

ORDINANCE NO. 090483

An ordinance of the City of Gainesville, Florida, rezoning certain property and amending the Land Development Code in order to repeal the Five Points Special Area Plan and create and impose the Southeast Gainesville Renaissance Initiative (SEGRI) Special Area Plan; by repealing the regulations for the Five Points Special Area Plan as set forth in Appendix A, Section 8 of the Land Development Code; amending the zoning map atlas to remove the Five Points Overlay Zoning District from certain properties (as imposed by Ordinance No. 050162); by creating new regulations hereinafter known as the Special Area Plan for Southeast Gainesville Renaissance Initiative (SEGRI); by rezoning (by imposing the SEGRI Overlay Zoning District) on certain property generally located in the Five Points area and South of University Avenue and East of Main Street as more specifically described in this ordinance; providing directions to the City Manager; providing directions to the codifier; providing a severability clause; providing for operation to pending applications for development order; and providing an immediate effective date.

WHEREAS, publication of notice of a public hearing was given that the text of the

21 Land Development Code of the City of Gainesville, Florida, be amended to repeal the
22 Special Area Plan for Five Points and to create the Special Area Plan for the Southeast
23 Gainesville Renaissance Initiative Area and that the Zoning Map Atlas be amended by
24 overlaying the Special Area Plan for the Southeast Gainesville Renaissance Initiative Area on

WHEREAS, notice was given and publication made as required by law and a public

27 hearing was then held by the City Plan Board on September 24, 2009; and

WHEREAS, pursuant to law, an advertisement no less than two columns wide by 10 long was placed in a newspaper of general circulation notifying the public of the public meeting to be held in the City Commission Meeting Room, First Floor, City Hall, in the City of Louisville at least seven (7) days after the day the first advertisement was published; and

1 **WHEREAS**, a second advertisement no less than two columns wide by 10 inches long
2 was placed in the aforesaid newspaper notifying the public of the second public hearing to be
3 held at the adoption stage at least five (5) days after the day the second advertisement was
4 published; and

5 **WHEREAS**, the public hearings were held pursuant to the published notices
6 described at which hearings the parties in interest and all others had an opportunity to be and
7 were, in fact, heard;

8 **WHEREAS**, the City Commission finds that the text change and rezoning to
9 implement the Special Area Plan for Southeast Gainesville Renaissance Initiative Area is
10 consistent with the City of Gainesville 2000-2010 Comprehensive Plan; and

11 NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE
12 CITY OF GAINESVILLE, FLORIDA:

13 **Section 1.** The Special Area Plan Five Points Area, in Appendix A, Section 8,
14 Exhibit "A" of Land Development Code of the City of Gainesville, is hereby repealed and
15 deleted in its entirety as follows:

16 **SECTION 8. SPECIAL AREA PLAN FIVE POINTS AREA**
17 **ORDINANCE NO. 040758**
18 **8-08-06**
19 **AN ORDINANCE OF THE CITY OF GAINESVILLE, FLORIDA, ESTABLISHING THE**
20 **SPECIAL AREA PLAN OVERLAY ZONING DISTRICT FOR AN AREA WITHIN THE**
21 **PLAN EAST GAINESVILLE URBAN AREA HEREAFTER KNOW AS THE FIVE**
22 **POINTS AREA; ADOPTING A SPECIAL AREA PLAN FOR THIS AREA; PROVIDING**
23 **SPECIFIC REGULATIONS; PROVIDING DIRECTIONS TO THE CODIFIER;**
24 **PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN IMMEDIATE**
25 **EFFECTIVE DATE.**
26 **WHEREAS**, the City Plan Board authorized the publication of notice of a Public Hearing
27 that the text of the Land Development Code of the City of Gainesville, Florida, be amended;
28 and

1 WHEREAS, notice was given and publication made as required by law and Public Hearings
2 were then held by the City Plan Board on January 20, 2005 and March 17, 2005; and
3 WHEREAS, the City Commission finds that the Special Area Plan is consistent with the City
4 of Gainesville 2000-2010 Comprehensive; and

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

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

12 WHEREAS, the Public Hearings were held pursuant to the published notices described at
13 which hearings the parties in interest and all others had an opportunity to be and were, in
14 fact, heard;

15 NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY
16 OF GAINESVILLE, FLORIDA:

17 Section 1. The Five Points Special Area Plan (Exhibit A) is hereby adopted. The specific
18 regulations of the Special Area Plan and the administration and enforcement of these
19 regulations as delineated in Exhibit A shall control and guide the development and use of the
20 properties that are rezoned to this overlay district category, except as to any construction,
21 development or use initiated pursuant to any valid building permit or approved development
22 plan issued or approved before the effective date of this ordinance.

23 Section 2. It is the intention of the City Commission that the provisions of The Five Points
24 Special Area Plan (Exhibit A) adopted by this ordinance shall become and be made a part of
25 Land Development Code of the City of Gainesville, Florida, and that the Sections and
26 Paragraphs of this ordinance may be renumbered or relettered in order to accomplish such
27 intentions.

28 Section 3. If any section, sentence, clause or phrase of this ordinance is held to be invalid or
29 unconstitutional by any court of competent jurisdiction, then said holding shall in no way
30 affect the validity of the remaining portions of this ordinance.

31 Section 4. This ordinance shall become effective immediately upon final adoption.
32 PASSED AND ADOPTED this 8th day of August, 2005.

33 Exhibit A. Special Area Plan

34 Five Points Area

35 (a) Purpose. The Special Area Plan for the Five Points Area within Plan East Gainesville is
36 hereby established. The purpose of this plan is to accommodate redevelopment of the Five
37 Points Town Center that will gradually transform the Center using high quality urban design.

38 (b) Background. With this Special Area Plan, the City calls for the retrofitting of the Five
39 Points area to function as a neighborhood center. By doing so, retail and residential projects
40 can effectively set themselves apart from more conventional developments in other parts of
41 the urban area, and therefore have a better chance of retail and residential success. The
42 conceptual drawing shown is an example of how retail, office and residential would generally
43 look when following the regulations specified below for Five Points—that is, new buildings
44 would be pulled up towards the street and sidewalk.

1 GRAPHIC LINK:design

2 (e) Objectives. The provisions of this plan are intended to accommodate redevelopment of
3 the Five Points area to:

4 (1) Promote the development of both residential and non-residential development.

5 (2) Ensure that design gradually creates improved transit and retail health.

6 (3) Create and maintain a connected grid of internal streets.

7 (4) Encourage community serving public gathering facilities such as schools, libraries,
8 residential, recreation centers, and child care, and public spaces with strong design features,
9 such as water, benches, and public art.

10 (d) Effect of classification. This Special Area Plan is applied as an Overlay Zoning District.

11 It shall operate in conjunction with any underlying zoning district in this area. The
12 regulations of the underlying zoning district, and all other applicable regulations remain in
13 effect and are further regulated by the Special Area Plan. If provisions of the Special Area
14 Plan conflict with the underlying zoning, the provisions of the Special Area Plan shall prevail
15 except as to uses inconsistent with the underlying zoning district or land use element of the
16 comprehensive plan.

17 (e) Definition.

18 Build-to-line. The line at which construction of a building facade is to occur on a lot. A
19 build-to-line runs parallel to the front property line and is established to create an even (or
20 more or less even) building facade line on a street.

21 (f) Regulations.

22 (1) Disposition of new and renovated buildings. New buildings constructed within the Five
23 Points Area shall have a build-to-line of 15 to 35 feet from the curb or edge of pavement.
24 Government office buildings may have a build-to-line up to 60 feet to allow assembly/open
25 space, as long as at least 50 percent of the building facade is built at the required build-to
26 line. There is no required side setback. There is no minimum lot width.

27 (2) Building orientation and articulation. The primary building entrance shall face the
28 street, and the primary building shall be at least two stories high. The first floor of new
29 buildings shall have at least 30 percent transparent glazing. No more than 20 horizontal feet
30 of unarticulated blank wall is allowed.

31 (3) Building alignment. Buildings shall be aligned, when possible, to frame squares, streets,
32 plazas or other forms of a pleasant public realm. Buildings shall be aligned parallel to the
33 streetside sidewalk and adjacent buildings, instead of being rotated.

34 (4) Minimum building frontage. At least 80 percent building frontage is required.

35 GRAPHIC LINK: Click here

36 (5) Connections. When possible, cross access between adjacent properties shall be
37 established in order to encourage travel choices to nearby developments and neighborhoods.

38 (6) Sidewalks. All front building facades shall front a sidewalk. The sidewalk shall be wide
39 enough to permit five feet of clear width, street trees in sidewalk wells, and sidewalk
40 furniture. Arcades, balconies, porches, stoops, and bay windows are encouraged and may
41 occur forward of the build-to-line.

42 GRAPHIC LINK: Click here

43 (7) Parking. Parking shall be provided as required by the Gainesville Land Development
44 Code. Off-street parking shall be to the rear or side of buildings. Multi-story parking
45 structures are permitted and shall be fronted by liner buildings having retail or office space.

1 ~~GRAPHIC LINK:Click here~~

2 (8) Residential use above retail and offices. Residential dwelling units located above retail

3 space and office space are permitted.

4 (9) Prohibited uses. Table 1 shows uses not allowed in Five Points.

5 Table 1. Prohibited uses in Five Points

6 Auto dealers, auto service and limited auto service (IN-5511, MG-753)

7 Carwashes (IN-7542)

8 Gas service stations (IN-5541)

9 Parking lots as a principal use, other than structure parking

10 Outdoor storage as a principal use

11 Gasoline pumps when accessory to a food store

12 Drive thru

13 Rehabilitation Centers

14 Social service homes or halfway houses

15 Social services (MG-83)

16 Residences for destitute people

17 Food distribution centers for the needy

18 Rooming houses and boarding houses (GN-702)

19 Dormitories

20 ~~GRAPHIC LINK:Click here~~

21 (Ord. No. 040758, 8-9-05; Ord. No. 080227, § 1, 4-2-09)

22

23 **Section 2.** The Zoning Map Atlas of the City of Gainesville is amended by

24 removing the Five Points Special Area Plan Overlay Zoning District (imposed by City of

25 Gainesville Ordinance No. 050162 adopted August 8, 2005) from certain properties as shown

26 on the map attached hereto as Exhibit "A", and made a part hereof as if set forth in full. The

27 underlying zoning categories on the properties are neither abandoned nor repealed.

28 **Section 3.** The Special Area Plan for the Southeast Gainesville Renaissance

29 Initiative Area as set forth in Exhibit "B" is hereby adopted and made a part hereof as if set

30 forth in full. The specific regulations of the Special Area Plan and the administration and

31 enforcement of the regulations as set forth in Exhibit "B" shall control and guide the

32 development and use of the properties described in Section 4 below.

1 **Section 4.** The Zoning Map Atlas of the City of Gainesville is amended by imposing
2 the Special Area Plan for the Southeast Gainesville Renaissance Initiative Area created by
3 Exhibit "B" of this ordinance as an overlay zoning district on the properties as shown on the
4 map attached hereto as Exhibit "C", and made a part hereof as if set forth in full. The
5 underlying zoning categories on the properties are neither abandoned nor repealed. The
6 Special Area Plan classification shall not modify existing zoning requirements except to the
7 extent that they conflict with the provisions of the Special Area Plan.

8 **Section 5.** The City Manager is authorized and direct to make changes to the zoning
9 map in order to comply with Sections 2 and 4 of this ordinance and to administer the
10 provisions of the Special Area Plan for the Southeast Gainesville Renaissance Initiative Area.

11 **Section 6.** It is the intention of the City Commission that the provisions of Section 3
12 of this ordinance shall become and be made a part of the Code of Ordinances of the City of
13 Gainesville, Florida, and that the Sections and Paragraphs of this Ordinance may be
14 renumbered or relettered in order to accomplish such intentions.

15 **Section 7.** If any word, phrase, clause, paragraph, section or provision of this
16 ordinance or the application hereof to any person or circumstance is held invalid or
17 unconstitutional, such finding shall not affect the other provisions or applications of the
18 ordinance which can be given effect without the invalid or unconstitutional provisions or
19 application, and to this end the provisions of this ordinance are declared severable.

20 **Section 8.** All ordinances or parts of ordinances, in conflict herewith are to the extent
21 of such conflict hereby repealed.

22 **Section 9.** Any person or entity that has an application for a development order
23 pending with the City prior to the effective date of this ordinance, shall be processed in

Plan East Gainesville Urban

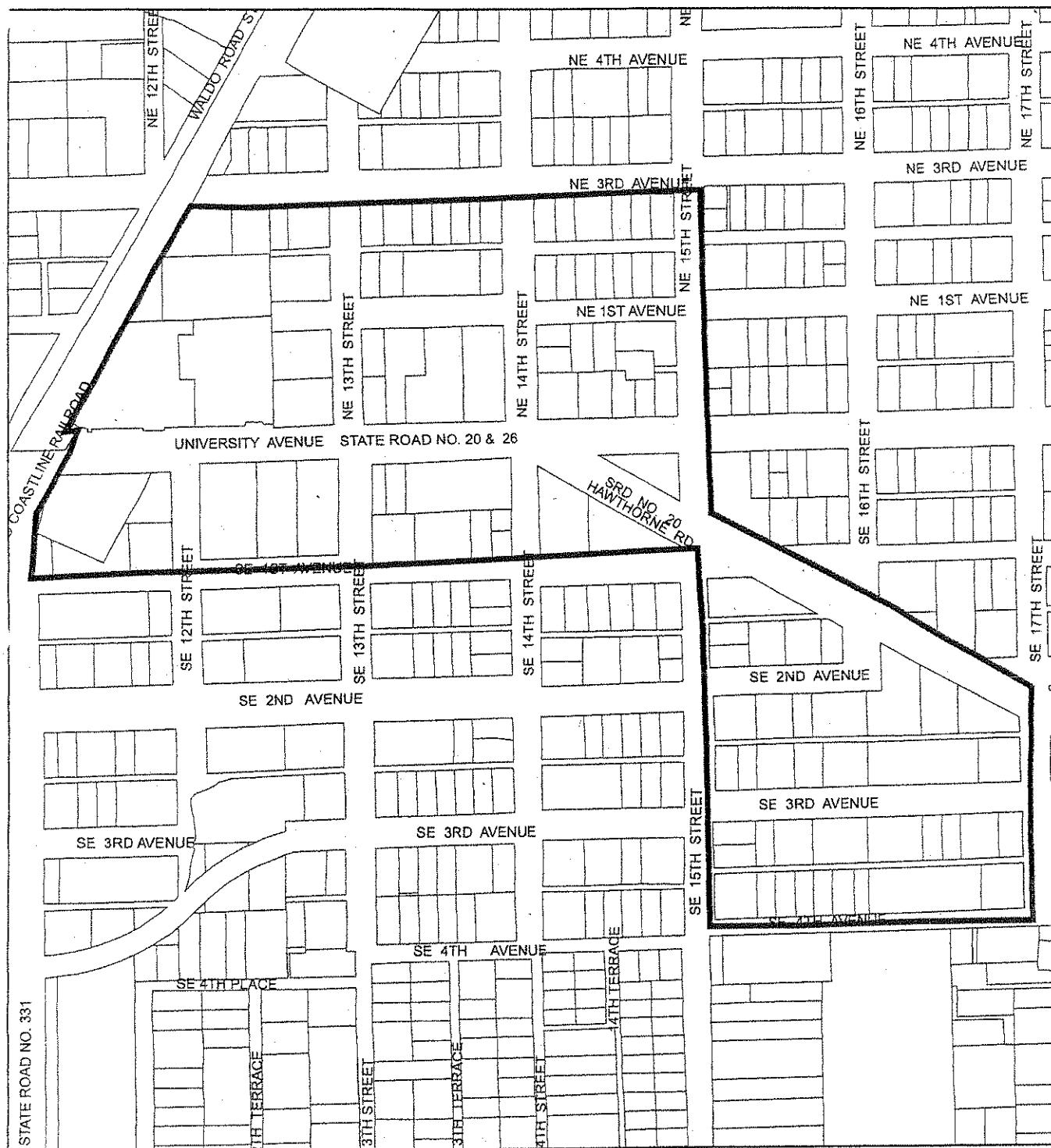
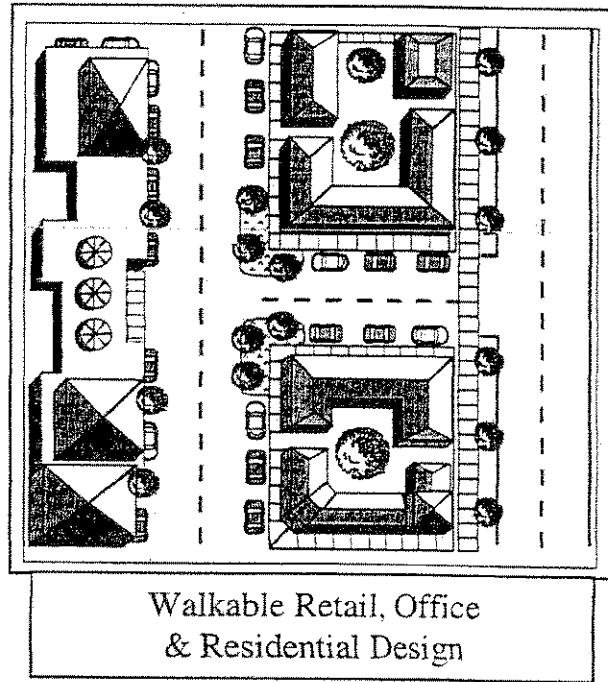


Exhibit "A"
Ordinance #090483

1 EXHIBIT "B" to Ordinance #090483

2 **Exhibit B. Special Area Plan**
3 **Southeast Gainesville Renaissance Initiative Area**

4
5 (a). *Purpose.* The Special Area Plan for the Southeast Gainesville Renaissance Initiative
6 Area is hereby established (the "SEGRI SAP" or "SAP"). The purpose of this SAP is to
7 gradually transform the SEGRI area using high-quality urban design.



8
9 (b). *Objectives.* The provisions of this SAP are intended to accommodate redevelopment of
10 the SEGRI Area to:

11
12 (1) Promote the development of both residential and non-residential development.
13
14 (2) Ensure that design gradually creates improved neighborhood, transit and retail
15 health.
16
17 (3) Create and maintain a connected grid of internal streets.

18
19 (c). *Administration.* These regulations shall be administered by the City. As that term is used
20 herein it shall mean the City Manager, his designee or the appropriate reviewing board charged
21 with development review pursuant to this code.

22
23 (1) *Effect of classification.* This SAP is applied as an Overlay Zoning District. It shall
24 operate in conjunction with any underlying zoning district in this area. The

1 regulations of the underlying zoning district, and all other applicable regulations
2 remain in effect and are further regulated by the SAP. If provisions of the SAP
3 conflict with the underlying zoning, the provisions of the SAP shall prevail except
4 as to uses that are not permitted in the underlying zoning district or that are
5 inconsistent with the land use element of the comprehensive plan.

6
7 (2) Required Compliance. This SAP applies to new commercial, office, mixed-use
8 and multi-family development (including single-family attached residential) and
9 to new uses. When expansions, renovations, or repairs are valued at under 80
10 percent of the tax assessed value of the structure, only the new construction shall
11 be made to meet the standards. When expansions, renovations, or repairs are
12 valued at 80 percent or more of the tax assessed value of the structure, the entire
13 structure shall be made to meet the standards. Routine maintenance activities are
14 exempt from the standards. Roof renovations and roof expansions shall meet
15 either the standards or match the existing roof structure, type and style.

16
17 (3) Waiver from Compliance. In addition to the specific allowable exceptions
18 provided for herein, a waiver may be considered for development that does not
19 meet all standards of the SAP, but offers exceptional benefits to the community.
20 In granting a waiver, the City may impose any reasonable additional conditions,
21 restrictions or limitations considered deemed necessary or desirable in order to
22 preserve and promote the intent of the SEGRI SAP. Applicants may request a
23 waiver from any of the design standards, but no waiver is allowed for prohibited
24 uses. In granting a waiver, the City must find by competent, substantial evidence
25 that:

26
27 a. The proposed development contributes to, promotes and encourages the
28 improvement of SEGRI and catalyzes other development as envisioned in
29 the SEGRI regulations; and

30
31 b. The proposed development conforms to the requirements of this code
32 other than those specially excepted; and

33
34 c. The applicant proves an undue hardship, owing to conditions peculiar to
35 the existing structure and not the result of the action of the applicant,
36 would result from the strict adherence to these standards because:

37
38 1. The structure is officially designated as historically significant and
39 these standards conflict with standards established for the
40 preservation of historic structures; or

41
42 2. The application of these standards would result in inconsistency of
43 proportion and scale with the existing structure; or

1 3. The application of these standards would result in the project being
2 made financially impossible.

5 (d) General Regulations.

7 (1) Build-to lines. New buildings constructed within SEGRI shall have a build-to line
8 as specified below in section (e) for commercial and mixed use buildings and
9 section (f) for multi-family residential buildings. There is no required side
10 setback. There is no minimum lot width.

12 a. Exceptions from build-to lines. The items listed below are allowed to
13 extend beyond the build-to line provided that the sidewalk widths required
14 by this SAP are maintained, and that room for any required tree strip is
15 retained. Encroachments into the public right-of-way are prohibited.

- 17 ■ Stoops;
- 18 ■ Stairs;
- 19 ■ Bay windows;
- 20 ■ Open porches;
- 21 ■ Projecting signs;
- 22 ■ Balconies;
- 23 ■ Colonnades;
- 24 ■ Arcades; and
- 25 ■ Awnings.

26 b. Exceptions from the build-to line standard may also be granted by the City
27 in order to avoid trees with diameter greater than 8 inches or to create
28 space sufficient for a sidewalk.

30 (2) Building alignment. Buildings shall be aligned, when possible, to frame squares,
31 streets, plazas or other forms of a pleasant public realm. Buildings shall be
32 aligned parallel to the sidewalk and adjacent buildings, instead of being rotated.

34 (3) Outbuildings. Outbuildings are permitted as parking garages, storage space, and
35 trash receptacles. Outbuildings shall be located at the rear of the lot (or at
36 minimum sit behind the front plane of the principal structure).

38 (4) Architectural Guidelines.

1 a. Facade requirements. The architectural elements used in the design of
2 new buildings should create and/or maintain continuity of the street
3 façade. New building facades shall employ multiple architectural devices
4 that provide for a pedestrian-friendly atmosphere, with elements such as
5 massing, articulation, fenestration, façade treatment, changes in color and
6 building material, and access. Details such as awnings, balconies,
7 cornices, overhands, window moldings, and reveals shall be used to cast
8 shadows, add depth, and create visual interest.

9

10 b. Massing and articulation. In order to minimize the appearance of
11 expansive horizontal structures, buildings shall incorporate design features
12 and techniques along all visible façade frontages in order to address the
13 context, scale and transition with other surrounding structures.

14

15 c. Ground floor height. Ground floor nonresidential uses shall have a
16 minimum floor to ceiling height of 12 feet.

17

18 (5) Streets and Blocks.

19

20 a. Block length. Development projects shall be required to infill a local street
21 network, where possible with a recommended block length of 500 linear
22 feet and a maximum block length of 750 linear feet. Cul-de-sacs and
23 streets resulting in dead-ends are prohibited, unless the street is designed
24 to be a stubbed street that will connect to a future development.
25 Exceptions to this provision may be granted by the City if environmental
26 conditions and/or odd-shaped parcels prevent such street design. If the
27 recommended block length standard cannot be met, blocks that do not
28 exceed a perimeter of 2500 linear feet are an acceptable alternative.

29

30 b. Cross-access. Wherever possible, recorded cross-access agreements shall
31 be required between adjacent parcels to minimize the number of access
32 points and to improve local connectivity. Developing parcels shall
33 incorporate internal streets and access points into the site design that stub
34 at the boundary with adjacent parcels, and which shall provide cross-
35 access upon development or redevelopment of the adjacent parcels. For
36 developing parcels adjacent to a parcel with a previously approved
37 development plan indicating a stubbed street or access point, the
38 developing parcel shall incorporate the continuation of the street or access
39 point into the site design. Where vehicular cross-access is not feasible,
40 bicycle and pedestrian cross-access shall be provided at a minimum.

41

42 c. Streetscape/landscaping.

43

1. Landscaping shall be used to provide an attractive pedestrian
2. experience; soften hard contours; shade walkways, parking areas
3. and other large expanses of pavement; buffer and/or merge various
4. uses; and to function as screening.

5
6. Screening using walls or landscaping shall be used to screen trash
7. and garbage service areas, ground utilities, mechanical and
8. electrical equipment (such as, but not limited to transformers, a/c
9. compressors, panels, disconnects, meter banks) located at the
10. ground level so as to not conflict with pedestrian pathways and
11. public spaces.

12
13. 3. Street trees shall be included as part of the landscape design along
14. all streets.

15
16. d. *Lighting.* Lighting shall be provided to ensure a safe environment, but
17. shall not cause areas of light trespass or light pollution in violation of
18. Sec.30-345. Pedestrian-scaled lighting at an appropriate height determined
19. by the City shall be placed along the public sidewalk in the buffer area or
20. on the edge of the sidewalk nearest to the street at a spacing no greater
21. than eighty (80) feet. Lighting shall be located as close as possible to the
22. center-point between adjacent street trees to avoid interference by the tree
23. canopy.

24
25. e. *Alleys.*

26
27. 1. Alleys, when present, shall be the primary source of access to off-
28. street parking, although the City may make an exception for access
29. to structured parking, which may be better served by a side street.

30
31. 2. Alleys may be incorporated into parking lots as a standard drive
32. aisle. Access to all properties adjacent to the alley shall be
33. maintained. Access between parking lots across property lines is
34. also encouraged.

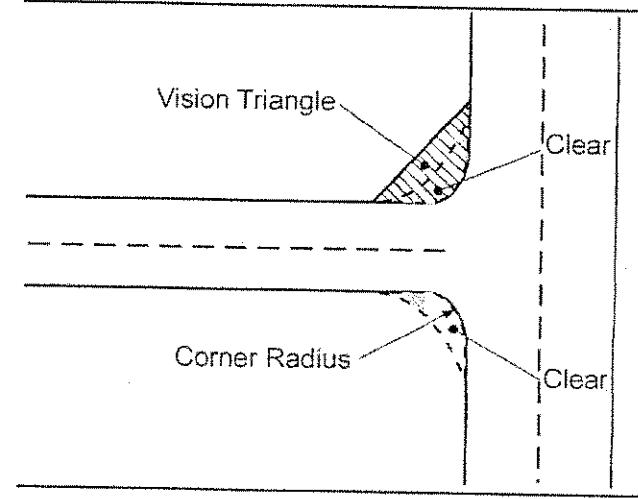
35
36. 3. Existing public alleys and public alley rights-of-way are prohibited
37. from being vacated, except in accordance with the City's adopted
38. street vacation regulations.

39
40. 4. New alleys can be incorporated into the redevelopment areas of the
41. neighborhood to minimize curb cuts and to provide access to
42. parking and service areas behind buildings. New alleys shall be a
43. minimum of 10 feet and a maximum of 16 feet of right-of-way.

- 1 5. Corner lots that have both rear and side access shall access parking
2 through the rear access.
- 3
- 4 6. Landscaping, trash receptacles, and other objects may not be
5 placed within the alley right-of-way.
- 6
- 7 7. Garages shall always be accessed from the alley and located in the
8 rear of the lot, when possible. If no alley exists, then garage
9 door(s) shall be positioned no closer to streets, square or parks than
10 20 feet behind the principal plane of the building frontage. Garages
11 facing streets, squares or parks are limited to one car width.
12 However, 2-car garages are allowed, where alleys are not present,
13 so long as the garage is located in the rear of the lot. Garage doors
14 shall not exceed 10 feet in width.
- 15

16 f. Corner Radii and Clear Zones.

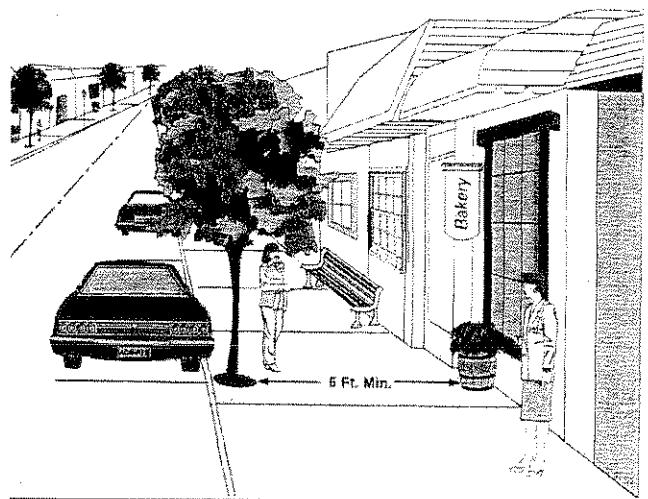
- 18 1. Corner curb radii should be between 9 feet for residential streets,
19 including alleys, and 15 feet for commercial streets such as
20 University Avenue. Relatively tight turning radii such as these
21 shorten pedestrian crossings and inhibit reckless drivers from
22 turning corners at high speeds. Corner radii shall be created within
23 the vision triangle established using AASHTO standards.
- 25 2. A clear zone at corners can allow emergency vehicles such as fire
26 trucks to turn corners. A clear zone is an area free of all vertical
27 obstructions including, but not limited to, telephone poles, sign
28 poles, fire hydrants, electrical boxes, or newspaper boxes. A clear
29 zone with a radius of 20 feet is sufficient for emergency vehicles.
30 Clear zones shall be created within the vision triangle established
31 using AASHTO standards.
- 32



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4 (6) Sidewalks.
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6 a. Intent. Sidewalks, when properly designed and maintained, provide the
7 pedestrian with a pleasant, safe, and convenient place to walk. Sidewalks
8 which are too narrow are inconvenient, especially in areas with large
9 volumes of pedestrians, for pedestrians walking side-by-side (which
10 requires a minimum sidewalk width of 5 feet unobstructed), and for people
11 using wheelchairs. In addition, sidewalks that are too curvilinear or that
12 wrap around large block faces are an impediment to pedestrian
13 convenience.

14 b. Standard. All buildings or developments must provide sidewalks along
15 the street edge(s) of their property. Sidewalks shall be placed to align with
16 existing sidewalks. Sidewalk connections from the principal building to
17 the public sidewalk, with at least 5 feet of clear width, must be provided,
18 and be aligned to minimize walking distance. Curvilinear sidewalks are
19 not allowed unless they are necessary to avoid significant trees,
20 stormwater basins, or topography, as determined by City.
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22



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1. Minimum sidewalk widths along street frontage:

TABLE INSET:

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

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2. Internal Sidewalks. Developments shall be responsible for providing, constructing and maintaining a continuous on-site sidewalk network, to be provided throughout the development. The sidewalk network shall connect to all buildings, common open space, transit stops, parking areas, adjacent properties, and public sidewalks. Internal sidewalks shall be a minimum of five feet in width and may be raised and curbed along buildings. Internal sidewalks may be located within landscaping buffers when necessary to achieve connectivity.

3. Unobstructed width. 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.

1
2 4. Tree strip. Minimum width for a tree strip shall be 4 feet, or such
3 other width as may be adequate for tree placement.
4
5 5. Transit stop connection. When an existing or planned transit stop
6 is located adjacent to a development project, a sidewalk connection
7 shall be provided between the development project and the off-site
8 sidewalk that leads to the transit stop. This would also include a
9 sidewalk connecting a bus pad with the public sidewalk.
10

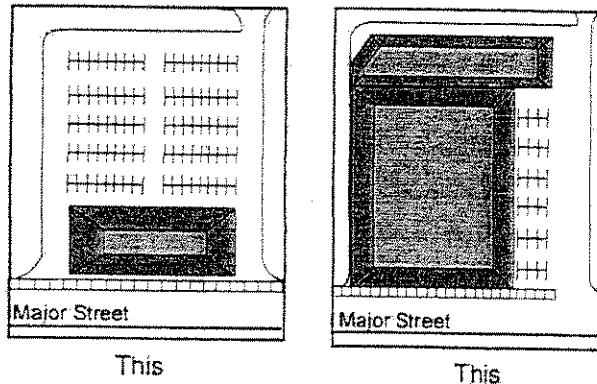
11 (7) Landscaping.
12

13 a. Irrigation. The use of appropriate native plants and xeriscaping landscape
14 design shall be required in order to reduce the daily irrigation needs of the
15 landscaping. Use of a certification process such as the Florida-Friendly
16 Landscaping Program is highly recommended.
17
18 b. Stormwater. Dry and wet stormwater ponds shall not be located adjacent
19 to primary rights-of-way. The following design techniques are
20 recommended where feasible:
21
22 ■ Approved Low Impact Design (LID) practices
23 ■ Rain gardens
24 ■ Underground exfiltration
25 ■ Green roofs
26 ■ Stormwater parks
27

28 (8) Parking.
29

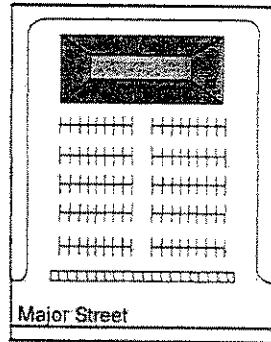
30 a. Parking in excess of the minimum allowed by the Land Development
31 Code shall not be allowed, except for structured parking.
32
33 b. On-street parking is encouraged; such parking if feasible, can be counted
34 towards a project's total required parking spaces.
35
36 c. All motor vehicle parking shall be located in the rear or interior side of the
37 building, or both. No parking for motor vehicles is allowed between the
38 façade and the front property line. However, driveway entrances and exits
39 to parking areas for motor vehicles shall be allowed on the front side of
40 the building. No parking lot areas shall extend for a width of more than 70
41 feet along any street frontage, without a building, outdoor café, or other

1 vertically prominent and articulated pedestrian scale amenity interrupting
2 the parking streetscape. Parking areas for motor vehicles shall not abut the
3 more primary street intersection or occupy lots which terminate a street
4 vista. Structured parking may be allowed in front if retail, office or
5 residential uses are provided in liner buildings (as described below) on the
6 first floor abutting all public streets and sidewalks.
7
8



This

This



Not This

9

10

11

12 d. When a parking area for motor vehicles is adjacent to a street, it shall be
13 buffered with a screening wall 3 feet to 4 feet in height in order to enclose
14 the portion of the parking exposed. Alternatively, landscaping 3 to 4 feet
15 high may be used if it adequately defines the street corridor and screens
16 the parking area with at least 75 percent opacity. Walls or landscaping
17 must be broken up at intervals of no greater than 50 feet to allow
18 pedestrian access.

19

20 e. Parking structures (or parking portions of mixed-use structures) shall be
21 set back a minimum of 30 feet from the property lines of all adjacent
22 streets. Building facade and landscaping enhancements will be required on

1 all frontages to ensure that there will be no blank walls along street
2 frontages.

3
4 f. Bicycle parking shall be provided per the Land Development Code, Sec.
5 30-332. Mixed-use and commercial/office development projects are
6 encouraged to provide additional improvements that promote bicycle trips
7 for commuting purposes, such as covered bicycle parking and on-site
8 shower facilities.

9
10 (9) Prohibited Uses. The below listed uses are prohibited in SEGRI. No exceptions

11 or waivers are permitted for these uses:

12
13 Auto dealers, auto service and limited auto service (IN-5511, MG-753)

14
15 Carwashes (IN-7542)

16
17 Gas service stations (IN-5541)

18
19 Parking lots as a principal use, other than structure parking

20
21 Outdoor storage as a principal use

22
23 Gasoline pumps when accessory to a food store

24
25 Drive-throughs

26
27 Rehabilitation Centers

28
29 Social service homes or halfway houses

30
31 Social services (MG-83)

32
33 Residences for destitute people

34
35 Food distribution centers for the needy

36
37 Rooming houses and boarding houses (GN-702)

38
39 Dormitories

40
41 (e) Commercial and Mixed-Use Regulations. In addition to the general regulations above, the

42 following development standards shall apply to commercial and mixed-use development within

43 SEGRI.

1 (1) *Build-to lines.* Commercial and mixed-use buildings shall have a build-to line of
2 15 to 35 feet from the lot line. Buildings with uses that provide outdoor public
3 seating of at least 10 feet in depth may be set back an additional 5 feet.
4 Government office buildings may have a build-to lines up to 60 feet to allow
5 assembly/open space, as long as at least 50 percent of the building façade is built
6 at the required build-to line.

7

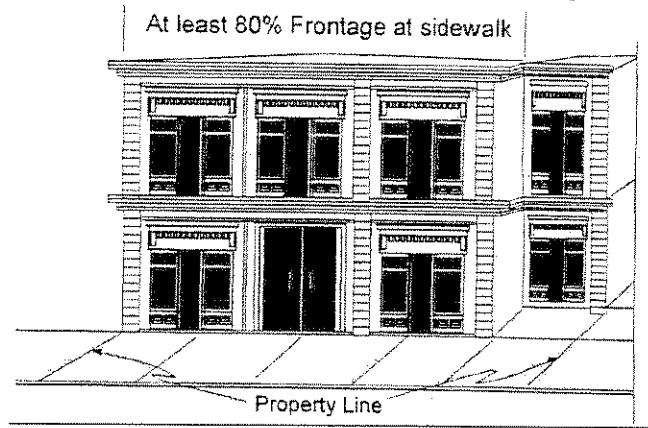
8 (2) *Building orientation and articulation.* The primary building entrance shall face
9 the street and the primary building shall be a minimum of 24 feet in height. The
10 first floor of new buildings shall have at least 30 percent transparent glazing. No
11 more than 20 horizontal feet of unarticulated blank wall is allowed.

12

13 (3) *Residential units above retail and offices.* Residential dwelling units located
14 above retail space and office space are permitted.

15

16 (4) *Minimum building frontage.* At least 80 percent building frontage is required.



20 (f) *Multi-Family Residential Regulations.* In addition to the general regulations above, the
21 following development standards shall apply to multi-family development (including single-
22 family attached) within SEGRI.

23

24 (1) *Build-to lines.* Multi-family buildings shall front the public street and shall be set
25 back a minimum of 10 feet and a maximum of 25 feet from such streets, as
26 measured from the property line. Front porches and associated roof overhangs
27 may project as much as 4 feet into the required minimum front yard setback.

28

29 (2) *Dwelling unit grouping for townhouses and rowhouses.* A minimum of three and
30 a maximum of twelve attached single family dwellings shall be contiguous. No
31 contiguous dwelling group shall exceed 250 feet in width. Spaces created between
32 the buildings should provide opportunities for public open spaces such as plazas,
33 courtyards, and similar outdoor areas.

1
2 (3) *Building height.* The maximum building height shall be four stories.
3
4 (4) *Garage placement.* Garages shall be rear loading, unless they are located at
5 ground level, occupying the ground floor, with the primary first floor of the
6 associated dwelling unit located above. Detached garages must be rear loading.
7
8 (5) *Dwelling unit orientation.* Dwelling units shall be oriented along the outer edges
9 of multiple family buildings with surface parking areas placed in the interior
10 and/or rear of the property.
11
12 (6) *Stairways and elevators.* All access to upper floors shall be provided internal to
13 the building.

