood forms which allow profitable, positive infill and change which strengthen property values and appearance, and which offer a high quality of life. These conventions are derived from a number of sources in planning literature including: Civic Art by Hegeman and Peets, Great Streets by Allan B. Jacobs, The New Urbanism by Peter Katz, and AIA Graphic Standards, 9th Edition.

This Code establishes standards for land development in order to:

1. Preserve and extend the historic neighborhood character through the design and placement of building types and public spaces.
2. Create high-quality street spaces by using buildings to form a pleasant, convenient and safe environment designed for pedestrians, bicyclists, public transit and motorists.
3. Enhance the viability of local businesses and reduce car travel demand by focusing growth in appropriate locations.
4. Provide a measure of predictability to property owners and occupants about what may be built on their land or that of their neighbors property, yet allow for a market-driven mixture of land uses.
5. Encourage a wide range of building types and sizes that will offer a measure of self-sufficiency and sustainability, and which will adapt gracefully to change over time.
6. Make the neighborhood a pleasant place to live that will attract a mix of long-term residents reflecting the composition of the university community and adjacent neighborhoods.

In the case of conflict between these standards and any other local land development regulations, these standards shall apply. The University Heights Special Area Plan shall supercede any FAR requirements set by other local land development regulations.







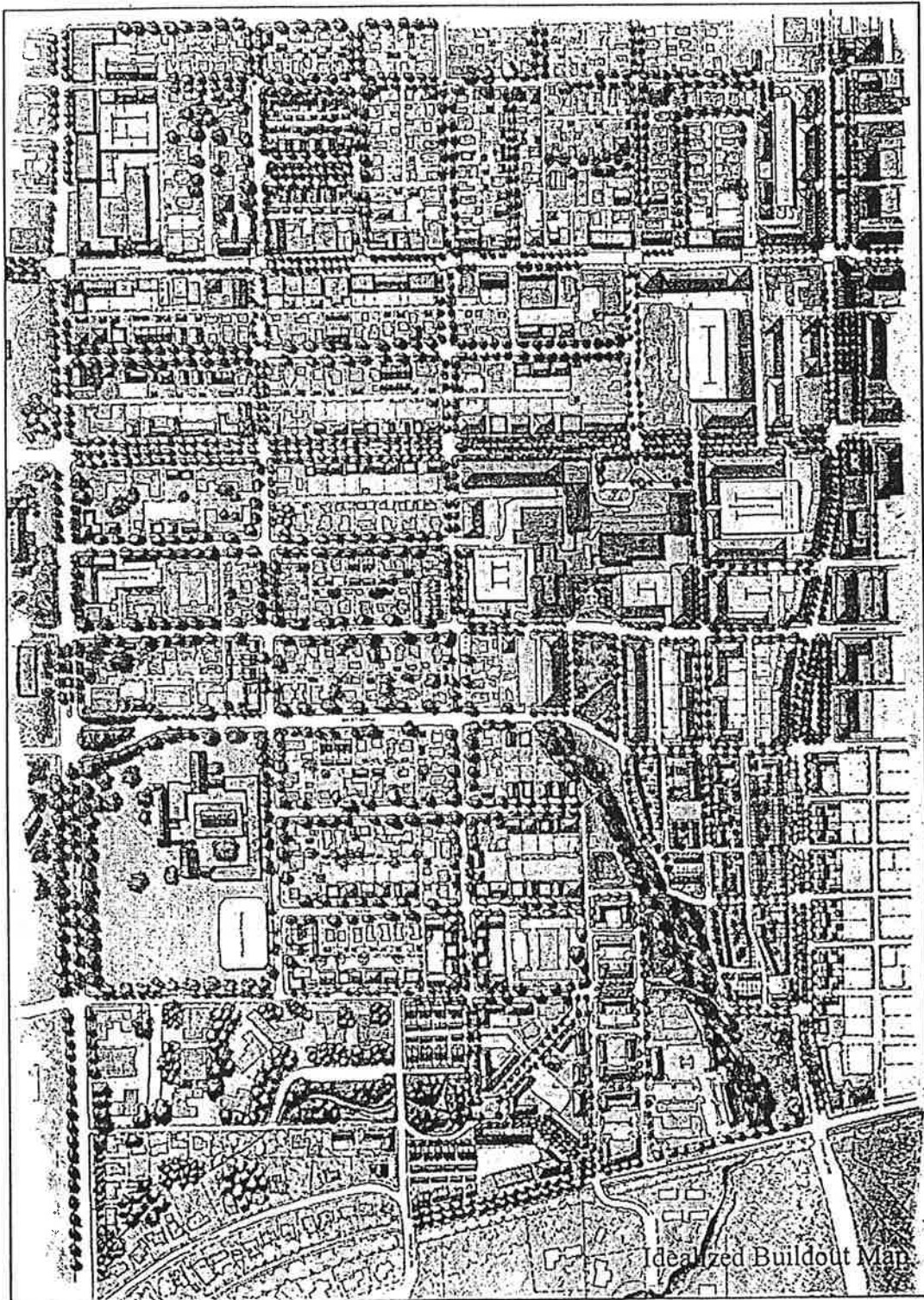
II. ADMINISTRATION:

A. University Heights Idealized Buildout Map:

Interpretation of these standards shall be the responsibility of the City and the appropriate review boards. The Idealized Buildout Map

shall serve as generalized guidance regarding the City's intent for land development in University Heights.

-  Existing Building
-  At Grade Parking
-  Proposed Building Location
-  Parking Structure



REVISED BY STAFF

B. First Step:

Applicants have the opportunity to meet with City Staff for a First Step Review. Applicants may at their option, submit designs in schematic or sketch form for informal review, subject to further review.

After the First Step, applicants will have the opportunity to submit for an Optional Concept Review or Preliminary Final Plan Review (see Sec. 30-161).

C. Waiver from Compliance:

A Waiver from Compliance may be considered for applications that do not comply with all aspects of the Special Area Plan, but offer exceptional benefits to the community. Applicants may request a Waiver from the design standards through the process, but no waiver is allowed for uses.

D. Special Use Permit:

The appropriate reviewing board may, by Special Use Permit, waive strict compliance with provisions of this Code. In granting a Special Use Permit, the appropriate reviewing board must find by substantial competent evidence that:

1. The proposed development contributes to, promotes and encourages the improvement of the University Heights Neighborhood and catalyzes other development as envisioned in the University Heights regulations.
2. The proposed development will not have an unfavorable effect on the economy of University Heights.
3. The proposed development abides by all rules in this code other than those specially excepted. Special limitations apply to large footprint free-standing buildings (greater

than 20,000 square feet on the first floor); see section IV.(I.) for these limitations.

4. 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 University Heights Special Area Plan.

E. Procedure for Special Use Permit:

Procedure for Special Use Permit is described in Sec. 30-234, Procedures for Approval.

F. Effect of Classification:

The University Heights Special Area Plan is applied as an Overlay Zoning District. If the provisions of the Special Area Plan conflict with the underlying zoning, the provisions of the Special Area Plan shall prevail. The effect of the classification is that the Special Area Plan is the implementing set of regulations. The regulations of the underlying zoning district and all other applicable regulations remain in effect and are further regulated by the Special Area Plan. Where the Special Area Plan addresses a requirement, the underlying zoning shall not apply.

The appropriate reviewing board or staff shall review development and additions for compliance with the provisions of this overlay in order to assure high quality pedestrian-oriented development in this area.

III. DEFINITIONS

Alley: a secondary access which affords access to the side or rear of abutting properties or lots.

Appurtenances: architectural features not used for human occupancy consisting of: spires, belfries, cupolas or dormers; silos; parapet walls, and cornices without windows; chimneys, ventilators, skylights, antennas and screened mechanical equipment.

Arcade Building: a building with a ground level passageway through a portion of the building. The passage is covered and lined with shops or booths. The passage may be more than one story in height with projecting balconies and walkways.

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

Balcony: a porch connected to a building on upper stories supported by either a cantilever or brackets.

Block: an increment of land composed of an aggregate of lots, tracts and alleys circumscribed by thoroughfares.

Breezeway: a freestanding colonnade connecting two or more buildings.

Build-to Line: a line parallel to the property line, along which the principal plane of the building shall be built. The build-to line is determined in relation to the property line.

Building Frontage: the vertical side of a building that faces the primary street or space and is built to the Build-to line.

Catwalk: a balcony like walkway which is cantilevered or supported by columns along the side of a building. A catwalk provides access to interior spaces inside the 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.

Dwelling Area: the total internal useable space on all floors of a structure, not including porches, balconies, terraces, stoops, patios, or garages.

Expression Line: A molding or cornice extending or offset a minimum of 3 inches, from the surface plane of the building wall. Expression Lines delineate the transition between the floor levels.

Frontage Street: the street in front of a property to which the front façade and main entrance is oriented.

Front Porch: a roofed area, attached at the ground floor level or first floor level, and to the front of a building, open except for railings, and support columns.

Front Property Line: the line that delineates private ownership facing the street.

Garden Wall: a freestanding wall along the property line dividing private areas from streets, alleys, and or adjacent lots.

Height: the vertical distance from the lowest point on the tallest side of the structure to the ridge of the roof.

Liner Building: a building built in front of a parking garage, cinema, supermarket, etc., to conceal large expanses of blank wall area and to face the street space with a façade that has doors and windows opening onto the sidewalk (see Item IV.(G.)(3).

Lot: a single building plot; the smallest legal increment of land which may be bought and sold.

Lot Frontage: the property line adjacent to the frontage street.

Marquee: a permanently roofed architectural projection, the sides of which are vertical and are intended for the display of signs, which provides protection against the weather for the pedestrian, and which is supported entirely from an exterior wall of a building.

Outbuilding: a building or structure subordinate to the principal building, used for purposes customarily incidental to the main or principal building, and located on the same lot or set of attached lots therewith. Outbuildings can be used as residential dwellings.

Parapet: a low wall or barrier built above the cornice of a building, whether built with a sloped or flat roof. A parapet is typically of solid construction and may be broken with crenulations. When corbeled out from the surface of the wall it crowns, parapets may take the place of a cornice.

Primary Street or Space: the street that a lot fronts. At squares and street intersections the larger, more important is the primary street.

Principal Plane: vertical plane which corresponds to the largest front façade of the building.

Private Outdoor Space: the square footage of a lot that is not occupied by buildings, swimming pools, or parking lots. Impervious areas such as decks, patios, terraces, walkways and pavement surrounding a pool shall be considered as private outdoor space.

Property Line: the line which delineates private ownership.

Rowhouse: is one of a group of 3 or more attached dwelling units divided from each other by a common wall and each having a separated front entrance from the outside of the at ground level.

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. Catwalks or breezeways are not considered stoops.

Storefront: building frontage for the ground floor usually associated with retail uses.

Story: floor within a building between 8 feet and 16 feet floor to ceiling.

Structured Parking: layers of parking stacked vertically.

IV. GENERAL PROVISIONS

A. Façade Requirements:

Building façades shall have windows, sills, lintels, expression lines and a cornice. The front façade of the building is also required to have its primary entrance face the street.

Expression lines are required on stucco and brick buildings.

Main Street Shopfront buildings do not require sills or lintels on first floor Shopfront windows that display merchandise.

On attached building types such as Shopfront buildings or Rowhouses, the sides located on interior property lines do not require windows, expression lines, or cornices.

Front entrances shall be required on all buildings, and, for nonresidential buildings, a minimum of 50% glazing at the first floor level shall be required on all front facades. For multi-family residential, a minimum of 30% glazing at the first floor level shall be required on all front facades.

On detached building types, windows are required on sides of all structures set back greater than 3 or more feet from the side property line. A minimum of 10% glazing is required.

Detailed façade requirements are specified in the Building Types section. The city manager or designee may further define building façade requirements.

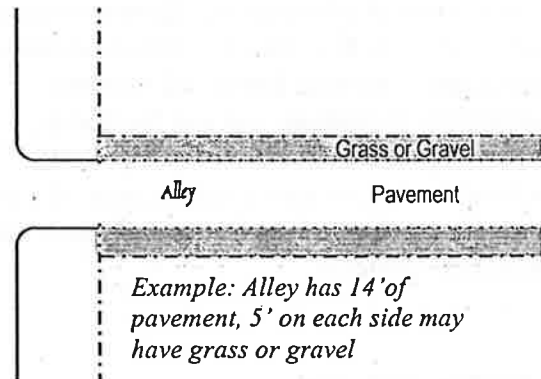
B. Outbuildings:

Outbuildings are permitted and may contain parking, apartments, storage space, and trash receptacles. Outbuildings shall be located at the rear of the lot (or at minimum sit behind the

front plane of the principal structure). Outbuildings shall be included in any maximum lot coverage calculation.

C. Alleys:

Existing alleys and alley rights-of-way are prohibited from being removed or vacated.



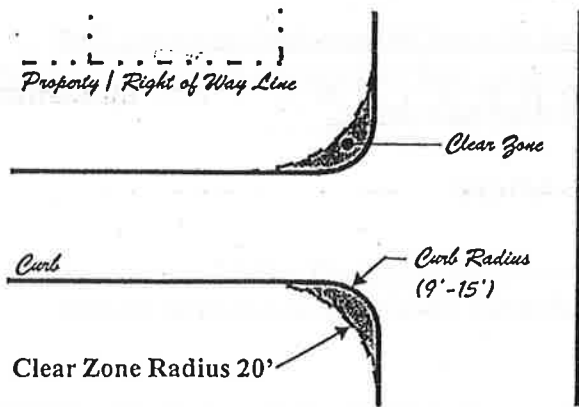
New alleys can be incorporated into the redeveloped areas of the neighborhood to minimize curb cuts and to provide access to parking and service areas behind buildings. New alleys may be a minimum of 14 feet and a maximum of a 24 feet of right-of-way. Alleys which back up to residential lots need not be entirely paved. Grass and/or gravel can be used in unpaved sides of alleys.

Landscaping, trash receptacles, and other objects must remain outside the alley right of way.

Alleys may be incorporated into parking lots as drive aisles.

D. Corner Radii & Clear Zones:

Corner curb radii should be between 9 feet for residential streets and 15 feet for commercial streets such as University Avenue. Fairly tight turning radii such as these shorten pedestrian crossings and inhibit reckless drivers from turning corners at high speeds.



A Clear Zone at corners can allow emergency vehicles such as fire trucks to turn corners. A Clear Zone is an area free of all vertical obstructions including, but not limited to, telephone poles, sign poles, fire hydrants, electrical boxes, or newspaper boxes. A clear zone with a radius of 20 feet is sufficient for emergency vehicles.

E. Vision Triangle

AASHTO standards shall be used.

~~The Vision Triangle as described in the City of Gainesville Land Development Code does not apply to the University Heights Special Area Plan. Build-to lines as described in the Building Types section are acceptable.~~

F. Exceptions from Build-to Lines:

Exceptions from the build-to lines standard may be granted by the City Manager, designee, or appropriate reviewing board, for avoiding trees with calipers greater than 8 inches.

G. Parking:

1. Parking Requirements

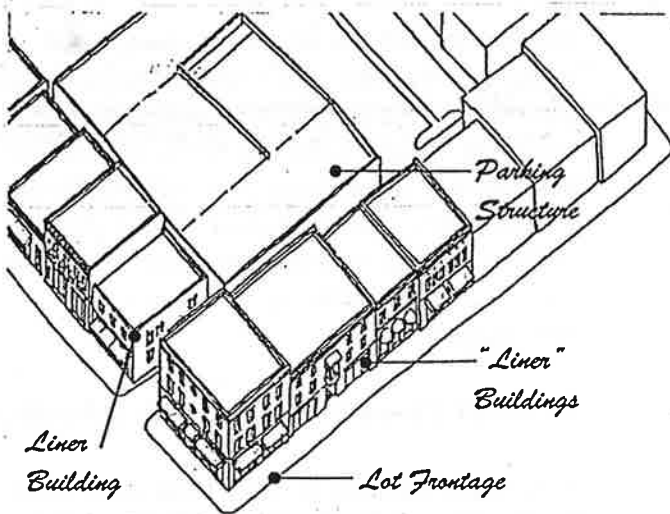
Parking shall be provided as necessary to meet the requirements of the Americans with Disabilities Act and Florida Accessibility Code. Other than ADA and FAC, there shall be no minimum parking requirement, except bicycle parking. There shall be a maximum parking allowance of 1 parking space per 300 square feet of occupied building.

2. Off-Street Surface Parking Lots

Off-street surface parking lots as a principal use are prohibited.

3. Structured Parking Lot Placement

Parking structures shall be set back a minimum of 40 feet from the property lines of all adjacent streets. "Liner buildings" shall be placed between parking structures and the lot frontage. The liner building shall have a height greater than or equal to the parking structure. Liner buildings shall be no less than two stories or 34 feet in height. Liner buildings may be detached from or incorporated into parking structures. A point of entry is allowed on side streets. When it is determined that the size of the parcel would prohibit the development of a liner building between the parking structure and the lot frontage of all adjacent streets, the liner building must be placed along the more primary street frontage and along other frontages only where feasible. The more primary street shall be determined by Community Development staff and approved by the appropriate reviewing board. Building façade and landscaping enhancements will be required on all other frontages to ensure that there will be no blank walls along street frontages. In instances where full-height liner buildings are infeasible, the liner may be limited to first-floor retail, office or residential use (as appropriate under applicable zoning).



4. Access to Off-Street Parking

All motor vehicle surface parking shall be located in the rear or interior side of the building, or both, with rear encouraged. No surface parking area shall extend for a width of more than 70 feet along any street frontage without a building, outdoor café, or a vertically prominent and articulated pedestrian-oriented feature interrupting the parking streetscape. Surface parking shall not occupy lots which terminate a street vista.

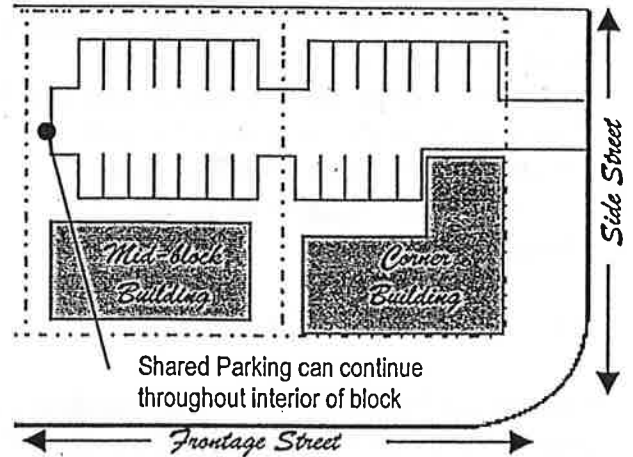
Alleys shall be the primary source of access to off-street parking.

Alleys may be incorporated into parking lots as a standard drive aisle. Access to all properties adjacent to the alley shall be maintained. Access between parking lots across property lines is also encouraged.

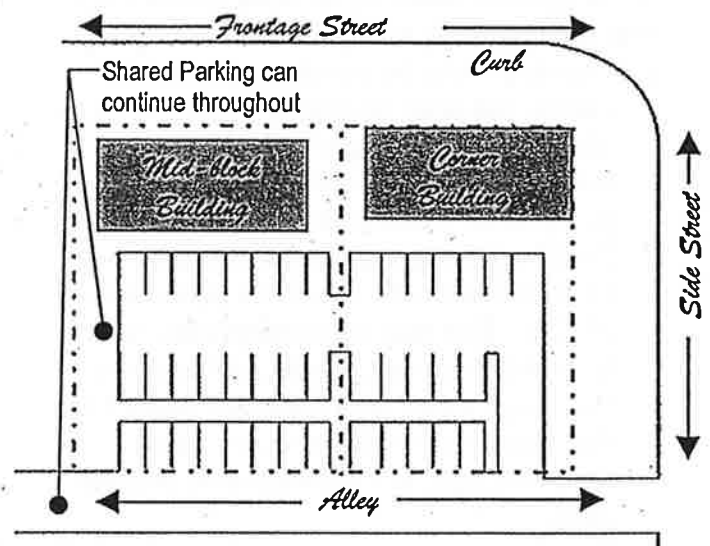
In blocks without alleys, mid-block buildings may develop before corner buildings. Access to the side street may not be possible because of the corner building being set back. A driveway from the frontage street may be granted by the City Manager, designee, or appropriate reviewing board. Once corner sites redevelop and allow access to side streets, the City may require the driveway on the frontage street to be removed. Corner lots that have both rear and side access shall access parking through the rear (see diagram below). Garages shall always be

accessed from the alley and located in the rear of the lot.

Blocks Without Alleys



Blocks with Alleys



5. Garages where Alleys are Not Present

If no alleys exist, then garage door(s) shall be positioned no closer to streets, square or parks than 20 feet behind the principal plane of the building frontage. Garages facing streets, squares or parks are limited to one car width; and garage doors shall not exceed 10 feet in width. However, Two-car garages are allowed, where alleys are not present, so long as the garage is located in the rear of the lot. Doors shall not exceed 10 feet, and the driveway shall be a maximum of 10 feet wide in front of the principal plane of the building.

H. Storm Water Management

The requirements of the City's Land Development Code shall apply. In lieu of on-site stormwater management facilities, master facilities may be developed within the watershed to either take the stormwater runoff directly or through mitigation of runoff generated from other properties within the watershed, when approved by the City Manager or designee.

I. Large Footprint Buildings:

Commercial buildings with a free-standing, first floor footprint greater than 20,000 square feet may be built within the University Heights Neighborhood, by Special Use Permit. Such buildings must abide by all rules in this Code with the following special limitations:

- a. Buildings may be one story or more in height, but shall be at least 24 feet in height. This may be accomplished with liner buildings or higher ceiling heights or parapets, or a combination of features.
- b. Buildings that are 2 stories in height, must be a minimum of 27 feet to a maximum of 36 feet. This may be accomplished with liner buildings that provide office space.
- c. Buildings are exempt from maximum lot size restrictions. However, building footprints may not be larger than half the block.
- d. Requirements for opacity and façades shall be met.

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 parking requirement, except bicycle parking. There shall be a maximum parking allowance of 1 parking space per 300 square feet of occupied building.

J. Civic Sites:

Opportunities for Civic buildings can occur as the neighborhood develops. Civic buildings

include, but are not limited to, municipal buildings, churches, libraries, schools, daycare centers, recreation facilities, and places of assembly. Civic buildings are not subject to build-to line requirements or building frontage requirements. The design of Civic buildings shall be subject to review and approval by the City Manager, designee, or appropriate reviewing board.

K. First Floor Height for Residential:

Residential uses on the first floor shall have a finished floor height raised a minimum of 2 feet above grade.

L. Sidewalk Standards:

Developing or redeveloping properties shall construct or improve sidewalks as required by the City Manager or designee. Developing or redeveloping properties are required to repair sidewalks damaged during construction.

M. Landscape Standards:

Total Number of Trees Required

Developing or redeveloping properties are required to provide shade trees based on the lot's private outdoor space. The property owner is also required to improve the adjacent public right-of-way to the standard set by the Special Area Plan and City Manager or designee.

Three trees including at least 2 shade trees are required for every 1,200 square feet of private outdoor space on the lot.

Parking lots other than single-family driveways shall meet the landscape requirements specified in the Land Development Code. Street buffer yards requirements specified in the Land Development Code shall also be met. Spacing of street trees shall be as set forth below. The front buffer requirements may be modified or reduced if the build-to line established by the City Manager or designee or the appropriate

reviewing board precludes or reduces the front buffer area. Tree spacing shall be in accordance with the right-of-way planting requirements rather than the underlying buffer requirements.

Existing trees on the lot and on the adjacent swales may count toward the total number of trees required. The City Manager or designee shall approve which existing trees may count towards the total required trees.

Street Trees

Street trees intended to provide pedestrian shade shall be located in the right-of-way swale or near the sidewalk on the private property. The City prefers street trees between curb and sidewalk but recognizes that utilities or space constraints may dictate that street trees shall, in some cases, be required instead on private property behind the sidewalk.

Commercial and mixed-use streets (such as University Avenue) shall have shade trees planted with an average spacing of 45 35 feet on center. Trees are not required when arcades and colonnades are present.

Residential Streets shall have shade trees planted an average spacing of 30 35 feet on center.

Quality of Trees

All trees planted shall be Florida Grade #1 or better, at least 10 feet tall with a trunk caliper of at least 2 inches in a 25-gallon container. Species must be chosen from the list of trees in the Approved Tree List in the Land Development Code. Each shade tree shall have a minimum root area of 140 square feet at or below grade. The minimum root space requirement can be met by using soil materials that are engineered to accommodate root growth under hardscape.

N. Building Additions

Building additions shall be in keeping with the Special Area Plan. The primary structure on the

site shall be classified into one of the building type categories by the City Manager or designee. The building addition shall then follow the requirements as described for the appropriate building type.

Additions shall be in keeping with the architectural style of the existing structure or standards set by the City Manager or designee.

- Exterior walls should be of the same or compatible materials and finish as the existing structure.
- Windows should have a similar proportion and style of mullions as the windows of the existing structure.
- New roof additions should be a similar material to the existing roof.



Existing Conditions

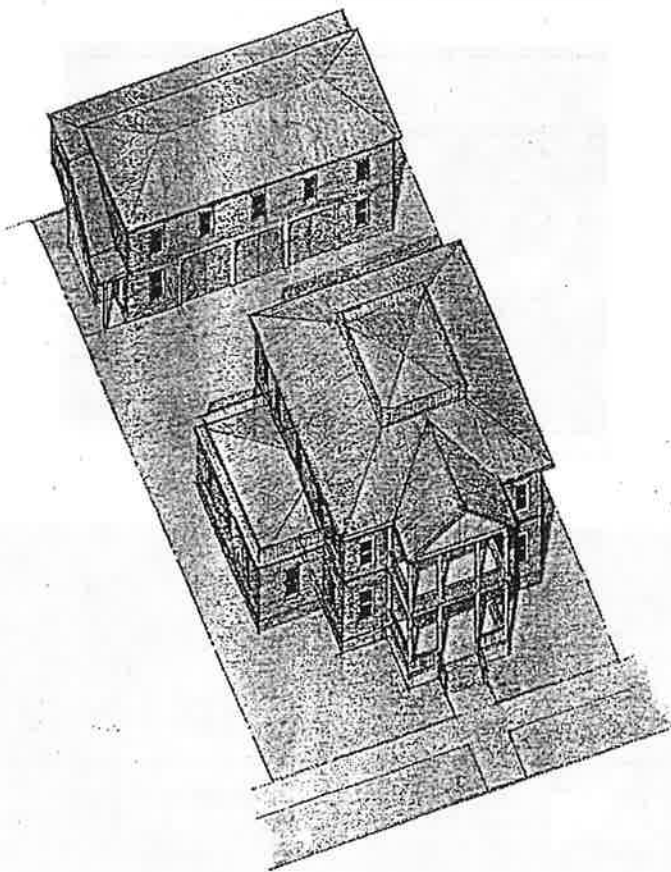


Computer simulation of a house with new addition

O. Adaptive Reuse

The University Heights Neighborhood has many long-term residents as well as student rentals. Outbuildings as well as building additions can be used to accommodate the student population without compromising the neighborhood character.

Below is an example of a large house with an outbuilding. It is shown on a typical size lot. These 2 buildings would fit neatly into the urban fabric. This form of adaptive reuse is not new to the neighborhood. Several existing homes with outbuildings presently provide housing for students in this manner.



P. Trash Dumpsters

Intent. Trash dumpsters shall be provided without compromising the quality of the street. Trash dumpsters shall not be visible or malodorous to pedestrians.

Standard. All trash dumpsters must be placed adjacent to the alley. When an alley is not present, the trash dumpster shall be placed at the side or the rear of the building. Trash dumpsters shall not be visible from the street. Trash dumpsters shall be visually screened from the street. Screening such as decorative walls or fencing shall be tall enough to buffer dumpsters from view. Screening shall be a maximum height of 7 feet.

Q. Prohibited Uses.

Intent. Certain uses decrease streetfront vitality, and are so exclusively oriented toward or designed to attract motor vehicles, that they contribute to visual blight, and lack of human scale for a traditional area. As a result, such uses are not compatible with the University Heights Neighborhood.

Standard. The following uses are prohibited:

- Auto Dealers, Auto Service and Limited Auto Services (IN-5511, MG-753)
- Carwashes (IN-7542)
- Gas Service Stations (IN-5541)

R. Sidewalks

Intent. Sidewalks, when properly designed and maintained, provide the pedestrian with a pleasant, safe, and convenient place to walk, and mitigate traffic impacts by making the area more walkable. They are, therefore, an important public space. Sidewalks which are too narrow are inconvenient, especially in areas with large volumes of pedestrians, for pedestrians walking side-by-side (which requires a minimum sidewalk width of 5 feet unobstructed), and for people using wheelchairs. In addition, sidewalks that are too curvilinear or that wrap around large block faces are an impediment to pedestrian convenience.

Standard. All buildings or developments must provide sidewalks along the street edge(s) of their property. Sidewalks shall be placed to align with existing sidewalks. Sidewalk connections from the principal building to the public sidewalk must be provided, and be aligned to minimize walking distance. Curvilinear sidewalks are not allowed unless they are necessary to avoid significant trees, stormwater basins, or topography, as determined by the appropriate reviewing board, city manager or designee.

The maximum length of a block face shall be 480 feet, unless shortened with cross-access sidewalks, arcades or alleys, so that the face is no more than 480 feet.

Minimum sidewalk widths:

| <u>Street Classification</u> | <u>Multi-family Residential/Industrial (feet)</u> | <u>Commercial/ Institutional/Office /Mixed-Use (feet)</u> |
|------------------------------|---|---|
| <u>Local</u> | <u>6</u> | <u>7</u> |
| <u>Collector</u> | <u>7</u> | <u>8</u> |
| <u>Arterial</u> | <u>7</u> | <u>10</u> |

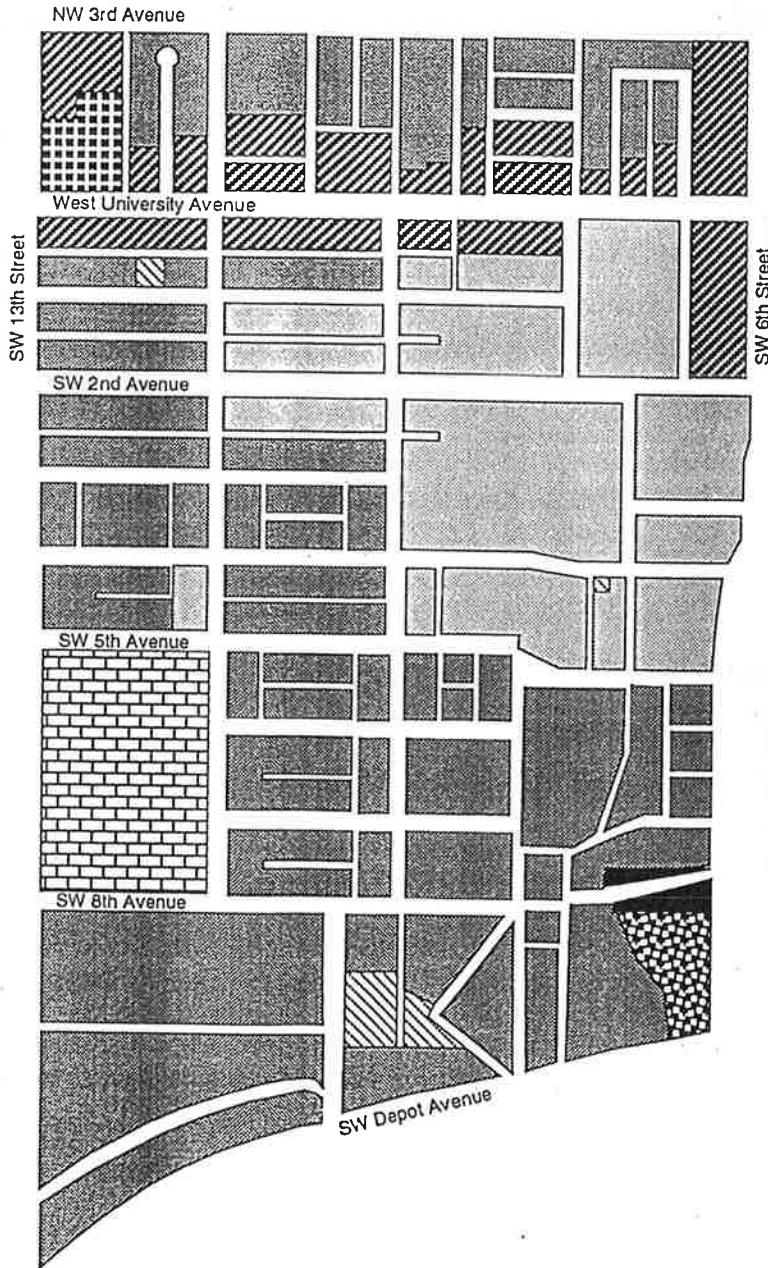
The minimum unobstructed width shall be 2 feet less than the required sidewalk width, as long as at least 5 feet of unobstructed width is retained. At transit stops, the minimum width is 8 feet of unobstructed width. Minimum width for a tree strip shall be 4 feet, or such other width as may be adequate for tree placement, unless the tree strip requirement is waived by the appropriate reviewing board, city manager or designee.

V. BUILDING TYPES:

New buildings under this Special Area Plan are regulated by building type. They are mandatory for the University Heights Neighborhood as delineated in the map on this page.

On the following pages, diagrammatic examples are used to illustrate example building locations, configurations and dimensions. **The accompanying numbers and text are rules. Architectural style is not regulated; the graphics are illustrative only.**

This Land Use Map reflects the proposed streets as shown on the Idealized Buildout Map. Building types can be built within the appropriate Land Use Category.



The following building types are described in this code:

- Main Street Shopfront Building
- Office Building
- Rowhouse
- Garden Apartment
- Large House or Apartment Building
- House
- Outbuilding
- Civic Building

Land Use

- Residential High (8-100) units/acre
- Mixed Use Low (10-30) units/acre
- Office
- Commercial
- Education
- Public Facilities
- Planned Use
- Recreation
- Conservation

| | Main Street Building | Office Building | Rowhouse | Garden Apartment | Large House/ Apartment | House | Outbuilding | Civic Building |
|-------------------------------------|----------------------|-----------------|----------|------------------|------------------------|-------|-------------|----------------|
| Residential High (8-100) units/acre | | | • | • | • | • | • | |
| Mixed Use Low (10-30) units/acre | • | • | • | • | • | • | • | • |
| Office | | • | • | • | • | • | • | • |
| Commercial | • | • | • | • | | | • | • |
| Education | • | • | • | • | • | | | • |
| Public Facilities | | • | | | | | | • |
| Planned Use | • | • | • | • | • | • | • | • |
| Recreation | | | | | | | | • |
| Conservation | • | • | • | • | • | | • | • |

Main Street Shopfront Building

A shopfront building is a basic unit of a traditional mixed-use street. It is sited at the front property line and features a ground floor that is roughly level with the sidewalk. The ground floor façade of the street has a substantial amount of transparent window and door openings.

Building Placement:

Building Length 200 ft maximum
 Building Frontage 70% minimum to 100% maximum lot frontage

Build-to line locations *Corner Lots:*
 0-10 15 ft from the front property line
 0-10 15 ft from the side street property line

Interior Lots:
 0-10 15 ft from the front property line

Side Setback None when next to other shopfront buildings, office buildings, row-houses, nonresidential vacant lots and outbuildings; 8 ft when next to all other types or next to a residential vacant lot

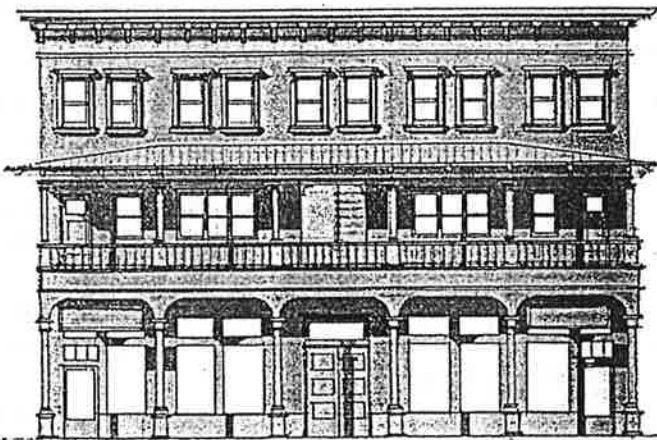
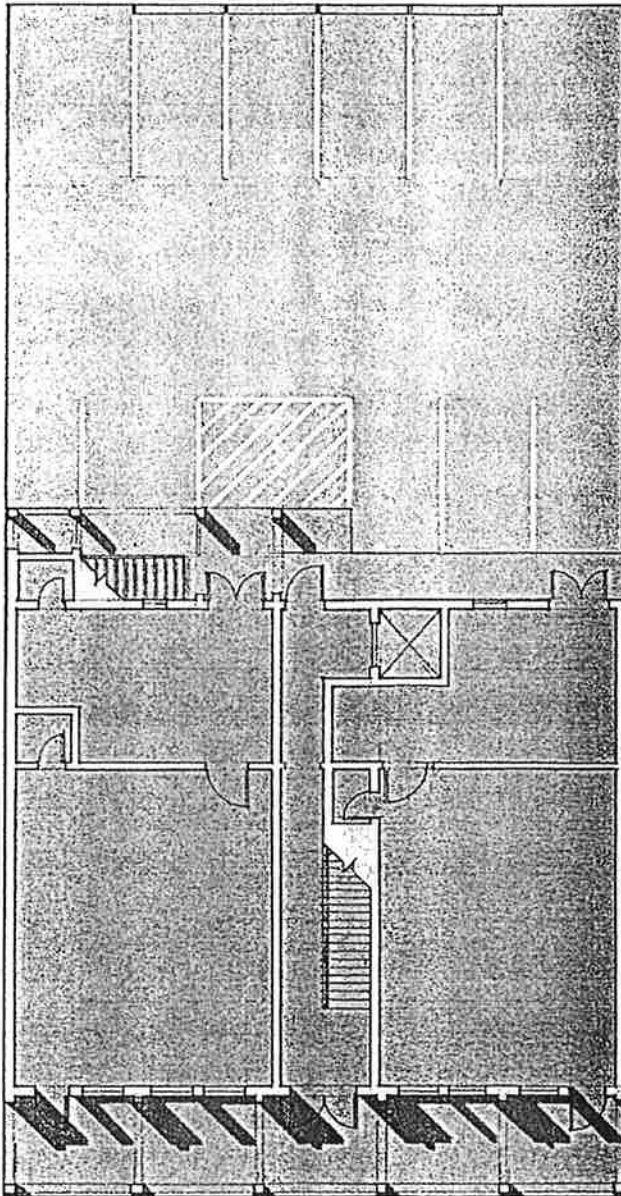
Building Coverage 80% maximum

Height:

Maximum Height 58 ft above grade
 Minimum Height 2 stories at least 27 ft above grade
 First Floor Elevation None

Note:

1. Appurtenances may extend beyond the height limit.
2. Building fronts are required to have at least one of the following: porch, arcade, colonnade, 2nd floor balcony, marquee or awning, extending at least 80% of the building facade.
3. A cornice line is required at the top of the front and side facades facing streets. The cornice shall be at least 18 inches in height.
4. A parapet with cornice is required on flat or shed roofs, at the top of the front and side facades facing streets. Parapets shall be a minimum of 2 feet in height.
5. An expression line is required between the first and second floors on the front façade and along the sides visible from the street.
6. The City Manager, designee or appropriate reviewing board will set build-to line location to accommodate sidewalks and street trees.
7. Courtyard buildings are permitted.



Office Building

An office building is appropriate to line wider thoroughfares. It is placed towards the front of its lot and features a ground floor roughly level with the sidewalk.

Building Placement:

Building Length 80 ft maximum
 Building Frontage 70% minimum to 100% maximum lot frontage

Build-to line locations *Corner Lots:*

0-40 15 ft from the front property line
 0-40 15 ft from the side street property line

Interior Lots:

0-40 15 ft from the property line

Side Setback

None when next to other office buildings, shopfront buildings, rowhouses, nonresidential vacant lot and outbuildings;
 8 ft when next to all other types or next to a residential vacant lot

Building Coverage

80% maximum

Height:

Maximum Height

58 ft above grade

Minimum Height

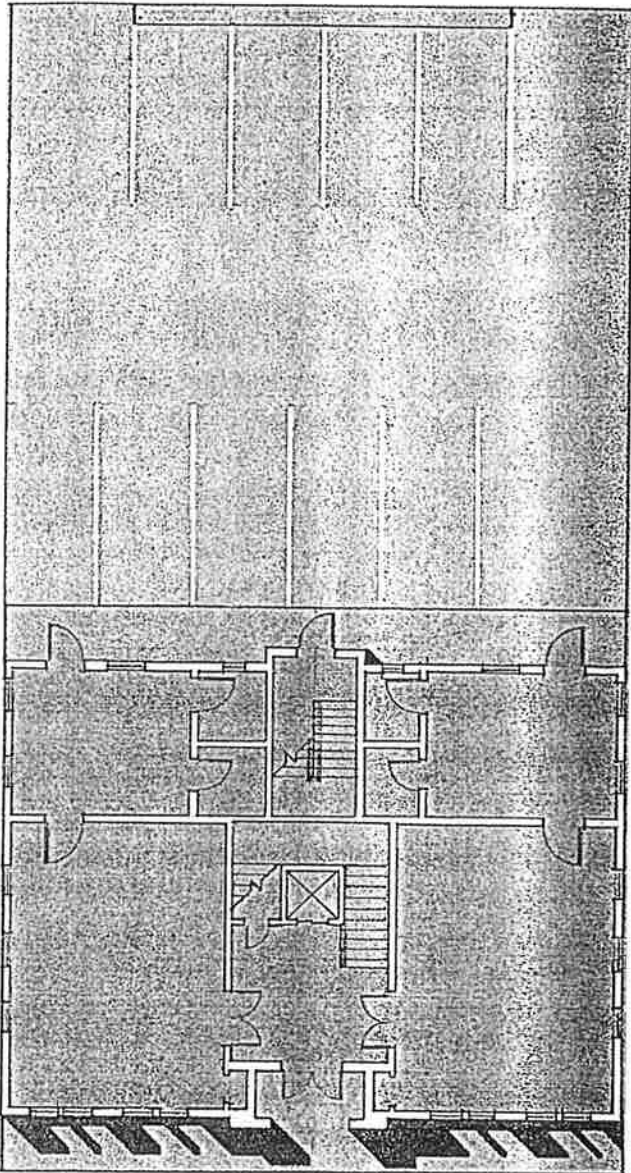
2 stories at least 27 ft above grade

First Floor Elevation

None

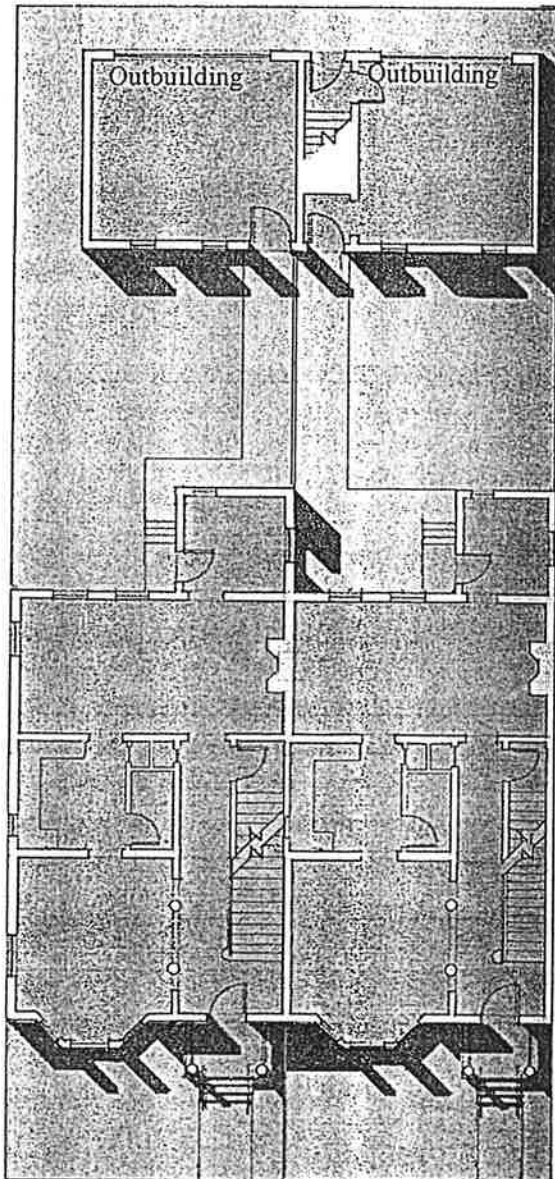
Note:

1. Appurtenances may extend beyond the height limit.
2. Building fronts are required to have at least one of the following: porch, arcade, colonnade, 2nd floor balcony, marquee or awning, extending at least 80% of the building facade.
3. A cornice line is required at the top of the front and side facades facing streets. The cornice shall be at least 18 inches in height.
4. A parapet with cornice is required on flat or shed roofs, at the top of the front and side facades facing streets. Parapets shall be a minimum of 3 feet in height.
5. An expression line is required between the first and second floors on the front facade and along the sides visible from the street.
6. The City Manager, designee or appropriate reviewing board will set build-to line location to accommodate sidewalks and street trees.
7. Courtyard buildings are permitted.



Rowhouse

A rowhouse is placed towards the front of the lot and shares one or more common walls with its neighboring units. Entry is usually through a covered stoop. A rowhouse can be a residence for one or two families, or apartments, or a combination.



Building Placement:

Building Length 40 ft maximum
 Building Frontage 60% minimum to 100% maximum lot frontage

Build-to line locations *Corner Lots:*
 0 ft-15 ft from the front property line
 0 ft-15 ft from the side street property line

Interior Lots:
 5 ft-20 ft from the property line

Side Setback None when adjacent to another rowhouse, shopfront building, office building, outbuilding; and nonresidential vacant lot. 8ft when next to all other building types or next to residential vacant lots

Building Coverage 70% maximum

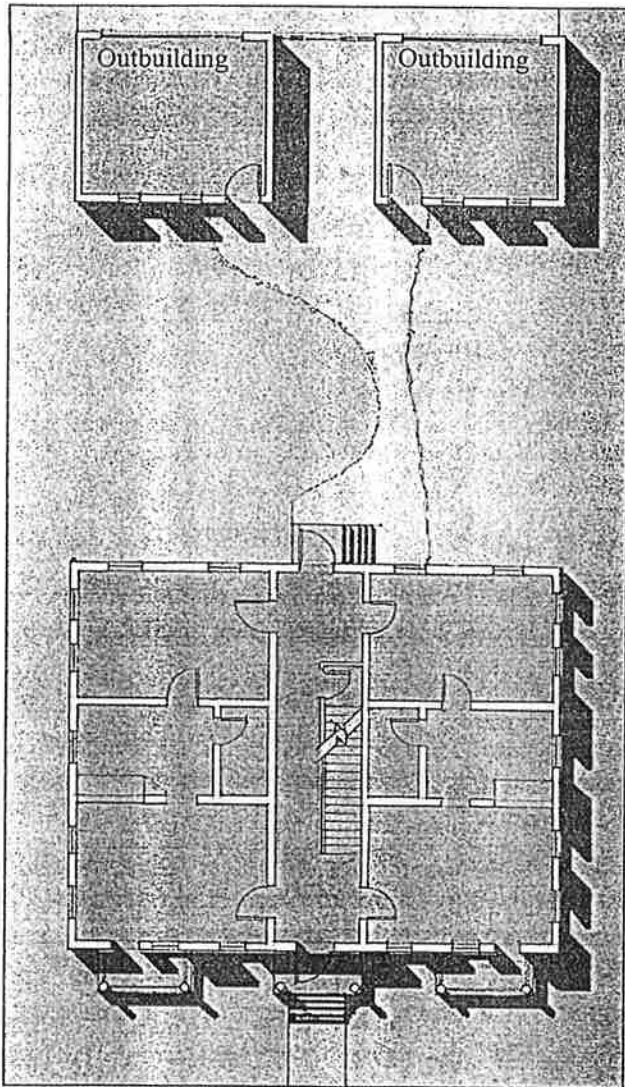
Height:

Maximum Height 48 ft above grade
 Minimum Height 2 stories at least 24 ft above grade
 First Floor Elevation 2 ft above grade, minimum (4 ft recommended)

Note:

1. Appurtenances may extend beyond the height limit.
2. Building fronts are required to have either a stoop or front porch.
3. Flat roofs with a parapet or gabled roofs are permitted.
4. Expression lines are required between the first and second floors along the front façade and the sides if visible from the street.
5. Cornice lines are required for rowhouses.
6. The City Manager, designee or appropriate reviewing board will set build-to line location to accommodate sidewalks and street trees.
7. *The maximum height of a building can not be greater than two stories taller than the principal structure on any adjacent property, up to the maximum building height limit.*

Garden Apartment Building



A garden apartment building shares a central stair core for bays. The building is placed towards the front of the lot and does not share common walls with its neighboring units. Entry is typically through a covered stoop. A backyard or "garden" is shared behind the building.

Building Placement:

Building Length 65 ft maximum
 Building Frontage 65% minimum to 85% maximum lot frontage

Build-to line locations *Corner Lots:*
 5 ft-15 ft from the property line
 0 ft-15 ft from the side street property line

Interior Lots:
 10 ft-20 ft from the property line

Side Setback 8 ft from the side property line

Building Coverage 60% maximum

Height:

Maximum Height 48 ft above grade
 Minimum Height 2 stories at least 27 ft above grade
 First Floor Elevation 2 ft above grade, minimum (4 ft recommended)

Note:

1. Appurtenances may extend beyond the height limit.
2. Building fronts are required to have either a stoop or front porch.
3. An expression line is encouraged between the first and second floor.
4. A cornice line is required on Garden Apartment Buildings.
5. The City Manager, designee or appropriate reviewing board will set build-to line location to accommodate sidewalks and street trees.

b. Add NO. 7 from page 16



Large House or Apartment Building

A Large House or Apartment Building is suited for large lots. Large Houses or Apartment Buildings are detached and have yard on all 4 sides. These buildings are suitable for one family, and also large enough to be subdivided into 2 or more complete, separate apartment units.

Building Placement:

Building Length 65 ft maximum
 Building Frontage 40% minimum or 70 % lot frontage

Build-to line locations *Corner Lots:*
 10 ft-20 ft from the front property line
 10 ft-20 ft from the side property line

Interior Lots:
 15 ft-25 ft from the front property line

Side Setback 8 ft from side property line

Building Coverage 50% maximum

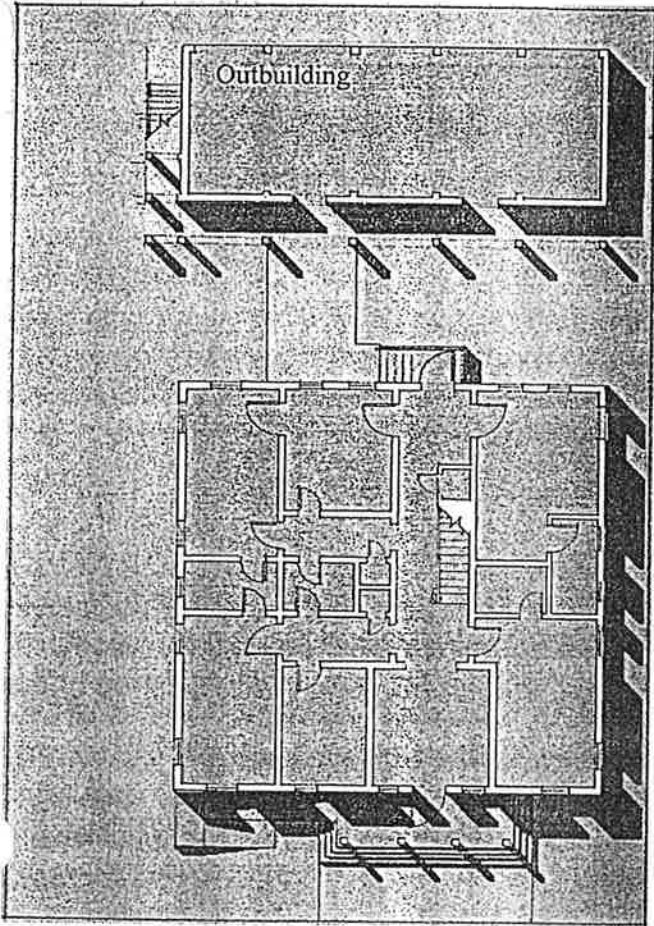
Height:

Maximum Height 48 ft above grade
 Minimum Height 2 stories at least 27 ft above grade
 First Floor Elevation 2 ft above grade, minimum
 (4 ft recommended)

Note:

1. Appurtenances may extend beyond the height limit.
2. Buildings are required to have either a front or side porch (may be waived or replaced by a stoop with approval by the City Manager, designee or appropriate reviewing board).
3. The City Manager, designee or appropriate reviewing board will set build-to line location to accommodate sidewalks and street trees.

4. Add no. 7 from page 16



House

A House is suited for smaller lots. A house is detached has yard on all 4 sides.

Building Placement:

Building Length 55 ft maximum
Building Frontage 40% minimum to 70% maximum lot frontage

Build-to line locations *Corner Lots:*
10 ft-20 ft from the property line
10 ft-20 ft from the side street property line

Interior Lots:
15 ft-25 ft from the property line

Side Setback 5 ft from the side property line

Building Coverage 40% maximum

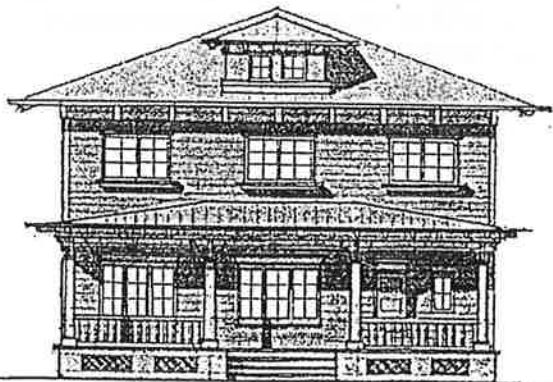
Height:

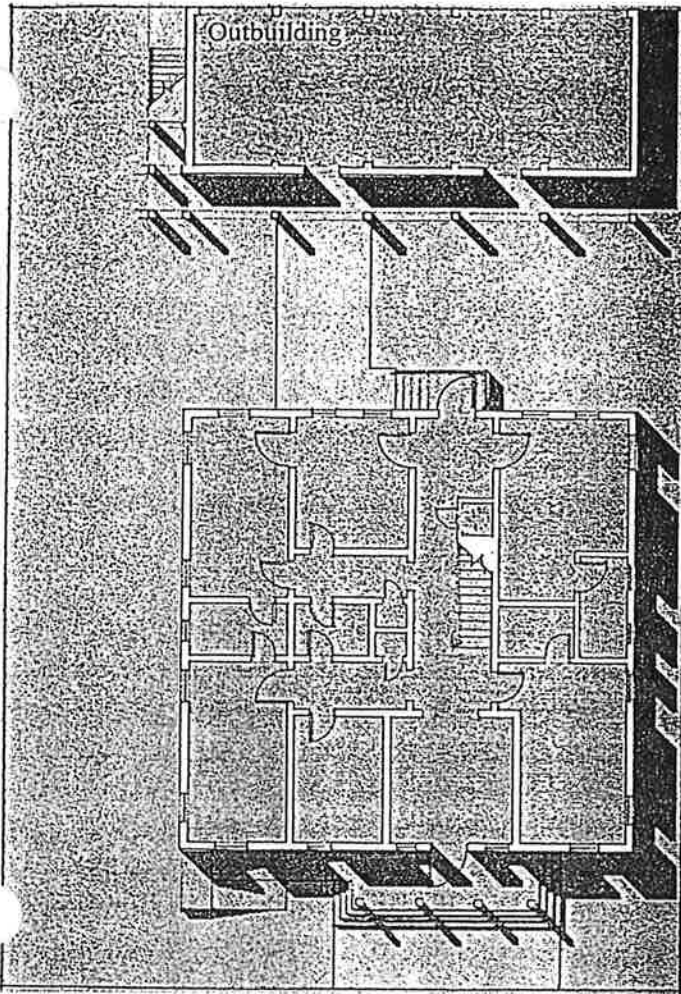
Maximum Height 48 ft above grade
Minimum Height 12 ft above grade
First Floor Elevation 2 ft above grade, minimum (4 ft recommended)

Note:

1. Appurtenances may extend beyond the height limit.
2. Buildings are required to have either a front or side porch (may be waived or replaced by a stoop with approval by the City Manager, designee or appropriate reviewing board).
3. The City Manager, designee or appropriate reviewing board will set build-to line location to accommodate sidewalks and street trees.

4. Add NO7 from page 16





Outbuilding

Outbuildings are located in the rear of the lot. These buildings are behind the principal structure, at the rear of the lot. They may contain parking, apartments, storage and trash receptacles.

Building Placement:

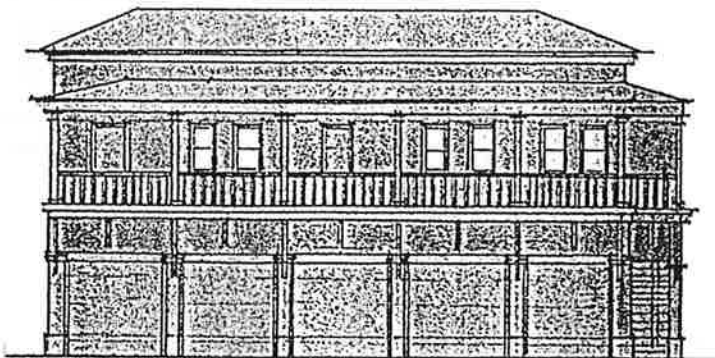
| | |
|-------------------------|--|
| Building Frontage | 0% to 85% of rear lot frontage |
| Build-to line locations | 5 ft-20 ft from the rear property line |
| Side Setback | 3 ft from side property line |
| Building Coverage | 1,300 sq ft maximum and no larger than principal structure |

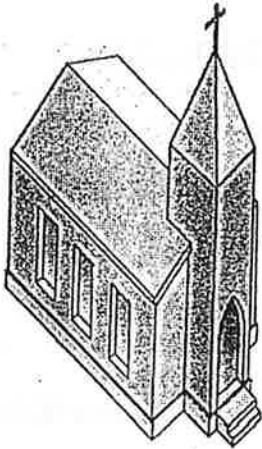
Height:

| | |
|----------------|--------------------------------|
| Maximum Height | 2 stories or 27 ft above grade |
| Minimum Height | 1 story or 13 ft above grade |

Note:

1. Exterior walls should be of a similar material to the primary structure.
2. Windows should be of similar proportion and style of mullions as the windows of the primary structure.
3. Roofs should be of similar material to the primary structure.
4. For shallow lots, less than or equal to 75 feet deep, outbuildings may occur in the sideyard provided they are not forward of the principal structure. The outbuilding must be behind the build-to line and side setback of the principal structure. Outbuildings that are garages located on shallow lots, shall follow the requirements under the Special Area plan, General Provisions, (G)(5), Garages where Alleys are Not Present.



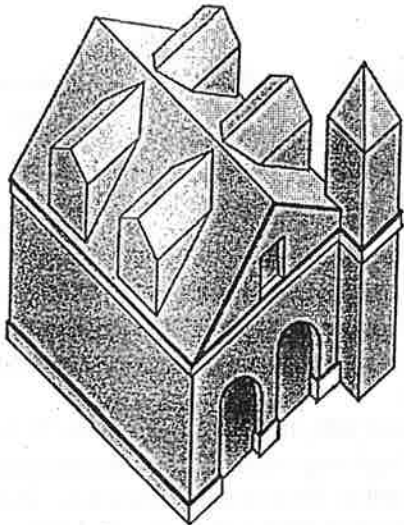


Civic Building

Civic buildings include, but are not limited to, municipal buildings, churches, libraries, schools, daycare centers, recreation facilities and places of assembly. Accessory residential uses customarily and clearly incidental to the principal use.

Building Placement:

| | |
|-------------------------|-------------|
| Building Frontage | negotiated |
| Build-to line locations | negotiated |
| Side Setback | negotiated |
| Building Frontage | negotiated |
| Building Coverage | 75% maximum |

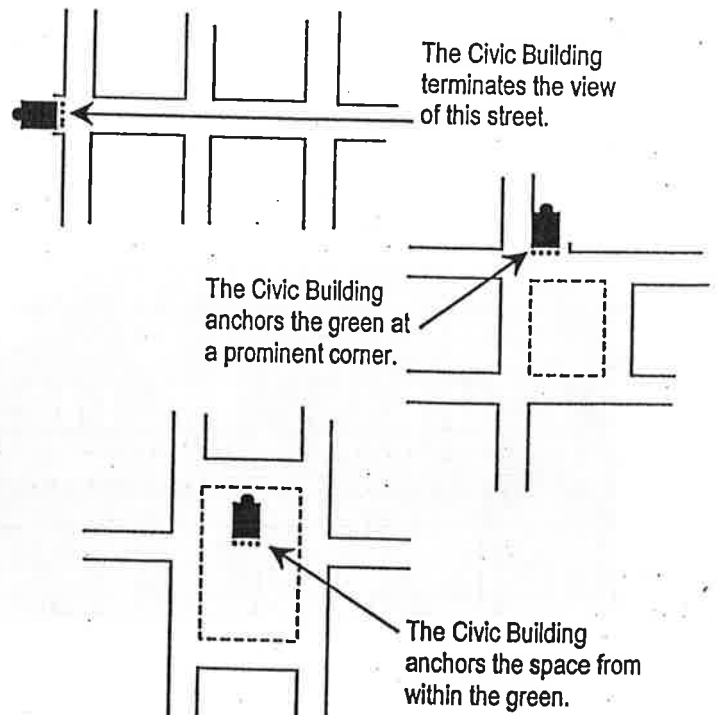
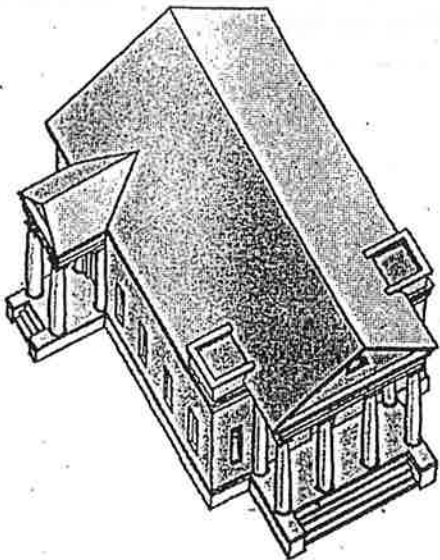


Height:

Maximum Height negotiable

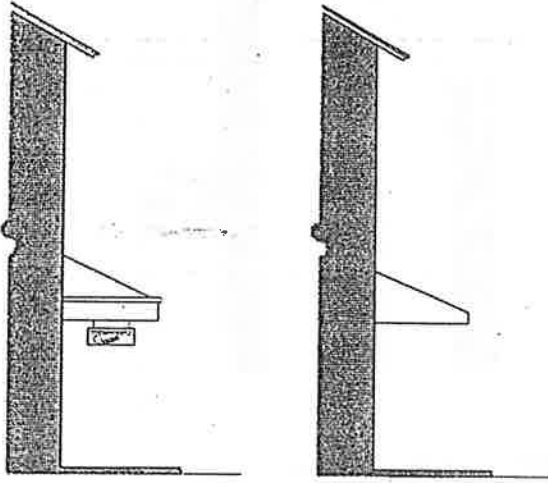
Note:

1. Building placement requirements for Civic Buildings shall be established by the City Manager, designee or appropriate reviewing board at the time of application. Civic buildings should be sited when feasible in locations of particular geometric importance, such as anchoring a major public space or green, or terminating a street vista.



VI. Building Elements

A. Awnings & Marquees:



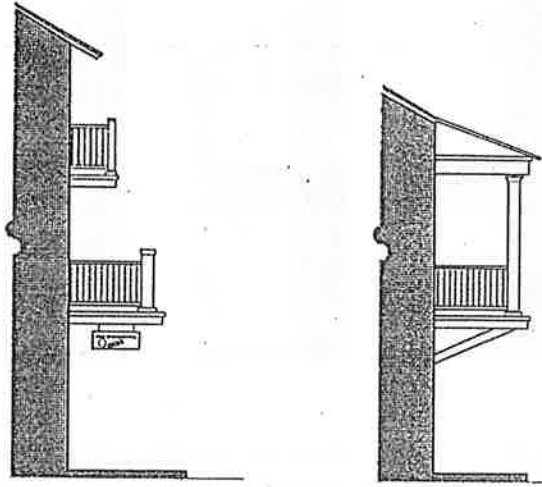
Depth= 5 ft minimum
Height= 10 ft minimum clear
Length= 25% to 100% of building front

The above requirements apply to first floor awnings above the first floor.

Marquees and awnings may occur forward of the build-to line and may encroach over the right-of-way.

Awnings shall be made of fabric. High gloss or plasticized fabrics are prohibited.

B. Balconies:



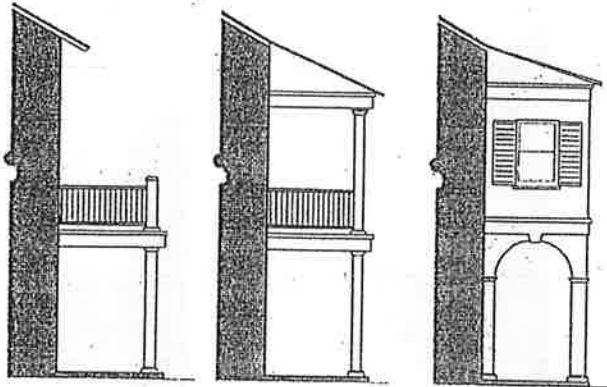
Depth= 6 ft minimum for 2nd floor balconies
Height= 10 ft minimum clear
Length= up to 100% of building front

Balconies may occur forward of the build-to line and may encroach within the right-of-way, but shall not extend past the curb line.

Balconies may have roofs, but are required to be open, un-air conditioned parts of the buildings.

On corners, balconies may wrap around the side of the building facing the side street.

C. Colonnades / Arcades:



- Depth*= 10 ft minimum from the build-to line to the inside face of the column
- Height*= 10 ft minimum clear
- Length*= 75- 100% of building front

Open, multi-story verandas, awnings, balconies, and enclosed useable space shall be permitted above the colonnade.

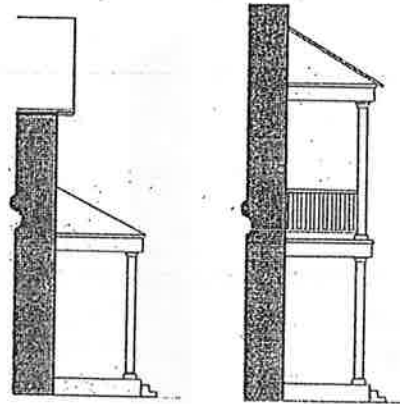
Colonnades shall only be constructed where the minimum depth can be obtained. Colonnades may occur forward of the build-to line and may encroach within the right-of-way, but shall not extend past the curb line.

On corners, the colonnade may wrap around the side of the building facing the side street.

On sidewalks with on-street parking or bicycle lanes next to the curb, colonnades shall be 18 inches from the face of curb.

On sidewalks with travel lanes next to the curb, colonnades must be at least 4 feet from curb.

D. Front Porches:



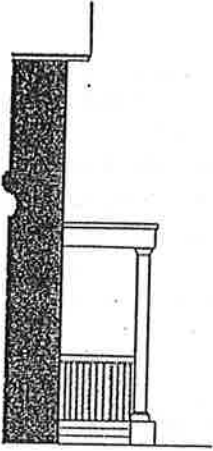
- Depth*= 8 ft minimum
- Length*= 25% to 100% of building front

Front Porches may have multi-story verandas and/ or balconies above.

Front porches may occur forward of the Build-to line. Porches shall not extend into the right-of way.

Front porches are required to be open, un-air conditioned parts of the buildings. More than 25% of the floor area of a porch shall not be screened if the porch extends forward of the build-to line.

E. Stoops:

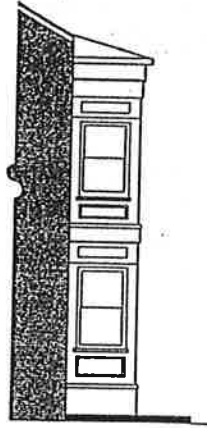


Depth= 8 ft minimum
Length= 5 ft minimum

Stoops are permitted and may occur forward of the build-to line. Stoops may encroach within the right-of-way line with approval of the City Manager or designee. Stoops may be covered or uncovered.

~~A 5-foot sidewalk shall be maintained for access.~~

F. Bay Windows:



Depth= 3 ft minimum
Length= 6 ft minimum

Bay windows are permitted and may occur forward of the build-to line. Bay windows may not encroach within the right-of-way line. Bay windows shall have required façade details such as lintels, sills, cornices and expression lines.

Bay windows shall cover a maximum of 40% of any building façade.

VI. Architectural Guidelines

The lists of permitted materials and configurations come from study of traditional buildings found in north Florida and have been selected for their appropriateness to the visual environment and climate.

A primary goal of the Architectural Guidelines is authenticity. The Guidelines encourage construction which is straightforward and functional, and which draws its ornament and variety from the traditional assembly of genuine materials.

General Requirements:

The following shall be located in rear yards or sideyards not facing the streets:

- Window and wall air conditioners;
- Air conditioning compressors;
- Heating and ventilation; and
- Irrigation and pool pumps;
- Electrical utility meters.

The following shall be located in the rear yards only:

- Clotheslines;
- Clothes drying yards;
- Antennas;
- Permanent barbecues.

The following are prohibited:

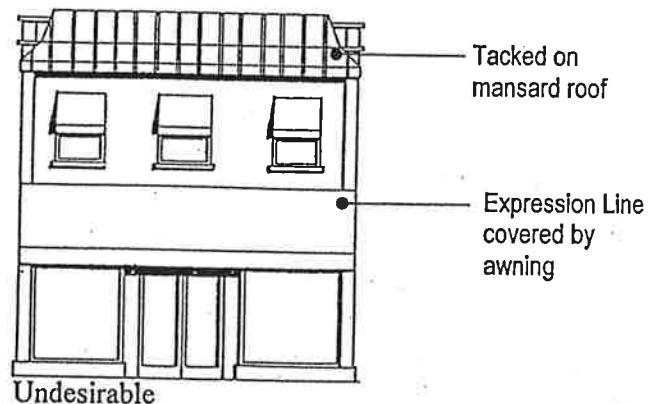
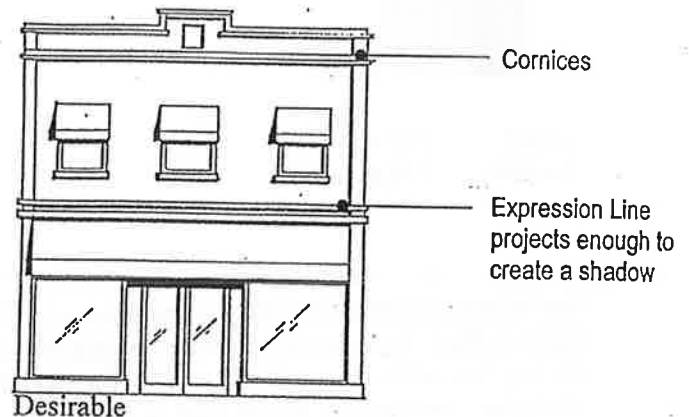
- Undersized shutters (the shutter or shutters must be sized so as to equal the width that would be required to cover the window opening.);
- Plastic or inoperable shutters;
- Reflective and/or bronze-tint glass;
- Plastic or PVC roof tiles;
- Backlit awnings;
- Glossy-finish awnings; and
- Front yard fences made of chain link, barbed wire, or plain wire mesh.
- Fences extending in front of the front plane of the building made of chain link, barbed wire, or plain wire mesh.

A. Building Walls

1. General Requirements

For Main Street Shopfront and Office buildings, if finished with masonry or stucco:

An expression line shall delineate the division between the first story and the second story. An expression line shall either be a cornice or molding extending a minimum of 2 inches, or a jog in the surface plane of the building wall greater than 2 inches.



2. Permitted Finish Materials

- Concrete masonry units with stucco (C.B.S.)
- Reinforced concrete with stucco
- "Hardie-Plank" siding
- Wood siding, painted or natural (cypress and cedar preferred)
- Brick

B. Garden Walls, Fences & Hedges:

1. General Requirements

Fences, garden walls, or hedges are strongly encouraged and shall be constructed along all un-built rights-of-way which abut streets and alleys. Fences, garden walls and hedges shall be minimum 25% opaque. Fences made of chain-link (wholly or in part) are prohibited along all rights-of-way.

Maximum height of fences shall be 40 inches for front yards and along side streets and 72 inches in the rear yards. Pillars and posts may extend up to 6 inches more, to a height of 78 inches.

2. Permitted Finish Materials

- Wood: left natural, painted or stained
- Concrete masonry units with stucco (C.B.S.)
- Reinforced concrete with stucco
- Wrought iron
- Brick

3. Permitted Configurations

- Wood:
Picket Fences: minimum 30% opaque, w/ corner posts
Other wooden fences: to match building walls
- Stucco: with texture and color to match building walls
- Painted or wrought iron: Vertical, 5/8 inch minimum

C. Columns, Arches, Piers, Railings & Balustrades:

1. General Requirements

- Columns and piers shall be spaced no farther apart than they are tall.

2. Permitted Finish Materials

- Columns:
Wood, painted or natural
Cast iron
Concrete with smooth finish
- Arches:
Concrete masonry units with stucco (C.B.S.)
Reinforced concrete with stucco
- Piers:
Concrete masonry units with stucco
Reinforced concrete with stucco
Brick
- Railings & balustrades:
Wood, painted or natural
Wrought iron

3. Permitted Configurations

- Columns:
Square, 6 inches minimum, with or without capitals and bases
Round, 6 inches minimum outer diameter, with or without capitals and bases
Classical orders
- Arches:
Semi-circular & segmental
- Piers:
8 inches minimum dimension
- Porches:
Railings 2-3/4 inches minimum diameter
Balustrades 4 inches minimum spacing,
6 inches maximum spacing

D. Opacity & Facades:

Each facade facing streets shall contain 15% to 70% of transparent materials on each story below the roof line.

~~Store~~Shopfront areas only:

The ground floor building frontage shall have storefront windows covering no less than 50% of the ground floor building frontage wall area. Storefronts shall remain unshuttered at night and shall utilize transparent glazing material, and shall provide view of interior spaces lit from within. Where building frontages exceed 50 feet, doors or entrances with public access shall be provided at intervals averaging no less than 50 feet.

E. Roofs & Gutters

1. General Requirements

- Permitted Roof Types:
gabled, hipped, shed, barrel vaulted, domed & flat. Applied mansard roofs are not permitted.
- Any building systems placed on a roof shall be concealed from view.
- Flat roofs are permitted. Flat roofs shall be concealed by parapets along any street frontage or any side of the building that is visible from the street. Parapets shall be no less than 36 inches high.
- Exposed rafter ends (or tabs) at overhangs are strongly recommended.
- Downspouts are to match gutters in material and finish.

2. Permitted Finish Materials

- Metal:
Galvanized
Copper
Aluminum
Zinc-Alum
- Shingles:
Asphalt or metal, "dimensional" type
Tile
- Gutters:
Copper
Aluminum
Galvanized steel

3. Permitted Configurations

- Metal:
Standing seam or "five-vee," 24 inches maximum spacing, panel ends exposed at overhang
- Shingles:
Square, rectangular, fishscale, shield
- Gutters:
Rectangular section
Square section
Half-round section

F. Signs

1. General Requirements

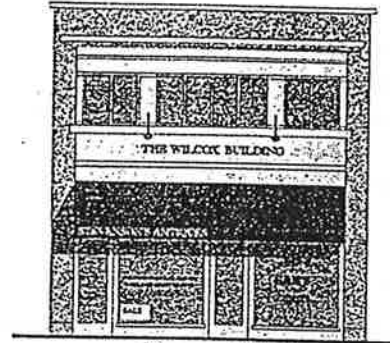
- Signs shall be flat against the façade, mounted projecting from the façade, or mounted above the top of the façade.
- Signs shall be externally lit. Individual letter and symbols may be internally lit or back-lit.

2. Finish Materials

- Wood: painted or natural
- Metal: copper, brass, galvanized steel
- Painted canvas
- Neon
- Paint/engraved directly on façade surface
- Wood-like materials

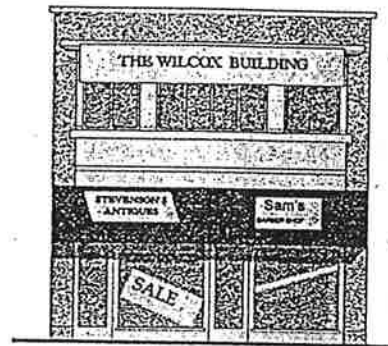
3. Configurations

- Maximum gross area of signs on a given façade shall not exceed 10% of the applicant's façade area.
- Maximum area of any single sign mounted perpendicular to given façade shall not exceed 10 square feet.
- Signs shall maintain a minimum clear height above sidewalks of 9 feet.
- Signs shall not extend beyond the curb line.



Desirable

- Signs are coordinated in size and placement with the building and storefront.



Undesirable

- Building sign conceals the cornice
- Over-varied sign shapes create visual confusion
- Redundant signage
- Awning sign covers the masonry piers
- Sale sign too large for storefront and poorly placed in display window

G. Windows, Skylights, & Doors:

1. General Requirements

Windows shall be rectangular, square, circular, semi-circular, or octagonal. Rectangular window openings facing streets shall be oriented vertically.

The following accessories are permitted:

- Shutters
- Wooden window boxes
- Real muntins and mullions
- Fabric awnings (no backlighting; no glossy-finish fabrics)

2. Finish Materials

- Windows, Skylights, & Storefronts:
 - Wood
 - Aluminum
 - Copper
 - Steel
 - Vinyl-clad wood
- Doors:
 - Wood or metal

3. Permitted Configurations

- Windows:
 - Rectangular (vertical orientation)
 - Round (18 inch maximum outer diameter)
 - Semi-circular
- Window Operations:
 - Casement
 - Single- and double-hung
 - Industrial
 - Fixed frame (36 square feet maximum)
- Skylights:
 - Flat to the pitch of the roof
- Door Operations:
 - Casement
 - French
 - Sliding (rear only)