



Planning and Development Services

PB-10-145

Land Development Code Text Amendment for *UMU-2 Zoning District* *LEGISTAR 100721E*

3/17/11

What should be in a code?

Three things in the Land Development Code:

- 
1. **Zoning districts** (with unique standards for each district)
 2. **Allowed uses** (including special standards, special use permit, etc.)
 3. **General development standards** (that apply to all development)
 4. **Special area plans** (with unique standards for a defined area)
 5. **Additional overlay standards** (with unique standards for a defined area)

What should be in a code?

Special Area Plans – designed to promote a certain type of development in a certain area through regulation of form and uses

College Park

University Heights

SW 13th Street

NW 39th Ave

Traditional City

Central Corridors

Gateway Streets

Five Points/SEGRI

SAP regulations for form and uses can be located within zoning districts

Form-based code

Form-based codes use physical form, rather than separation of land uses, as their organizing principle. They foster predictable results in the built environment and a high quality public realm.

Form-based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks.

UMU-2 Location Map

Part of University Heights North

Part of University Heights South
(includes Innovation Square)

Shands and VA Hospitals

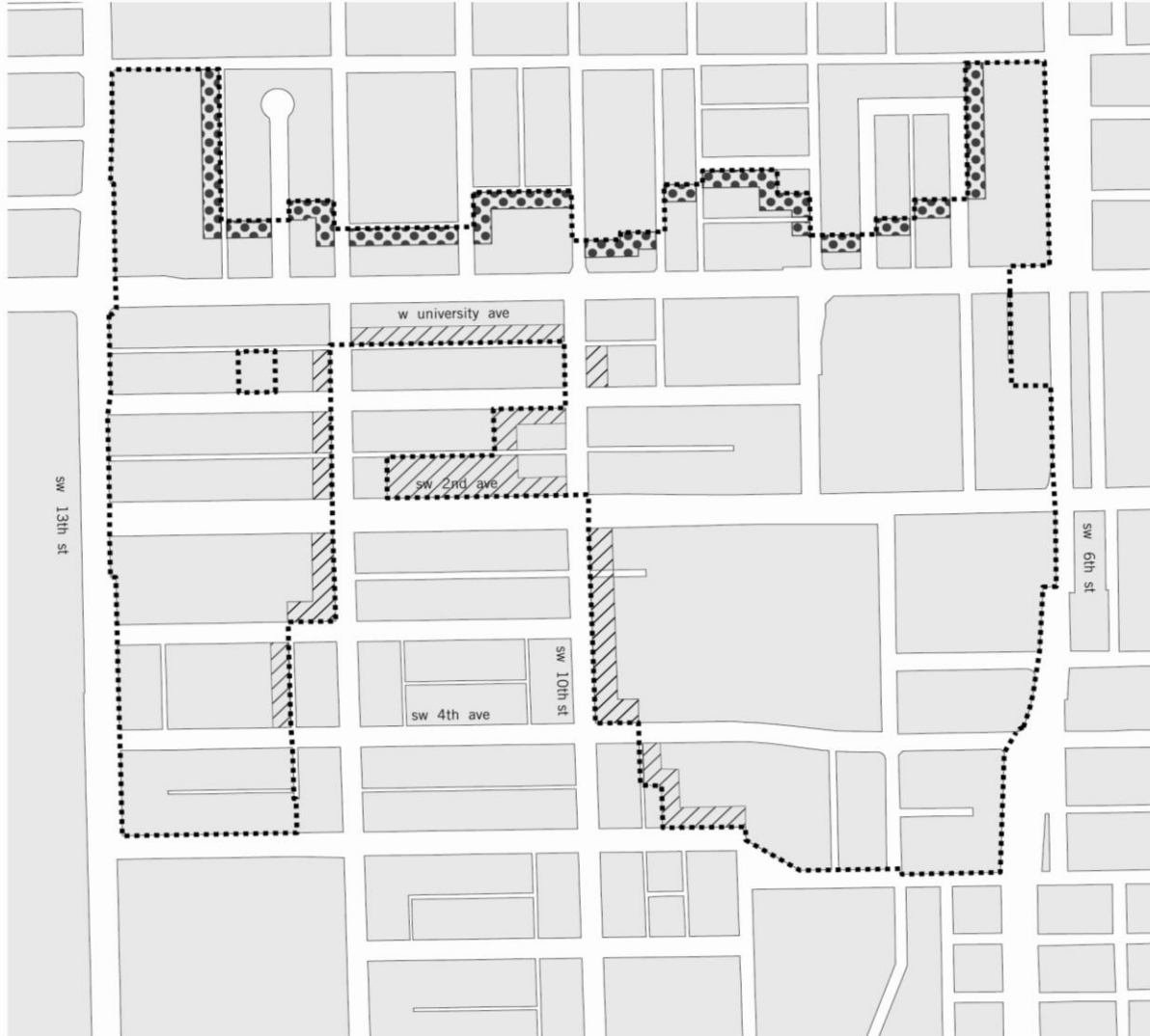
Area along SW 16th Ave and
SW 6th Street



Proposed UMU-2 district

- Allows for administrative waivers
- Allows new uses in Innovation Square area
- Prohibits certain auto-oriented uses
- Height limits to protect historic districts
- Regulations based upon street types
(sidewalk, build-to, glazing, parking)
- ‘Landscape zone’ and ‘sidewalk zone’
- Limited sign regs: lighting and materials

Transitional Height Limits



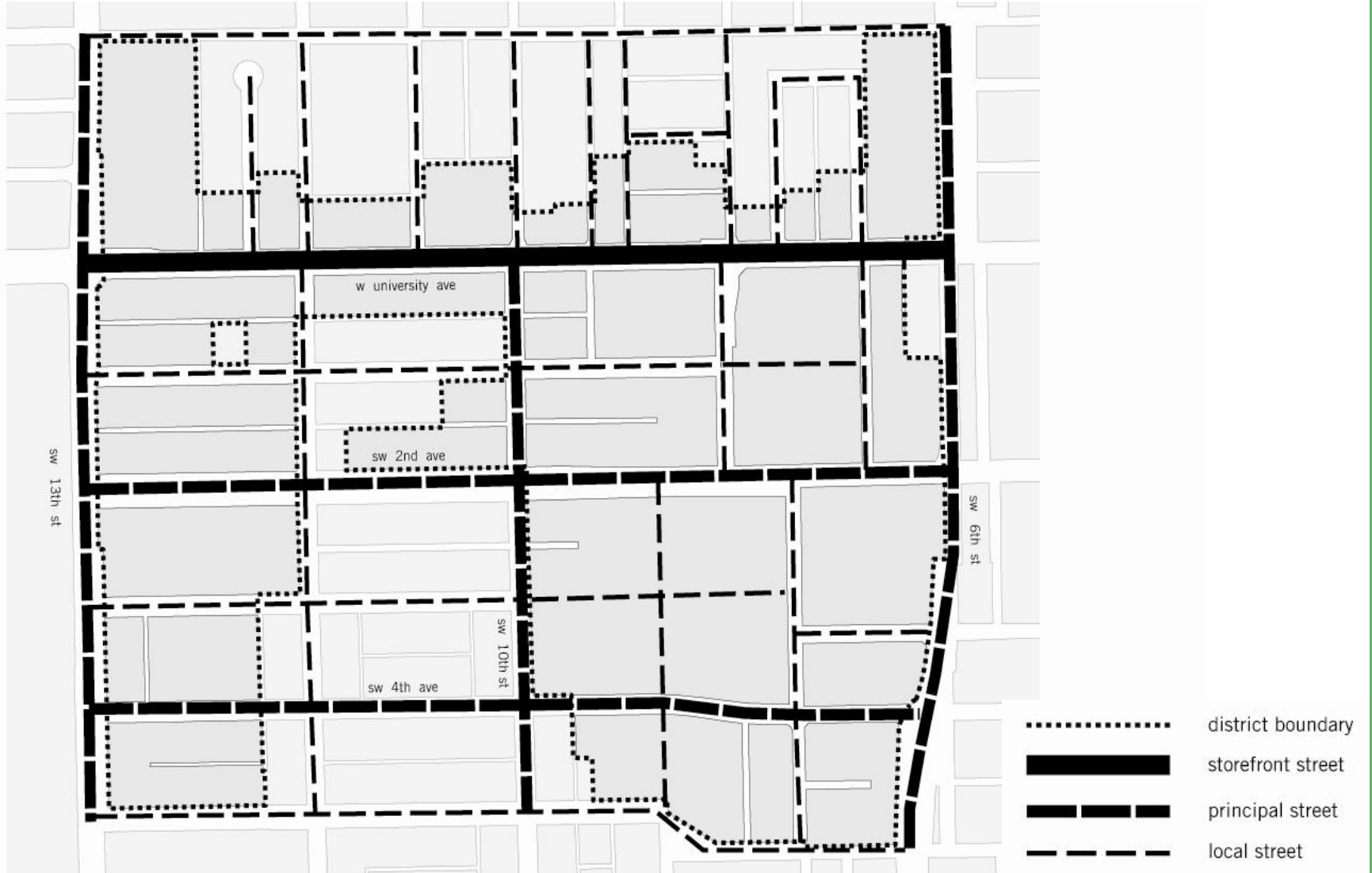
University Heights South



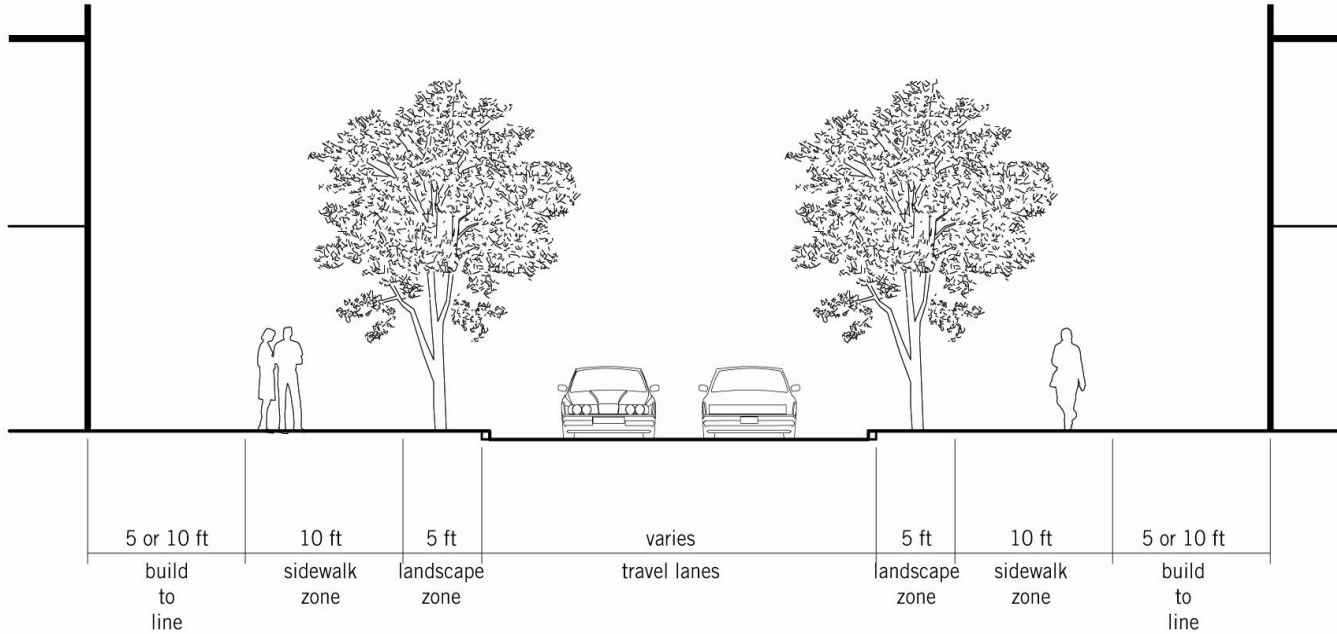
University Heights North



Street Types



Street Types



street type: principal

Street Types

- district boundary
- █ storefront street
- █ principal street
- - - local street



Shands Cancer Hospital



Between 50-80 feet from the street curb

Shands Parking Garage



15 feet from the street curb

Urban Throughway Street Type

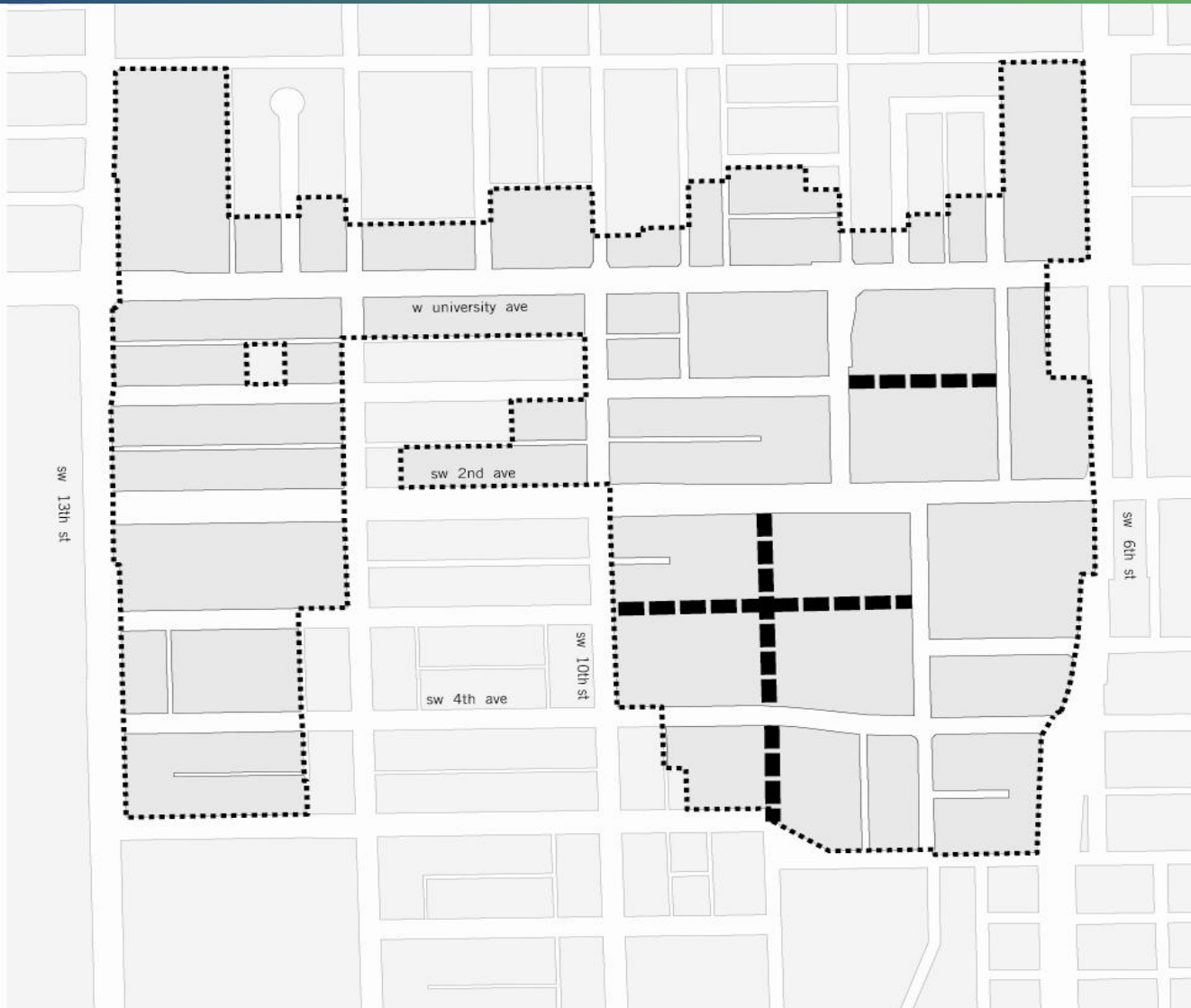
STREETSCAPE DIMENSIONS TABLE	Urban throughway	Storefront streets	Principal streets	Local streets or private streets
Landscape zone (min)	8 ft	5 ft	5 ft	8 ft
Street tree spacing	35 ft on center (min) 50 ft on center (max)	35 ft on center (min) 50 ft on center (max)	35 ft on center (min) 50 ft on center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

Street Types

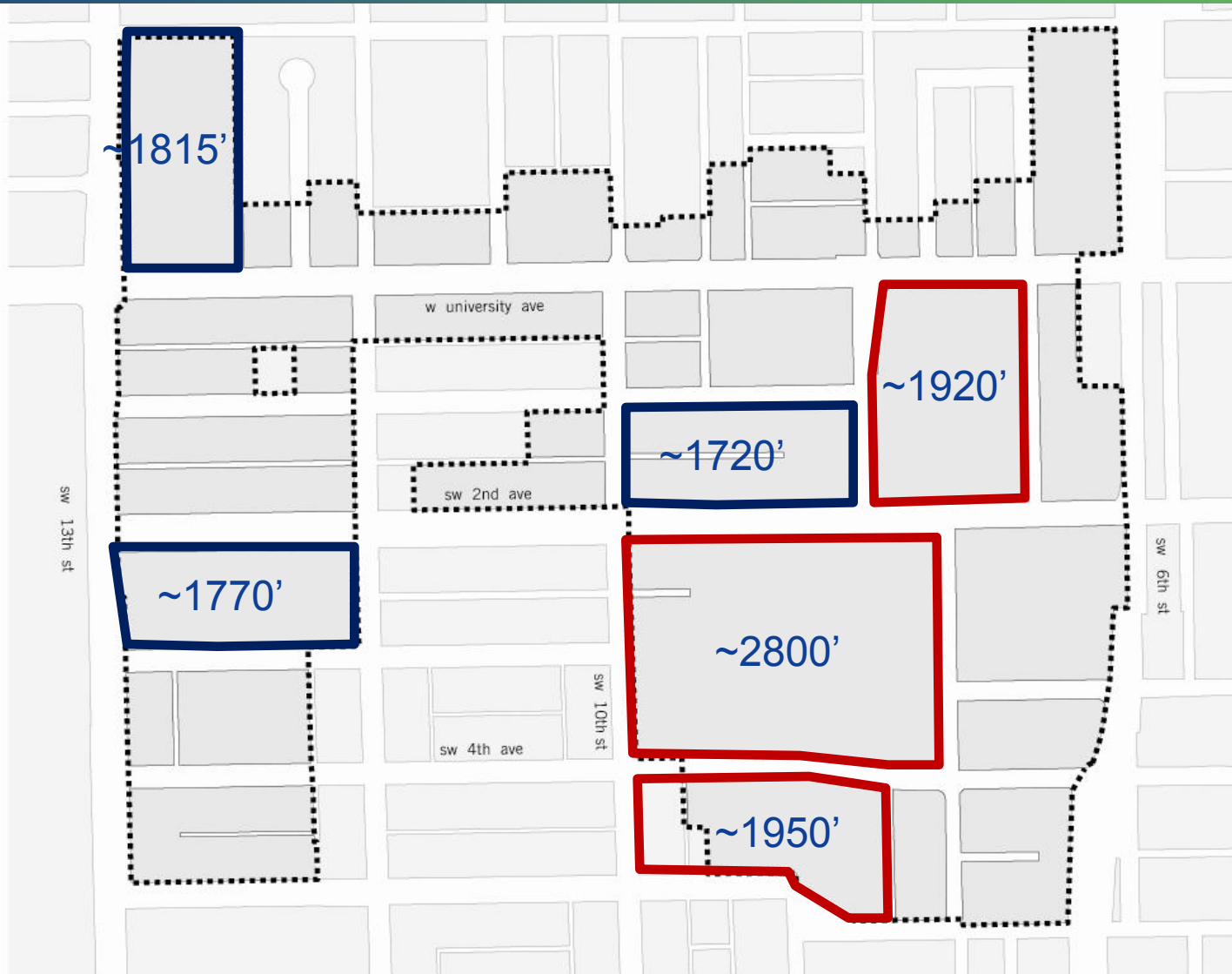
Urban
Throughways



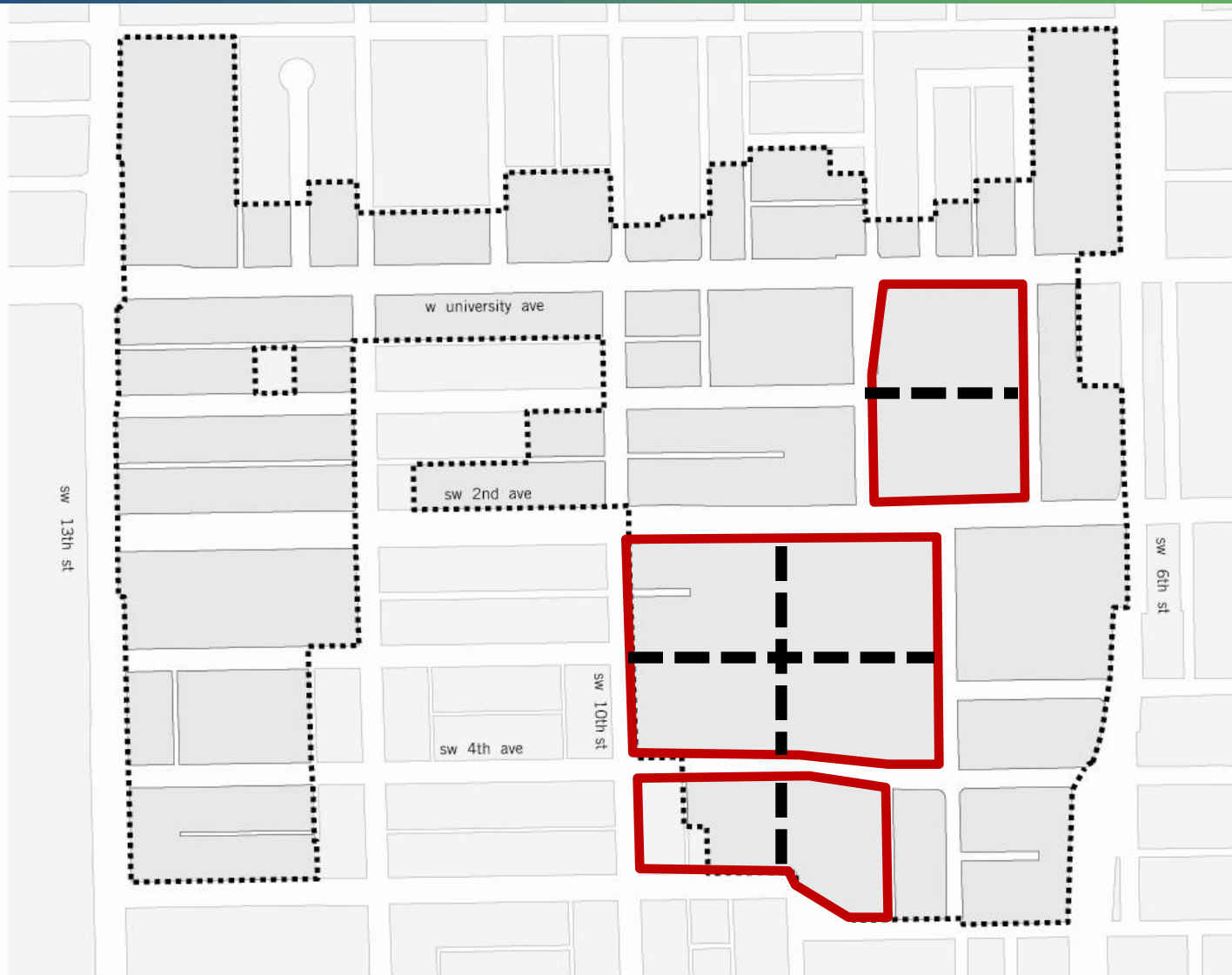
New Streets



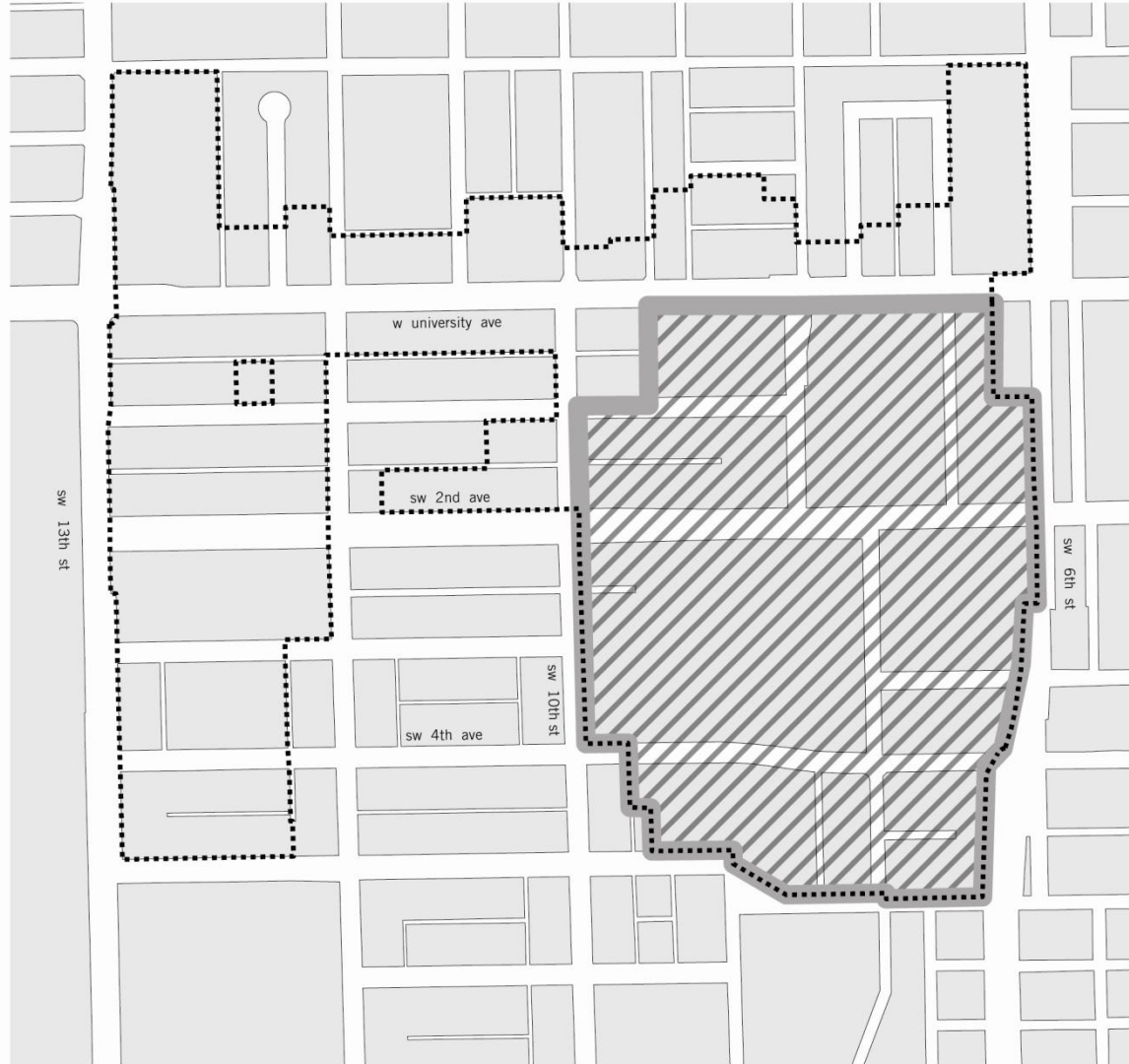
New Streets



New Streets – 1800 ft max



Innovation Square



Staff Recommendation:

Approval of text amendment for the
UMU-2 Zoning District (PB-10-145)
with CPB recommendations and
additional staff recommendations