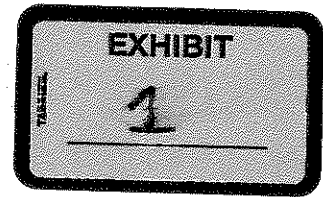


**LEGISLATIVE #**

**110205B**

# Petition PB 11-28TCH



110205b

## Proposed Changes to the MU-1 and MU-2 Zoning Categories



Prepared by Planning Works, as amended by students from the University of Florida and City Staff. May 26, 2011.

**SEC 30-23. DEFINITIONS.**

**Activity Center:** A concentrated area of uses intended to serve the needs of residents of the surrounding neighborhoods, the City or the region. Activity centers may consist of a single development project under unified ownership and control or a cluster of projects under multiple ownership and control. The location, boundaries and type of activity centers are depicted on the Activity Center Map as part of the Land Development Code. The Land Development Codes establishes building and site design criteria based on their location in a core, transition or edge activity center area.

**Community Space:** Area within a project designed for people to gather, but not necessarily owned or maintained by the public. Community spaces include, but are not limited to plazas, squares, picnic areas, gardens, outdoor dining areas, sidewalks, galleries, arcades and courtyards.

**Core Areas:** Areas shown in Appendix A of this code that are or are planned to be developed in accordance with urban design characteristics that include a combination of the following design factors:

- Build-to lines that locate buildings close to a street side sidewalk with appropriate street trees;
- A connected sidewalk and path system promoting safety, comfort and convenience by linking buildings within the center and to adjacent properties;
- Building facades facing the street and aligned to form squares, streets, plazas or other forms of a pleasant public realm;
- A horizontal or vertical mix of residential and non-residential uses;
- Building articulation and glazing to stimulate pedestrian interest; and
- Minimal auto-oriented uses or uses that generate significant noise, odor, or dust.
- Off-street parking, located at the rear or side of buildings, and away from pedestrian areas, or on-street parallel parking when designed to buffer pedestrian circulation areas from automobile circulation areas;

**Edge Areas:** Areas that are not within core areas designated in Appendix A of this code. These areas may have larger landscape areas, wider setbacks between uses, and lower building heights than core areas.

**Garden Walls:** A wall dividing private areas from streets, alleys, and or adjacent lots that is part of a buffer or screen.

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

**Large-Scale Retail:** A retail business or building designed for a single retail business encompassing 100,000 square feet or more of gross leasable area.

**Landscape Zone:** That area measuring at least nine (9) feet located between the curb line and the pedestrian zone in which the following elements may be located, subject to authorization by the City Manager or designee, in addition to the planting of street trees as required in this section,

this zone is also intended for the placement of street furniture and light poles, fire hydrants, traffic signs, bus shelters, bicycle racks, litter receptacles, benches and similar items.

Mixed Use Development: Projects that include both residential and non-residential components, in a vertical or horizontal layout.

Liner Building: A building that is located between the street right-of-way and other buildings on the site. Liner buildings are used to create more interesting pedestrian environment along the street, create a sense of enclosure, and reduce the visual impact of parking garages, parking lots, loading areas and mechanical equipment. Liner buildings are also used to break up the monotony created in the pedestrian area by large frontages dedicated to single businesses.

Pedestrian Zone: That portion of surfaced walkway measuring at least six (6) feet, free of any and all obstructions to allow for the passage of pedestrians (see Figure 1).

Pedestrian Cross Connection: An all-weather surfaced walkway measuring at least six (6) feet in width that provides unrestricted, direct access across a block and/or between buildings to improve pedestrian connectivity within and between developments.

~~Sidewalk: Pedestrian walkways designed to adopted improvement standards that are typically located between the landscape zone and the storefront zone.~~

Storefront Zone: That optional area measuring at least six (6) feet located between the pedestrian zone and the building facade in which the following elements are permitted, subject to authorization by the City Manager or designee (see Figure 1).

- Seating (with/without tables)
- Bollards
- Recessed lighting for the building facade
- Valet or hostess station/canopies
- Temporary sale/display of merchandise
- Moveable sandwich boards
- Postal/freight collection boxes
- Planters/landscaped areas
- Public art

Transition Areas: Areas shown in Appendix A of this code that are planned to be developed in accordance with core area standards, but may be developed in accordance with edge area standards by special use permit.

**SEC. 30-64. MIXED USE LOW INTENSITY DISTRICT (MU-1)**

- (a) ***Purpose and Objectives.*** The mixed-use low intensity district may apply to core, transitions or edge activity center areas. It is intended to support a mix of compatible residential and non-residential uses that result in walkable neighborhoods. The MU-1 District:
- (1) Permits compatible commercial, office, professional and consumer services, places of religious assembly and residential developments.
  - (2) Provides a mix of residential uses including multifamily, townhouse, zero lot line, and detached single-family.
  - (3) Provides opportunities for the development of compound residential uses.
  - (4) Encourages the development of planned and unified shopping areas in a relationship harmonious with adjoining residential activities and that provide unified circulation systems and design.
  - (5) Minimizes traffic congestion by:
    - a. Reducing the length and number of vehicular trips by providing for basic needs near residential areas and safe and convenient non-automotive access;
    - b. Requiring that shopping areas and/or mixed-use developments be located on appropriate major collector and arterial roadways, as defined in the comprehensive plan and or Public Works;
    - c. Utilizing appropriate access management strategies;
    - d. Encouraging a mix of uses with different demand peaks;
  - (6) Coordinates the location, scale and design of mixed-use developments with the character and density of the market area. Establishes appropriate design and use transitions between non-residential and/or mixed-use development and property zoned for residential use or shown as residential on the future land use map, including but not limited to (see Figure 2):
    - a. Siting of low intensity non-residential or residential uses towards existing residential areas.
    - b. Use of landscaping and open spaces as transitional elements.
    - c. Use of scale, height, banding, roofline, and materials to promote consistency of character and harmony in transitional areas.
  - (7) Facilitates the transition of development of activity centers from edge area to core area character.
  - (8) Encourages low impact development techniques and site designs that utilize, maintain, or restore existing hydrology and water resources by:
    - a. Minimizing the alteration of the hydrologic response of local watersheds and thereby reducing stormwater runoff rates and volumes to prevent

flooding, stream channel erosion, sediment transport and deposition, and decreased groundwater recharge.

- b. Reducing nonpoint source pollution and degradation of receiving waters.
- c. Reducing adverse effects on public safety, public and private property, drinking water supplies, groundwater resources, recreation, aquatic habitats, fish and other aquatic life, property values and other uses of lands and waters.

**(b) Approval Process.**

- (1) Core activity center projects that are developed in accordance with the site and building design standards of this district shall not require City Plan Board or Development Review Board approval. If the applicant requests a modification of a standard or the project encompasses 100 or more dwelling units or more than 50,000 square feet of additional gross leasable floor area, the application shall be processed in accordance with all standards of section 30-159.
- (2) Transition activity center projects that are developed in accordance with the core area site and building design standards of this district shall not require City Plan Board or Development Review Board approval. If the project encompasses 100 or more dwelling units or more than 50,000 square feet of additional gross leasable floor area, the application shall be processed in accordance with all standards of section 30-159. If the applicant proposes to use any of the building or site design criteria for edge areas, the application shall require approval of a special use permit in accordance with Article VII, Division 5 of the Land Development Code. In addition to the criteria established in section 30-233, prior to approving a special use permit, the City Plan Board shall find that the deviation from the core area standards will not be detrimental to safe, convenient access by pedestrians, bicyclists or transit users.
- (3) Edge area projects that are developed in accordance with the edge area site and building design standards of this district shall not require City Plan Board or Development Review Board approval. If the applicant requests a modification of a standard or the project encompasses 15 or more dwelling units or more than 25,000 square feet of additional gross leasable floor area, the application shall be processed in accordance with all standards of section 30-159.
- (4) Existing projects in core, transition or edge activity center areas that do not conform to the site and building design standards of the following sections may be remodeled or redeveloped as long as the buildings / development is not made more non-conforming. Redevelopment of existing developed areas shall comply with the standards in this section when 51% or more of the existing building area is removed or reconstructed or more than a 25% increase in the building area is added with new development. The entire site must be brought into compliance and or a regulating plan that shows how the proposed and future development will comply with this section will occur on site as a unified development.

- (a) **Regulating Plan Required.** A regulating plan under common ownership or leasehold must be developed and approved for the entire development site if it meets the thresholds in subsection (4) above. The plan must specify the development boundary, the location of all existing and proposed public and private streets and drives, maximum building heights, side and rear yard setback requirements and build-to lines, a streetscape plan, and a parking plan for each building site. The plan shall include:
- i. A hierarchy of street classifications within the development
  - ii. The dimensions of each proposed street right of way, lane width, curb-to-curb width, and block dimensions
  - iii. Provide conceptual illustrations of the massing and façade treatment proposed for future structures and explanation of how this massing and façade complements on site development and provides context-sensitive transition to off-site development.
- (5) Developments on lands that are not located in an activity center shall follow the rules for edge areas.
- (6) Administrative variations.
- a. The City manager or designee shall have the authority to grant limited minor administrative variations from certain provisions of this district, where the manager determines that:
    - i. The strict application of the requirements of this district would cause undue and unnecessary hardship to the property owner or authorized agent; and
    - ii. The intent and continued integrity of the district can be achieved with equal performance and protection of public interests through grant of the administrative variation.
  - b. All applications for administrative variations shall be submitted to the planning department in writing. The authority to grant such administrative variations shall be limited to variations from the following requirements:
    - i. Build-to lines – Variation not to exceed 3 feet beyond the required build-to line.
    - ii. Glazing – Reduction of no more than 10 percent of the required glazing.
    - iii. Non-single-family building facades – Reduction of no more than 4 feet of the required minimum height.
    - iv. Sidewalk zones – Reduction of no more than 2 feet from the required width, provided that a minimum 5 feet unobstructed width is maintained.

- v. Landscape zones – Reduction of no more than 1 foot from the required width, provided that the required root space is allocated for street trees.
- c. The City Manager or designee shall issue an "administrative variation decision" as part of the initial review of the application. For purposes of this article the term "administrative variation decision" means final action which results in an administrative variation approval or an administrative variation denial.

**(c) *Site and Building Design Standards.***

**(1) Applicability.**

- a. This subsection applies to all projects within the MU-1 district, no other zoning overlay shall apply.
- b. This subsection establishes core, transition and edge activity center area design standards.
- c. Core area design standards are mandatory in core and transition area activity centers, except for modifications that are granted in accordance with section 30-64(b) (1) and (2).
- d. Edge activity center area design standards are mandatory in all areas that are not designated as core or transition areas. Core area site and building design standards may be applied to edge developments provided that core area standards for building heights, side and rear setbacks and parking shall not apply unless the project is approved for development in compliance with all core area criteria. Edge area design standards shall also apply to developments on lands zoned MU-1 that are not located in an activity center.

**(2) Connectivity Standards.**

- a. Maximum block perimeters shall not exceed the standards in Table 1 (see Figures 3 and 4) unless the approving body finds that compliance is prohibited by environmental features and or transportation facilities (such as railroads or limited access highways). Block perimeter shall be determined by measuring the total distance along the property lines abutting public rights-of-way or private roads or drives that provide unrestricted public vehicular access.
- b. A private drive or a pedestrian cross connection may be used to define a block boundary within a project if public access is dedicated and it meets the design standards as shown in Figures 3 and 4.



TABLE 1: CONNECTIVITY FOR ACTIVITY CENTERS

	<b>Maximum Block Perimeter</b>	<b>Maximum Block or Building Length Without a Street or Pedestrian Cross Connection</b>
Core Activity Center	1,600 feet	400 feet
Transition or Edge Activity Center	2,000 feet	600 feet

TABLE 2: SITE DESIGN STANDARDS FOR MU-1 DISTRICTS

	Provisions	Core and Transition Activity Center Standards	Edge Activity Center Standards
a.	Setbacks, front and side street yards	<ol style="list-style-type: none"> <li>1. The build-to line up to 20 feet from back of the curb as determined by the City. Build-to-lines should be consistent within each activity center and accommodate the required landscape zone and pedestrian zone and optionally the storefront zone (see Figure 2).</li> <li>2. No minimum or maximum front build-to line applies to courtyards and other community spaces. These spaces may occupy no more than 50% of any block face and shall not be located on the corner of any block.</li> <li>3. Staff may approve an increase in build-to lines to provide for the healthy growth of existing trees and to accommodate required streetscaping.</li> <li>4. The standards shall not result in structures being built in the public right-of-way. If the build-to dimensions result in a build-to line within the public right-of-way, the actual build to line shall be established at the property line adjacent to the public right-of-way.</li> </ol>	<ol style="list-style-type: none"> <li>1. Buildings shall comply with Edge Activity Center Standards except when the appropriate reviewing Board grants a Special Use Permit.</li> <li>2. Build-to-lines can be established at a maximum of 80 feet from the back of the curb as determined by the City, but the overall intent is to ensure uniformity and encourage pedestrian activity.</li> <li>3. The front setback must include landscape and pedestrian zones as defined herein, and may include storefront zones and/or parking if located on a street or private drive meeting district standards.</li> </ol>
b.	Setbacks, side/rear yards	<ol style="list-style-type: none"> <li>1. Where the side or rear yard abuts property that is in a single family residential zoning district, the minimum setback is 20 feet for the ground floor and the distance created by the 45 degree angle of light obstruction for upper floors (see Figure 5).</li> <li>2. Where the side or rear yard</li> </ol>	<ol style="list-style-type: none"> <li>1. Where the side or rear yard abuts property that is in a single family residential zoning district, the minimum setback shall be 50 feet for ground floors and the distance created by the 45 degree angle of light obstruction for upper floors (see Figure 5).</li> <li>2. Where the side or rear yard abuts a property that is in a multi-family residential zoning district, the</li> </ol>

		<p>abuts a property that is in a multi-family residential zoning district, the minimum setback is 14 feet.</p> <p>3. No minimum setback is required where abutting a non-residential or mixed use district.</p>	<p>minimum setback is 20 feet. Except there shall be no minimum required setback between buildings in a unified development other than those required by the Building Code.</p> <p>3. In other locations, side and rear setbacks shall be at least 20 feet, except where allowed pursuant to "Multiple Structure" provisions below.</p>
<p>c.</p>	<p>Multiple structures</p>	<p>1. Multiple structures are allowed on one or more lots in a project subject to findings by staff or the applicable reviewing board that all such structures are compatible with the uses of other buildings in the project and surrounding uses, and that connectivity standards are met (see section 30-64(c)(4)) and traffic patterns are safely incorporated into the overall transportation system for the project.</p> <p>2. Outparcels require subdivision, lot split approval or development plan approval. Approval shall be conditioned upon findings by the appropriate reviewing board or staff, as applicable, that all uses are compatibly integrated within the project and to adjacent development through unified, interconnected pedestrian and vehicular access and circulation and a combination of:</p> <ul style="list-style-type: none"> <li>• landscaping;</li> <li>• shared parking, where applicable; and</li> <li>• coordinated stormwater management.</li> </ul> <p>3. All buildings in a multi-building project shall front on a public street or a private drive meeting the standards of section 30-64(c)(4). Outparcels are not required to meet the minimum lot area, width and depth requirements. However, development on outparcels is subject to district build-to line, lot coverage and building height requirements.</p> <p>4. Buildings shall be arranged and grouped so that their orientation complements adjacent development and achieves one or more of the following design objectives:</p> <ul style="list-style-type: none"> <li>• Frames the corner of an adjacent street or private drive intersection;</li> <li>• Frames and encloses an internal pedestrian and/or vehicle access corridor within the project; or</li> <li>• Encloses parking areas, public spaces, or other amenities.</li> </ul>	
<p>d.</p>	<p>Transition between different uses</p>	<p>A non-residential or mixed-use project that abuts a residential project must use the following transitional tools:</p> <p>1. Architectural Transitions: Employ a minimum of three of the following techniques:</p> <ul style="list-style-type: none"> <li>• Similar building setback;</li> </ul>	

		<ul style="list-style-type: none"> <li>• Similar building heights;</li> <li>• Similar roof forms; or</li> <li>• Front-to-front building orientations (front facades facing each other), especially with commercial uses that are pedestrian-intensive (e.g., restaurants, banks). Back-to-front orientations (back façade facing front facade) are prohibited, even if the other architectural transition techniques are used.</li> </ul> <ol style="list-style-type: none"> <li>2. Intensity Transitions: Match the intensity of perimeter on-site uses to the intensity of adjacent, off-site uses.</li> <li>3. Landscaping and Screening Transitions. Use landscape buffering and garden walls.</li> </ol>
e.	Streetscaping and landscaping	Landscaping shall comply with the requirements of Article VIII Division 2, Subdivision 1 of this code, except that credit shall be provided for trees planted within the right-of-way where approved by the City.
f.	Garden walls	<ol style="list-style-type: none"> <li>1. Garden walls may be used to screen loading or parking areas.</li> <li>2. Garden walls shall be constructed of materials complementary to the principal building façade such as fieldstone, brick, or stucco or decorative metal and excluding round industrial railing and chain link.</li> <li>3. Garden walls shall be at least 50 percent solid and capped by a flat, round or pitched top overlapping no less than 1/4 inch of the wall below.</li> <li>4. Garden walls shall have a maximum height of 42 inches along public rights-of-way, including alleys and maximum height of 72 inches along all other property lines.</li> <li>5. Garden walls used to screen mechanical uses or loading areas shall be designed to provide appropriate noise attenuation (see Figure 8).</li> </ol>
g.	Open space	<p>No additional open space required except for that incidental to the provision of required streetscaping, landscaping, and stormwater management.</p> <p>At least 20 percent of gross project site, which may include:</p> <ul style="list-style-type: none"> <li>• Green spaces, courts, squares, parks, plazas, stormwater facilities designed as an amenity and similar spaces that can also function as community gathering places; or</li> <li>• Natural features including natural differences in topography, water bodies, existing stands of trees, and similar features.</li> </ul>
h.	Parking spaces	<ol style="list-style-type: none"> <li>1. No minimum parking requirement.</li> <li>2. Maximum parking provided shall not exceed 80 percent of the required number of spaces in the Land Development Code, unless structured parking is</li> </ol> <ol style="list-style-type: none"> <li>1. Required to be provided on-site in accordance with the Land Development Code.</li> </ol>

		provided. On-street parking spaces will be counted toward this maximum.	
i.	Parking location	Parking spaces and related drive aisles shall not be located in the front or street side yards (see Figure 7).	A maximum of two rows of parking may be allowed in the front or street side yard. Parking at the intersection of two streets is prohibited (see Figure 7).
j.	Loading areas	<ol style="list-style-type: none"> <li>1. No loading docks shall be located between a building and a residential district unless there is a minimum 50 feet setback between the loading dock and the residential district and that the setback includes a type "D" buffer with a wall in accordance with section 30-253.</li> <li>2. Loading docks are not allowed on a front or street side yard, exceptions may be made for a street side yard based on the overall design of the site.</li> <li>3. Loading docks shall be incorporated into the overall design of the building and landscaping.</li> <li>4. Loading docks shall be designed to provide safe and convenient access by service vehicles.</li> <li>5. In core and transition areas, loading and unloading may be done from designated loading areas within public or private non-residential streets.</li> </ol>	
k.	Bicycle and pedestrian access	<ol style="list-style-type: none"> <li>1. Projects shall incorporate travel ways for bicycle and pedestrian usage. The internal bicycle and pedestrian system shall connect to adjoining bikeways, greenways or sidewalks that exist or are planned when the application is filed. During development plan review, staff or the applicable reviewing board shall also review the project's relationship to adjoining properties, and may identify the locations of additional required access points for bicycles or pedestrians</li> <li>2. Where bicycle lanes are required, they shall be at least 5 feet in width.</li> <li>3. Bicycle racks shall be provided at each storefront or block.</li> <li>4. All pedestrian walkways within a parking lot shall include: <ul style="list-style-type: none"> <li>• Shade trees along one or both sides of the walkway (minimum 9 feet wide planting area);</li> <li>• Pedestrian-scale lighting to illuminate and define the route if necessary; and</li> <li>• Clear division from vehicular areas, with a change in grade, landscaping and a change in surface material.</li> </ul> </li> <li>5. All pedestrian crosswalks shall be distinguished from all parking and vehicle maneuvering areas through the use of contrasting surface materials such as pavers, brick or striping using high durability paints.</li> <li>6. Continuous internal pedestrian walkways at least 6 feet in width shall be provided from the public walkway or right-of-way to all buildings and store entry points, transit stops, crosswalks, central features, and community spaces.</li> <li>7. Walkways at least 5 feet in width shall be provided along the full</li> </ol>	

		length of the building featuring a customer entrance, and along any facade abutting public parking areas.	
		8. Where a garden wall is provided along an arterial street, at least one public pedestrian access through the wall shall be provided along the arterial street at a minimum of 300 feet.	
l.	Mechanical equipment	Mechanical equipment shall not be located between a building and an abutting street. If located on the roof, it shall be screened from view from the street.	Mechanical equipment shall not be located between the front of a building and the street. If located in a street side and rear street yard the equipment shall be screened from view from the street. If located on the roof, it shall be screened from view from the street.
m.	Dumpsters	<p>1. Dumpsters shall be separated from adjacent parking stalls by a minimum 3 feet wide (interior clear dimension) planter or landscape strip.</p> <p>2. No trash dumpsters shall be located between a building and a residential district unless set back from the residential district is a minimum 50 feet and a type "D" buffer with a wall is provided in accordance with section 30-253.</p> <p>3. Dumpsters shall be enclosed with a wall constructed of the same materials as the principal structure. The wall enclosure shall be at least 6 feet and no more than 8 feet in height.</p>	
		4. Dumpsters, where used, shall be located in alleys, within buildings or at the rear of and the enclosure may be attached to the principal structure.	3. Dumpsters shall be located behind buildings or in internal side yards. Dumpsters shall not be located between a building and an abutting arterial or collector street and may not be located within 20 feet of a non-arterial or non-collector street.

**TABLE 3: BUILDING DESIGN STANDARDS FOR MU-1 DISTRICTS**

	<b>Provisions</b>	<b>Core and Transition Activity Center Standards</b>	<b>Edge Activity Center Standards</b>
a.	Maximum gross leasable non-residential floor area per project	No maximum.	100,000 square feet.
b.	Maximum first floor footprint per business	50,000 square feet, except MG54(food stores)	50,000 square feet, except MG54(food stores)
c.	Maximum street frontage per business, front side	100 feet.	200 feet.
d.	Maximum lot coverage by buildings	No limit, subject to setbacks, landscaping, and drainage requirements	50 percent for single-purpose, non-residential; 20% open space required.
e.	Building orientation/entries	<p>1. Each principal building on a site shall have clearly defined, visible entrances, providing access from the front of the building to the pedestrian zone, and featuring no less than three of the following:</p> <ul style="list-style-type: none"> <li>• Canopies or porticos;</li> <li>• Awnings;</li> <li>• Recesses/projections;</li> <li>• Arcades;</li> <li>• Raised corniced parapets over the door;</li> <li>• Peaked roof forms or arches; or</li> <li>• Display windows.</li> </ul> <p>2. Customer entries shall be provided at least every 100 feet along any building front. In core areas, at least one entry shall be provided along each street or at each corner of the building facing an intersection. Customer entries shall be clearly visible and accompanied by a combination of changes in building relief, building color, awnings or entry coverings, changes in rooflines, building materials or other architectural features designed to increase the entry's visibility.</p>	
f.	Building height	Minimum of 25 feet or two floors, maximum height 65feet (5 stories) subject to angle of light obstruction standards in Table 2.	Minimum of 15 feet, maximum height 65 feet (5 stories), only 40 feet (3 stories) when located adjacent to property designated single family on the FLUM subject to angle of light obstruction

		standards in Table 2.
g.	Building materials	<ol style="list-style-type: none"> <li>1. Exterior building materials shall be durable and of a quality that will retain their appearance over time, including, but not limited to, natural or synthetic stone; brick; stucco; cement board siding; integrally-colored, textured, or glazed concrete masonry units; high-quality pre-stressed concrete systems; water-managed Exterior Installation Finish Systems (EIFS); or glass.</li> <li>2. Natural wood or wood paneling shall not be used as a principal exterior wall material, but durable synthetic materials with the appearance of wood may be used.</li> <li>3. Exterior building materials shall not include the following: <ol style="list-style-type: none"> <li>a. Split shakes, rough-sawn or board and batten wood;</li> <li>b. Vinyl siding;</li> <li>c. Smooth-faced gray concrete block, painted or stained concrete block, or smooth-faced tilt-up concrete panels;</li> <li>d. Field-painted or pre-finished corrugated metal siding;</li> <li>e. Standard single- or double-tee concrete systems; or</li> <li>f. Barrier-type EIFS.</li> </ol> </li> <li>4. Materials that are heavier or highly resistant to damage, defacing, and general wear and tear, such as precast concrete, stone masonry, brick, and commercial grade ceramic tile, shall be used in ground level facades.</li> <li>5. Staff may approve the use of alternate building materials if they comply with Florida Building Code standards and have the appearance and durability of materials approved in this section. The appropriate reviewing board may approve any building material as a minor accent feature.</li> </ol>
h.	Glazing (will add language on how this is measured).	<ol style="list-style-type: none"> <li>1. Non-residential portions of buildings shall have a minimum of 50 percent glazing located between 3 feet and 8 feet above sidewalk grade for façades fronting a street except where a garden wall is used along a side street.</li> <li>2. Ground floor windows for non-residential uses shall be non-reflective and use glass that is at least 80 percent transparent.</li> <li>3. Windows shall be recessed and shall include visually prominent sills, shutters, or similar forms of framing.</li> <li>4. Each upper story façade or ground floor residential façade facing a street shall have at least 15 percent glazing.</li> </ol>
i.	Building articulation and modulation	<ol style="list-style-type: none"> <li>1. Facades less than 100 feet in length, measured horizontally, shall have at least one color, texture or material change along all walls facing a public street.</li> <li>2. Facades greater than 100 feet in length, measured horizontally, shall have a change in at least three of the following elements every 40 feet along all walls facing a public street: <ul style="list-style-type: none"> <li>• Texture change;</li> </ul> </li> </ol>



		<ul style="list-style-type: none"> <li>• Material change; or</li> <li>• Architectural feature, such as an offset, projection, or reveal with at least 12 inches in depth.</li> </ul>		
j.	Rooflines	<ol style="list-style-type: none"> <li>1. Hips, gables, dormers or changes in parapet elevation shall be used to provide relief in height at least every 100 feet.</li> <li>2. Parapets with cornices, gable roofs, hip roofs or dormers shall be used to conceal flat roofs and rooftop mechanical equipment from public view.</li> </ol>		
k.	Parking structures	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; vertical-align: top;"> <ol style="list-style-type: none"> <li>1. Parking structures fronting a public street or public space shall be masked by a liner building a minimum of 30 feet deep.</li> <li>2. The first 30 feet of depth of the liner building shall be occupied by office, residential or other non-parking commercial uses.</li> <li>3. Liner buildings shall be at least 2 stories or 25 feet in height.</li> <li>4. Liner buildings may be detached from or incorporated into parking structures.</li> <li>5. The parking structure and liner buildings shall be designed to have similar façade treatments with respect to building materials and articulations and complement adjacent development.</li> </ol> </td> <td style="width: 50%; vertical-align: top;"> <p>Parking structures fronting onto any street or located internally on site shall be designed to have the general appearance of a building along its street frontage with respect to materials and façade massing to complement adjacent development.</p> </td> </tr> </table>	<ol style="list-style-type: none"> <li>1. Parking structures fronting a public street or public space shall be masked by a liner building a minimum of 30 feet deep.</li> <li>2. The first 30 feet of depth of the liner building shall be occupied by office, residential or other non-parking commercial uses.</li> <li>3. Liner buildings shall be at least 2 stories or 25 feet in height.</li> <li>4. Liner buildings may be detached from or incorporated into parking structures.</li> <li>5. The parking structure and liner buildings shall be designed to have similar façade treatments with respect to building materials and articulations and complement adjacent development.</li> </ol>	<p>Parking structures fronting onto any street or located internally on site shall be designed to have the general appearance of a building along its street frontage with respect to materials and façade massing to complement adjacent development.</p>
<ol style="list-style-type: none"> <li>1. Parking structures fronting a public street or public space shall be masked by a liner building a minimum of 30 feet deep.</li> <li>2. The first 30 feet of depth of the liner building shall be occupied by office, residential or other non-parking commercial uses.</li> <li>3. Liner buildings shall be at least 2 stories or 25 feet in height.</li> <li>4. Liner buildings may be detached from or incorporated into parking structures.</li> <li>5. The parking structure and liner buildings shall be designed to have similar façade treatments with respect to building materials and articulations and complement adjacent development.</li> </ol>	<p>Parking structures fronting onto any street or located internally on site shall be designed to have the general appearance of a building along its street frontage with respect to materials and façade massing to complement adjacent development.</p>			

(d) **Permitted uses.** The uses established in Table 4 are authorized to be established in the MU-1 district subject to the conditions established in this code.

(1) **Mixed Uses.** A mix of residential and non-residential uses is encouraged but not required in the MU-1 district.

(e) **General requirements.** All structures and uses within this district shall also comply with the applicable requirements and conditions of section 30-67 and Article IX.

TABLE 4: USES AUTHORIZED IN MU-1 DISTRICTS

Uses by right:		
	Any accessory uses customarily and clearly incidental to any permitted principal use	
	Bed and breakfast establishments	In accordance with Article VI
	Community residential homes with 14 or fewer residents	When part of a permitted single-family or multifamily residential component and in accordance with Article VI
	Community residential homes with more than 14 residents	In accordance with Article VI
	Compound uses	
	Eating places	
	Family child care homes	When part of a permitted single-family or multifamily residential component and in accordance with state law
	Large family child care homes	In accordance with Article VI
	Itinerant food vendor	In accordance with chapter 19, Article IV
	Outdoor cafes	As defined in Article II and in accordance with Article VI
	Personal fitting and sales of prosthetic or orthopedic appliances	
	Places of religious assembly	In accordance with Article VI
	Public service vehicles	As defined and in accordance with Article VI
	Repair services for household needs	As defined in Article II
	Residential (8 to 30 dwelling units per acre)	Maximum of 15 units per acre when located within 50 feet of property designated single-family on the FLUM and in accordance with the requirements of section 30-56(j) and (k). Lots of records that are less than .50 acres are exempted from the minimum density requirement.
	Specialty T-shirt production	
GN-074	Veterinary services	Only within enclosed buildings and in accordance with Article VI
IN-0752	Animal specialty services, except veterinary	Only within enclosed buildings
GN-078	Landscape and horticultural services	

<b>Uses by right:</b>		
<b>MG-15</b>	Building construction - General contractors and operative builders	
<b>GN-171</b>	Plumbing, heating and air conditioning	
<b>GN-172</b>	Painting and paper hangers	
<b>GN-173</b>	Electrical work	
<b>MG-27</b>	Printing, publishing and allied industries	
<b>MG-43</b>	U.S. Postal Service	
<b>GN-472</b>	Arrangement of passenger transportation	Offices only, with no operation of passenger tours from the site
<b>GN-481</b>	Telephone communications	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with Article VI, excluding cellular telephone services
<b>GN-482</b>	Telegraph and other message communications	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with Article VI
<b>GN-483</b>	Radio and television broadcasting stations	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with Article VI
<b>GN-523</b>	Paint, glass and wallpaper stores	
<b>GN-525</b>	Hardware stores	
<b>GN-526</b>	Retail nurseries, lawn and garden supply stores	
<b>MG-53</b>	General merchandise stores	
<b>MG-54</b>	Food stores	Accessory gasoline and alternative fuel pumps in accordance with Article VI, and by special use permit in neighborhood convenience and shopping centers
<b>GN-553</b>	Auto and home supply stores	Excluding garage and installation facilities
<b>GN-554</b>	Gasoline service stations including the sale of alternative fuels for automobiles	In accordance with Article VI and by special use permit in neighborhood convenience and shopping centers
<b>MG-56</b>	Apparel and accessory stores	
<b>MG-57</b>	Home furniture, furnishings and equipment stores	

<b>Uses by right:</b>		
<b>MG-59</b>	Miscellaneous retail	Excluding direct selling establishments (IN-5963); fuel dealers (IN-5983); including liquor stores (IN-5921) limited to 2,000 square feet and excluding on-site consumption when located in neighborhood convenience and shopping centers. Inside storage, display and sales only for all uses
<b>Div. H</b>	Finance, insurance and real estate	Excluding cemetery subdividers and developers (IN-6553)
<b>MG-72</b>	Personal services	Including funeral services and crematories in accordance with Article VI and excluding linen supply (IN-7213), industrial laundries (IN-7218), and diaper services in neighborhood convenience and shopping centers
<b>MG-73</b>	Business services	Excluding outdoor advertising services (IN-7312), disinfecting and pest control services (IN-7342), heavy construction equipment rental and leasing (IN-7353), and equipment rental and leasing, not elsewhere classified (IN-7359)
<b>GN-752</b>	Automobile parking	
<b>MG-76</b>	Miscellaneous repair services	Excluding miscellaneous repair shops and related services (GN-769) and including repair services for household needs as defined in this chapter
<b>MG-78</b>	Motion pictures	Excluding drive-in theaters (IN-7833) and outdoor filming facilities
<b>MG-79</b>	Amusement and recreation services	Only within enclosed structures, and excluding go-cart rental and raceway operations and also raceway operations and also excluding commercial sports (GN-794)
<b>MG-80</b>	Health services	Including nursing and intermediate care facilities in accordance with Article VI when applicable, and excluding rehabilitation centers and hospitals (GN-806)
<b>MG-81</b>	Legal services	
<b>MG-82</b>	Educational services	Including private schools, in accordance with Article VI
<b>MG-83</b>	Social services	Including day care centers as defined in this chapter and in accordance with Article VI, excluding residential care (GN-836), rehabilitation centers, halfway houses, social service homes, and residences for destitute people as defined in this chapter
<b>GN-841</b>	Museums and art galleries	
<b>MG-86</b>	Membership organizations	

<b>Uses by right:</b>		
<b>MG-87</b>	Engineering, accounting, research management and related services	Excluding testing laboratories (IN-8734) and facilities support management services (IN-8744)
<b>MG-89</b>	Services, not elsewhere classified	
<b>Div. J</b>	Public administration	
<b>Uses by Special Permit:</b>		
	Accessory gasoline and alternative fuel pumps	In accordance with Article VI in neighborhood convenience and shopping centers
	Accessory transmission, retransmission and microwave towers over 100 feet in height	In accordance with Article VI
	Alcoholic beverage establishments	In accordance with Article VI
	Limited automotive services	In accordance with Article VI
	Other uses (including light assembly or packaging)	Within completely enclosed structures; no outdoor storage, truck traffic limited to that normal to commercial activities such as grocery stores, loading docks and mechanical equipment must be screened, and sound attenuation shall be provided to any adjacent residential area or area in actual residential use; no access to any residential street; must meet industrial buffers. Storage of hazardous materials in accordance with the county hazardous materials management code
	Rehabilitation centers	In accordance with Article VI
	Residences for destitute people	In accordance with Article VI
	Social service homes	In accordance with Article VI
<b>GN-598</b>	Fuel dealers	
<b>GN-701</b>	Hotels and motels	
<b>GN-702</b>	Rooming houses and boardinghouses	In accordance with Article VI

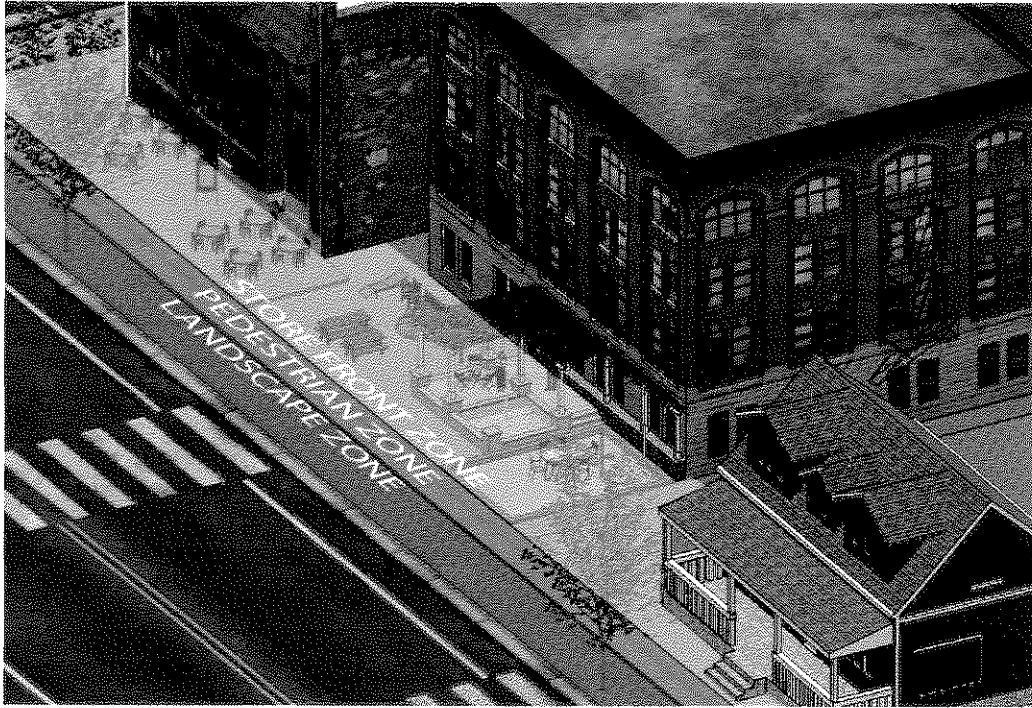
**SEC. 30-65. MIXED USE MEDIUM INTENSITY DISTRICT (MU-2)**

- (a) *Purpose and Objectives.* See section 30-64(a).
- (b) *Approval process.* See section 30-64(b)
- (c) *Site and building design standards.* Development shall comply with all standards established in Section 30-64(c) and Tables 1, 2, and 3, for the MU-1 district except as follows:
- (1) Building height. Minimum building height for core area development shall be 2 stories and 30 feet for corner lots and 25 feet for interior lots (see Figure 6).
  - (2) Outdoor storage, trash collection, and loading areas. The following standards are intended to reduce the impacts of outdoor storage, loading, and operations areas on adjacent land uses:
    - a. Areas for truck parking and loading shall be screened by a combination of structures and landscaping to minimize visibility from adjacent streets and residential districts.
    - b. Outdoor storage, trash collection and/or compaction, loading or similar uses shall be located in the rear of the lot. If because of lot configuration the development review board determines that this placement is not feasible, then the side yard may be used. These uses are not permitted within 20 feet of any street or pedestrian zone.
    - c. Outdoor storage, HVAC equipment, trash collection, trash compaction and other service functions shall be incorporated into the overall site design. Views of these areas shall be screened from visibility from all property lines and separated from the pedestrian zones of public streets and private drives. Screening structures shall be made of the same materials as the principal structure.
    - d. Permanent areas designated for the storage and sale of seasonal merchandise shall be permanently defined and screened with walls and/or fences. Materials, colors and design of screening walls and/or fences shall conform to those used as in the principal structure. If these areas are to be covered, then the covering shall conform to the colors on the building. This provision excludes permitted temporary seasonal sales.
    - e. Outdoor display and storage shall not encroach on any portion of a walkway, drive aisle or required parking space.
- (d) *Permitted uses.* The uses established in Table 5 are authorized to be established in the MU-2 district subject to the conditions established in this code.
- (1) Mixed uses encouraged. A mix of residential and non-residential uses is encouraged but not required in any non-residential project encompassing less than 150,000 square feet of gross leasable floor area located within a core, transition or edge activity center.
  - (2) Mixed uses required.
    - a. For non-residential projects in an edge area that encompass 150,000

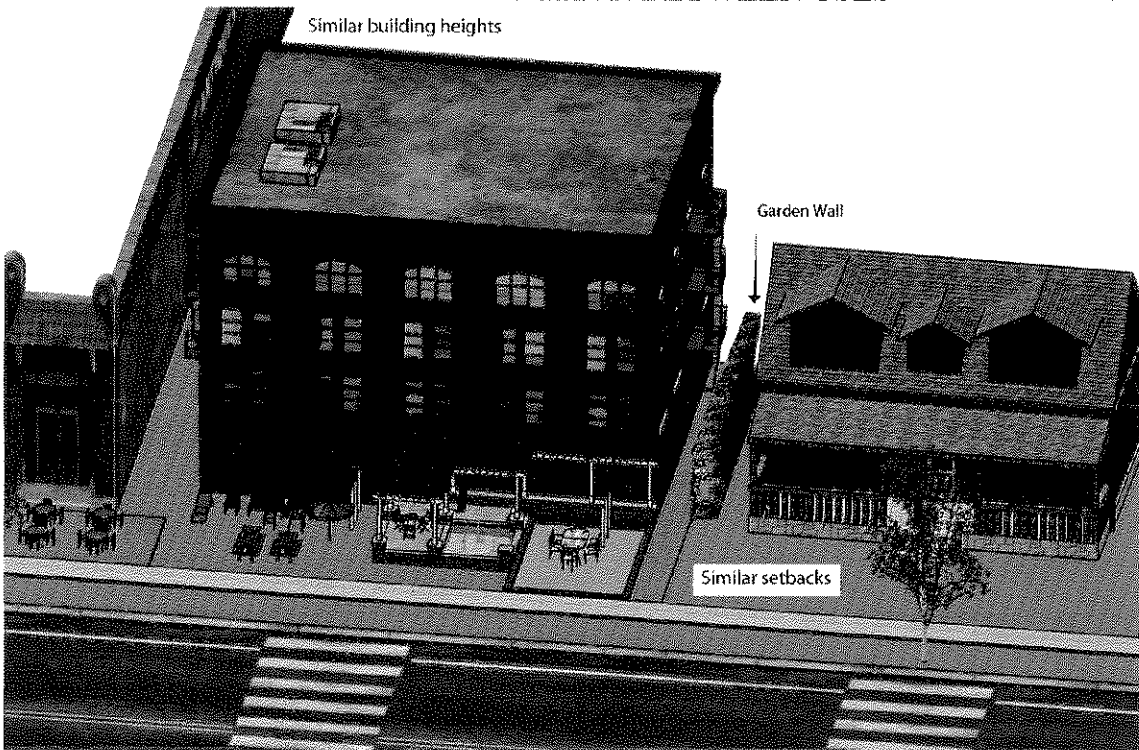
square feet or more of gross leasable floor area, there shall be a residential component or an approved master plan for the establishment of residential and non-residential components. Master plans shall be processed through the major review process established in section 30-159, but subject to the submittal requirements and approval criteria established in section 30-167.

- b. The residential component shall comprise at least 25 percent of the project's total floor area.
- c. Adjacent off-site residential developments that include the required percentage of total floor area may be counted toward the residential component. Residential units counted toward this requirement, must be located within 1,200 feet from the property boundary and there must be direct pedestrian access from the residential area to the project. Direct pedestrian access includes sidewalks, paths, and crosswalks.

**FIGURE 1: STREETSCAPE CROSS-SECTIONS**

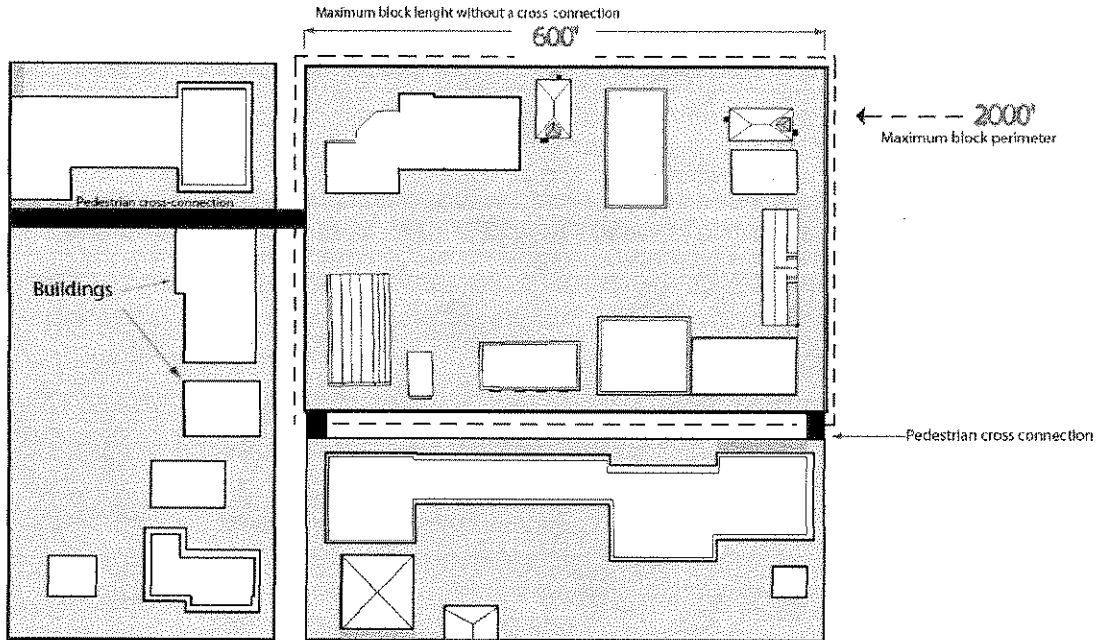


**FIGURE 2: TRANSITION BETWEEN USES**





**FIGURE 3: MU-1 BLOCK PERIMETERS AND PEDESTRIAN CROSS CONNECTIONS**



**FIGURE 4: MU-2 BLOCK PERIMETERS AND PEDESTRIAN CROSS CONNECTIONS**

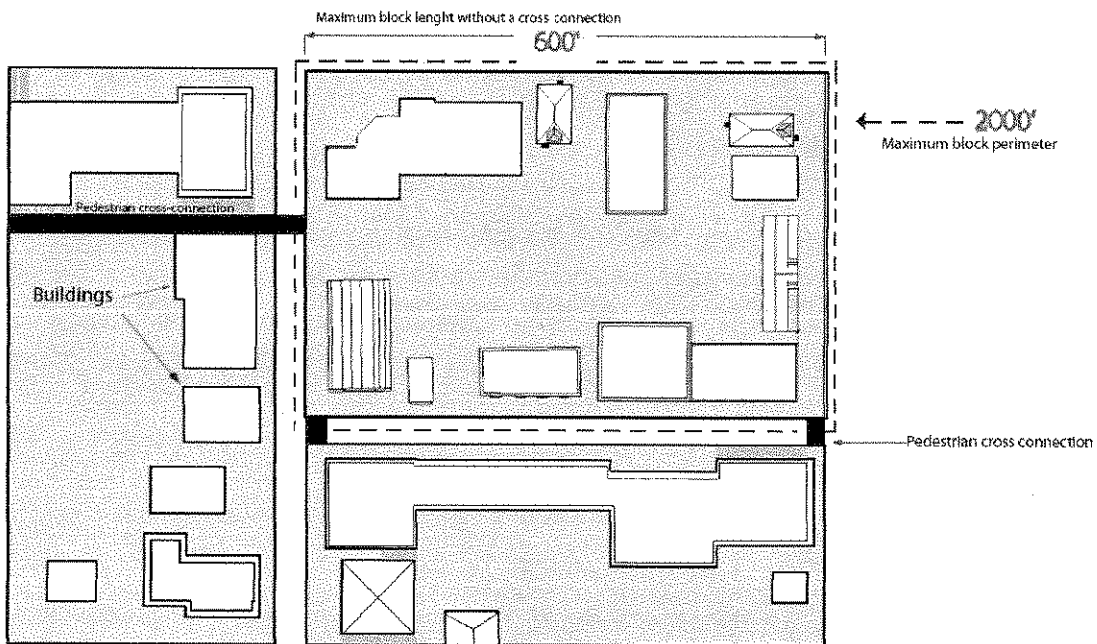


FIGURE 5: 45-DEGREE SHADOW SETBACK

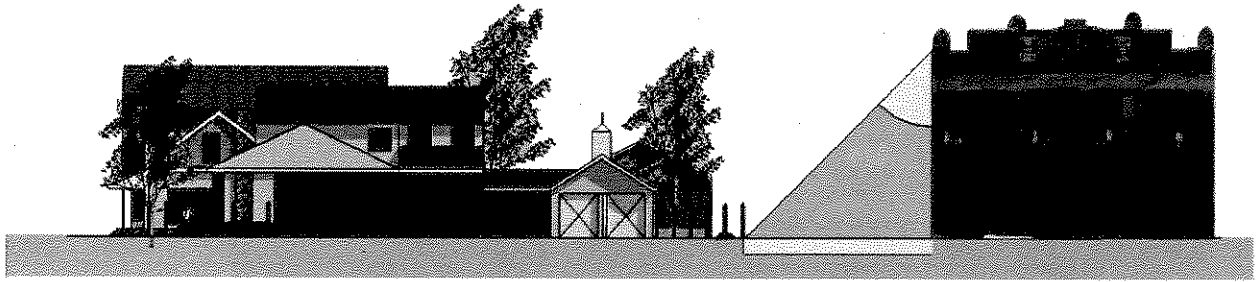


FIGURE 6: MU-2 BUILDING HEIGHT MINIMUMS

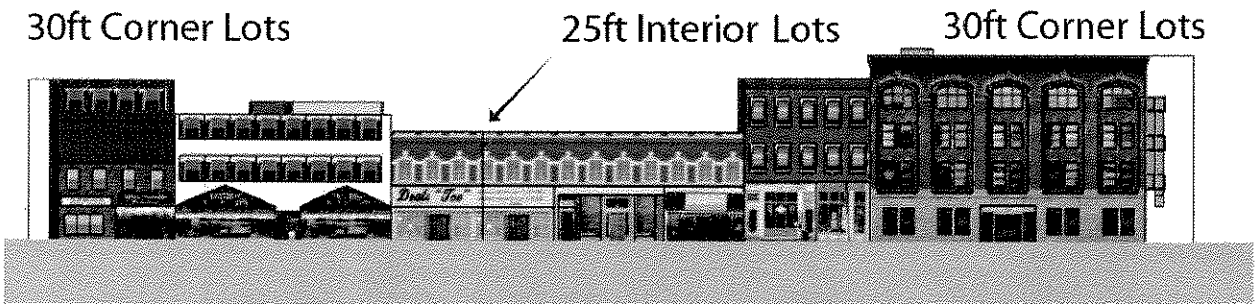


FIGURE 7: PARKING LOCATION RELATIVE TO STREET

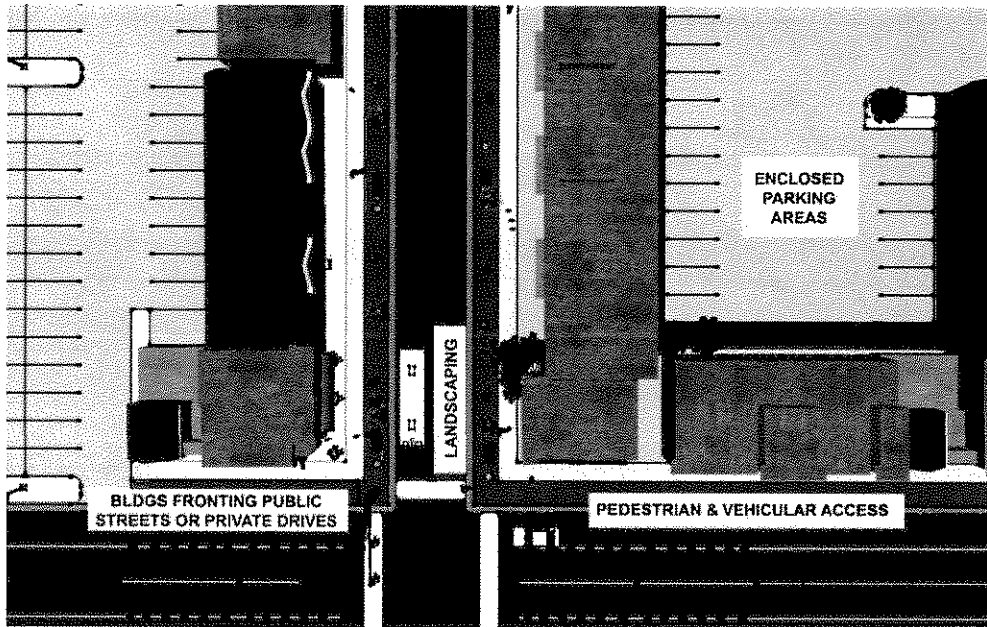


TABLE 5: USES AUTHORIZED IN MU-2 DISTRICTS

Uses by right:		
	Any accessory uses customarily and clearly incidental to any permitted principal use	
	Bed and breakfast establishments	In accordance with Article VI
	Community residential homes with 14 or fewer residents	In accordance with Article VI
	Compound uses	
	Eating places	
	Itinerant food vendor	In accordance with Chapter 19, Article IV
	Outdoor cafes	As defined in Article II and in accordance with Article VI
	Personal fitting and sales of prosthetic or orthopedic appliances	
	Places of religious assembly	In accordance with Article VI
	Public service vehicles	As defined and in accordance with Article VI
	Repair services for household needs	As defined in Section 30-23.
	Residential uses (12 to 30 dwelling units per acre)	Maximum of 20 units per acre when located within 50 feet of property designated single-family on the FLUM and in accordance with the requirements of section 30-56(j) and (k). Lots of records that are less than .50 acres are exempted from the minimum density requirement.
	Specialty T-shirt production	
<b>GN-074</b>	Veterinary services	Only within enclosed buildings and in accordance with Article VI
<b>IN-0752</b>	Animal specialty services, except veterinary	Only within enclosed buildings
<b>GN-078</b>	Landscape and horticultural services	
<b>MG-15</b>	Building construction - General contractors and operative builders	
<b>GN-171</b>	Plumbing, heating and air conditioning	

<b>Uses by right:</b>		
<b>GN-172</b>	Painting and paper hangers	
<b>GN-172</b>	Electrical work	
<b>MG-27</b>	Printing, publishing and allied industries	
<b>MG-43</b>	U.S. Postal Service	
<b>GN-472</b>	Arrangement of passenger transportation	Offices only, with no operation of passenger tours from the site
<b>GN-481</b>	Telephone communications	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with Article VI, excluding cellular telephone services
<b>GN-482</b>	Telegraph and other message communications	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with Article VI
<b>GN-483</b>	Radio and television broadcasting stations	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with Article VI
<b>GN-484</b>	Cable and other pay television services	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with Article VI
<b>GN-523</b>	Paint, glass and wallpaper stores	
<b>GN-525</b>	Hardware stores	
<b>GN-526</b>	Retail nurseries, lawn and garden supply stores	
<b>MG-53</b>	General merchandise stores	
<b>MG-54</b>	Food stores	Accessory gasoline and alternative fuel pumps in accordance with Article VI
<b>GN-553</b>	Auto and home supply stores	Garage and installation facilities, in accordance with the provisions for limited automotive services in Article VI
<b>GN-554</b>	Gasoline service stations including the sales of alternative fuels for automobiles	In accordance with Article VI
<b>MG-56</b>	Apparel and accessory stores	
<b>MG-57</b>	Home furniture, furnishings and equipment stores	
<b>MG-59</b>	Miscellaneous retail	Excluding fuel dealers (IN-5983)
<b>Div.H</b>	Finance, insurance and real estate	Excluding cemetery subdivisions and developers (IN-6553)

<b>Uses by right:</b>		
<b>MG-72</b>	Personal services	Including funeral services and crematories, in accordance with Article VI
<b>MG-73</b>	Business services	Excluding outdoor advertising services (IN-7312), disinfecting and pest control services (IN-7342), heavy construction equipment rental and leasing (IN-7353), and equipment rental and leasing, not elsewhere classified (IN-7359)
<b>GN-752</b>	Automobile parking	
<b>MG-76</b>	Miscellaneous repair services	Excluding miscellaneous repair shops and related services (GN-769) and including repair services for household needs as defined in this chapter
<b>MG-78</b>	Motion pictures	Excluding drive-in theaters (IN-7833) and outdoor filming facilities
<b>MG-79</b>	Amusement and recreation services	Only within enclosed structures, and excluding go-cart rental and raceway operations and also raceway operations and also excluding commercial sports (GN-794)
<b>MG-80</b>	Health services	Including nursing and intermediate care facilities in accordance with Article VI when applicable, and excluding rehabilitation centers and hospitals (GN-806)
<b>MG-81</b>	Legal services	
<b>MG-82</b>	Educational services	Including private schools, in accordance with Article VI
<b>MG-83</b>	Social services	Including day care centers as defined in this chapter and in accordance with Article VI, excluding residential care (GN-836), rehabilitation centers, halfway houses, social service homes, and residences for destitute people as defined in this chapter
<b>GN-841</b>	Museums and art galleries	
<b>MG-86</b>	Membership organizations	
<b>MG-87</b>	Engineering, accounting, research management and related services	Excluding testing laboratories (IN-8734) and facilities support management services (IN-8744).
<b>MG-89</b>	Services, not elsewhere classified	
<b>Div. J</b>	Public administration	

<b>Uses by Special Permit:</b>		
	Accessory transmission, retransmission and microwave towers over 100 feet in height	<b>In accordance with Article VI</b>
	Alcoholic beverage establishments	<b>In accordance with Article VI</b>
	Limited automotive services	<b>In accordance with Article VI</b>
	Other uses (including light assembly or packaging)	Within completely enclosed structures; no outdoor storage, truck traffic limited to that normal to commercial activities such as grocery stores, loading docks and mechanical equipment must be screened, and sound attenuation shall be provided to any adjacent residential area or area in actual residential use; no access to any residential street; must meet industrial buffers. Storage of hazardous materials in accordance with the county hazardous materials management code
	Recycling centers	In accordance with Article VI
	Residences for destitute people	In accordance with Article VI
	Social service homes	<b>In accordance with Article VI</b>
<b>GN-598</b>	Fuel dealers	
<b>GN-701</b>	Hotels and motels	
<b>GN-702</b>	Rooming houses and boardinghouses	<b>In accordance with Article VI</b>
<b>MG-79</b>	Amusement and recreation services when outside enclosed structures	<b>In accordance with the noise ordinance</b>

- (a) **General requirements.** All structures and uses within this district shall also comply with the applicable requirements and conditions of section 30-67 and Article IX.