

PART II - CODE OF ORDINANCES
Chapter 30 - LAND DEVELOPMENT CODE
ARTICLE IV. - ZONING
DIVISION 1. GENERALLY

DIVISION 1. GENERALLY

Sec. 30-4.1. Establishment of zoning districts.

The following zoning districts are established to implement the Comprehensive Plan, to promote orderly urban growth, and to classify and regulate the use of land, water, buildings and structures within the city:

Transects	
U1	Urban 1
U2	Urban 2
U3	Urban 3
U4	Urban 4
U5	Urban 5
U6	Urban 6
U7	Urban 7
U8	Urban 8
U9	Urban 9
DT	Downtown
Residential	
RSF-1 to 4	Single-Family
RC	Residential Conservation
MH	Mobile Home
RMF-5	Single/Multi-Family
RMF-6 to 8	Multi-Family
Mixed-Use and Nonresidential	
MU-1	Mixed-Use Low-Intensity
MU-2	Mixed-Use Medium-Intensity
OR	Office Residential
OF	General Office
CP	Corporate Park
BUS	General Business
BA	Automotive-Oriented Business
BT	Tourist-Oriented Business
BI	Business Industrial
W	Warehousing and Wholesaling
I-1	Limited Industrial
I-2	General Industrial
Special Districts	
AGR	Agriculture
AF	Airport Facility
CON	Conservation
ED	Educational Services
MD	Medical Services

PD	Planned Development
PS	Public Services and Operations
Airport Hazard Zoning Overlay	
Heritage Overlay	
Historic Preservation/Conservation Overlay	

Sec. 30-4.2. Correspondence with future land use categories.

The following table establishes the zoning districts allowable within the future land use categories from the Comprehensive Plan:

Future Land Use Category	Zoning Districts	Special Districts
Single-Family (SF)	U1, RSF-1 to 4, RSF-R	PD, CON, PS
Residential Low-Density (RL)	U2, RSF-4, RMF-5, MH, RC	PD, CON, PS
Residential Medium-Density (RM)	RMF-6 to 8	PD, CON, PS
Residential High-Density (RH)	N/A	PD, CON, PS
Mixed-Use Residential (MUR)	U5	PD, CON, PS
Mixed-Use Office/Residential (MOR)	U4, U3	PD, CON, PS
Mixed-Use Low-Intensity (MUL)	MU-1	PD, CON, PS
Mixed-Use Medium-Intensity (MUM)	MU-2, CP	PD, CON, PS
Urban Mixed-Use (UMU)	U6, U7, U8	PD, CON, PS
Urban Mixed-Use High-Intensity (UMUH)	U9	PD, CON, PS
Urban Core (UC)	DT	PD, CON, PS
Office (O)	OR, OF, CP	PD, CON, PS, MD
Commercial (C)	W, BA, BT, BUS, BI	PD, CON, PS
Business Industrial (BI)	BI, CP	PD, CON, PS
Industrial (IND)	W, I-1, I-2, BI	PD, CON, PS
Education (E)	N/A	PD, CON, PS, ED
Recreation (REC)	N/A	PD, CON, PS
Conservation (CON)	N/A	PD, CON, PS
Agriculture (AGR)	N/A	PD, CON, PS, AGR
Public and Institutional Facilities (PF)	N/A	PD, CON, PS, AF
Planned Use District (PUD)	N/A	PD

Sec. 30-4.3. Zoning map.

- A. *Zoning map adopted.* The zoning map of the city, as adopted and amended from time to time by ordinance, shall establish and identify a particular zoning district on all real property in the city. Such map is hereby made a part of this chapter, and shall be maintained by the city.
- B. *Effect.* The regulations of this chapter concerning the use of land within particular zoning districts shall apply within the boundaries of each zoning district as shown on the zoning map.

- C. *Rules for interpretation of district boundaries.* When uncertainty exists as to the boundaries of the various districts on the zoning map, the following rules shall apply:
1. *Centerlines.* Boundaries indicated as approximately following streets shall be construed to follow the centerlines of such streets.
 2. *Lot and section lines.* Boundaries indicated as approximately following platted lot lines or section lines shall be construed as following such lines.
 3. *Municipal boundaries.* Boundaries indicated as approximately following municipal boundaries shall be construed as following such municipal boundaries.
 4. *Railroad lines.* Boundaries indicated as following railroad lines shall be construed as following the right-of-way centerlines for such railroad lines.
 5. *Water lines.* Boundaries indicated as approximately following the centerlines of streams, creeks, canals or other bodies of water shall be construed to follow such centerlines.
 6. *Parallel lines.* Boundaries that are approximately parallel to the centerlines of alleys or the centerlines or right-of-way lines of streets or any other line shall be construed as being parallel thereto and at such distance therefrom as indicated on the zoning maps. If no distance is given, such dimension shall be determined by the use of the scale shown on the zoning map.
 7. *Bisecting lines.* Boundaries that approximately bisect a block, lot or tract shall be construed to follow the median lines of such blocks as indicated by rear property lines or as measured between the centerlines of boundary streets in the absence of rear property lines or, in the absence of both of the above, by use of the scale appearing on the zoning map.
- D. *Parcels divided by district boundaries.* Where any parcel of land is divided into two or more zoning districts or transects, the regulations of each individual district apply to that part of the parcel so zoned, except that the permitted density of development may be averaged over the entire parcel.
- E. *Unzoned property generally.* If property in newly annexed territory is unzoned; or if the zoning of any property is vacated or invalidated for any reason, either judicially or legislatively, then the classification of any of such properties shall be deemed to be conservation district (CON), unless and until a different zoning is provided for such property by ordinance amending the zoning map; and, until such amendment is provided for, no use may be made of any such property except in accordance with the regulations for the CON district.

(Ord. No. 170974 , § 4, 2-21-19)

Sec. 30-4.4. Annexed territory.

When lands are annexed into the city, such lands shall be rezoned in accordance with this chapter to an appropriate city zoning district(s). The county zoning district and applicable regulations shall apply prior to rezoning to a city zoning district.

Sec. 30-4.5. Interpretation of uses.

Any use that is not permitted by right, special use permit, or as an accessory use in a zoning district shall be prohibited in such district. In any case where the city manager or designee interprets whether a particular proposed or existing use is in fact a use that is permitted by right, special use permit, or as an accessory use in a particular zoning district, the city manager or designee may consider factors including but not limited to the following:

- A. Hours of operation (including hours for service and deliveries);

- B. Building and site arrangement relative to the neighboring permitted uses;
- C. Types of vehicles used and parking requirements;
- D. The number of vehicle trips generated; and
- E. Whether the activity is likely to be found independent of the other activities on the site.

Sec. 30-4.6. Utility uses.

The following utility uses shall be allowed as permitted uses in all zoning districts:

- A. Electric, cable, or fiber optic facilities.
 - 1. All underground transmission facilities;
 - 2. All overhead utility transmission facilities not exceeding three feet in diameter and 75 feet in height;
 - 3. All transformers, meters and associated appurtenances; and
 - 4. Any electric structure or facility that is sited on property 10,000 square feet or less and no more than 20 feet in height (utility poles, light poles and telemetry towers shall not be considered a structure).
- B. *Water facilities.* All water mains, valves, hydrants, services, backflow preventers or any other appurtenances required to distribute and deliver potable water and to satisfy fire safety requirements.
- C. *Wastewater facilities.*
 - 1. All underground wastewater collection facilities including gravity sewers, force mains, service laterals, manholes, valves or other appurtenances required to collect wastewater; and
 - 2. Any lift station or similar structure that is sited on property 10,000 square feet or less with a structure height of 20 feet or less.
- D. *Gas facilities.*
 - 1. All gas distribution facilities including gas mains, valves, services, meters or any other appurtenances required to distribute and deliver natural or LP gas; and
 - 2. Any gate station, regulator station or similar structure that is sited on property 5,625 square feet or less with a structure height of 20 feet or less.
- E. *Chilled water.*
 - 1. All distribution facilities including mains, valves, services, meters or any other appurtenances required to distribute and deliver chilled water; and
 - 2. Chiller plants consistent with the screening and design requirements of article VI.
- F. Utility uses exceeding the above requirements shall require PS zoning and special use permit approval.

Sec. 30-4.7. Phasing.

Development phases shall be required to meet code independently from other phases. No phase shall be dependent on the completion of subsequent phases to be consistent with any required approvals and/or conditions, including but not limited to setbacks, building frontage, and building placement, configuration, function and design. The required landscaping and parking improvements shall be provided within each phase.

Sec. 30-4.8. Development compatibility.**A. Setbacks.**

1. Whenever a zero foot setback is allowed in a zoning district, it may only be used if the abutting property is within a district that allows the same setback.
2. The minimum required side and rear setback for nonresidential and multi-family buildings located on property abutting a single-family zoning district or the U1 district shall be the same as the setback required on the adjacent residential lot or as determined by the required buffer, whichever is greater.

B. Limitations on uses. All industrial or commercial activity and uses, except storage of equipment and parking, shall be conducted within completely enclosed buildings when located within 300 feet of any property that is in a single-family zoning district or the U1 district.**C. Building height and massing.**

Within 100' of the Following Districts:	Max. Building Height	
Single-Family Zoning	3 stories and 36'	Building facades shall not exceed 60' unless a substantial volume break is provided, such as a volume recess with a minimum 10' depth.
U1	• Measured to the roof peak with a hip, gable, mansard or similar roof where the 3 rd floor is above the roof line, or	
Historic District (except University Heights-South)		
	• Measured to the top plate of the 3 rd floor with a flat or similar roof.	
University Heights-South Historic District	4 stories and 60'	
	• Measured to the top plate of the 4 th floor.	
Within the Following Districts:	Max. Building Height	
Pleasant Street Historic District	3 stories and 36'	
Power District	6 stories, but 3 stories when adjacent to residential zoning, with a step-back of 15' per additional building story up to max. permitted.	

Figure 1: Height Compatibility Pitched Roof Example

Figure 2: Height Compatibility Flat Roof Example**Figure 2: Height Compatibility University Heights**



D. *Multi-family developments.*

1. *Generally.* Multi-family development shall contain no more than six dwelling units per building and shall be in the form of single-family dwellings, attached dwellings, or small-scale multi-family when located within 100 feet of any property that is in a single-family zoning district, the U1 district, or a designated historic district.
2. *Abutting single-family property.* All new multi-family projects, whether stand alone or part of a mixed-use project, abutting property in a residential district or a planned development district with predominantly residential uses shall comply with the following regulations:
 - a. There shall be no outdoor recreation areas or uses allowed within any required building setback area or landscape buffer between abutting multi-family development and single-family designated properties.
 - b. Active recreation areas (including swimming pools, tennis courts, basketball, and volleyball courts) shall be located away from abutting single-family designated properties and shall be oriented in the development to minimize noise impacts on single-family designated properties.
 - c. There shall be no car washing areas, dumpsters, recycling bins, or other trash/waste disposal facilities placed in the required setback area between multi-family development and properties zoned for single-family use.
 - d. Parking lots and driveways located in the area between multi-family and abutting single-family designated properties shall be limited to a single-loaded row of parking and a two-way driveway.

- e. A decorative masonry wall (or equivalent material in noise attenuation and visual screening) with a minimum height of six feet and a maximum height of eight feet plus a Type B landscape buffer shall separate multi-family residential development from properties designated single-family residential. However, driveways, emergency vehicle access, or pedestrian/bicycle access may interrupt a continuous wall. If, in the professional judgment of city staff or other professional experts, masonry wall construction would damage or endanger significant trees or other natural features, the appropriate reviewing authority may authorize the use of a fence and/or additional landscape buffer area to substitute for the required masonry wall. There shall be no requirement for a masonry wall or equivalent if buildings are 200 or more feet from abutting single-family properties. In addition, the appropriate reviewing authority may allow an increased vegetative buffer and tree requirement to substitute for the required masonry wall.
 - f. The primary driveway access shall be on a collector or arterial street, if available. Secondary ingress/egress and emergency access may be on or from local streets.
3. *Bedroom limit.* Maximum number of bedrooms in multi-family developments located within the University of Florida Context Area.
- a. Multi-family developments shall be limited to a maximum number of bedrooms based on the development's maximum residential density allowed by the zoning district multiplied by a 2.75 multiplier.
 - b. If additional density is approved through a special use permit, then the multiplier is applied to the total approved density inclusive of any additional units approved by special use permit.
 - c. The bedroom mix in the development (i.e., the number of units with a specific number of bedrooms) is not regulated by these provisions.
 - d. Developments with planned development (PD) zoning are not subject to the bedroom multiplier.

(Ord. No. 170974 , § 5, 2-21-19)

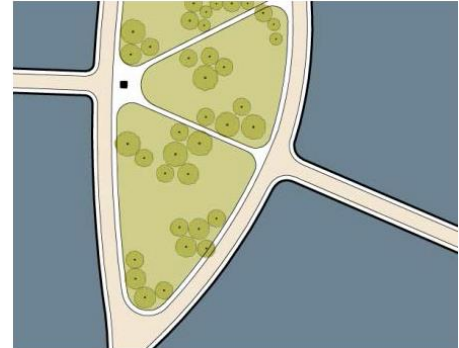
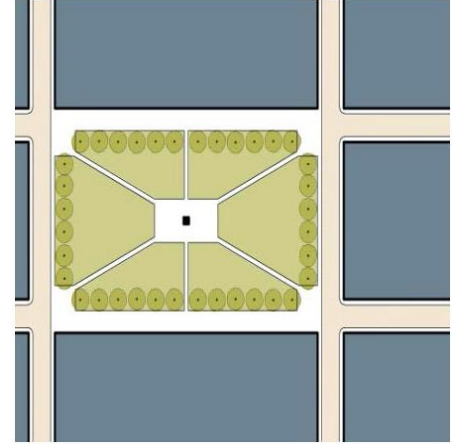
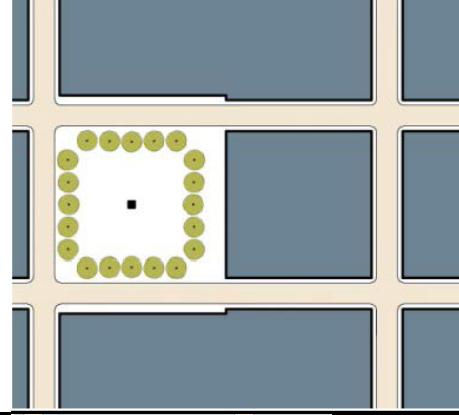
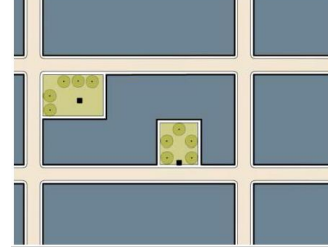
Sec. 30-4.9. Development bonus system.

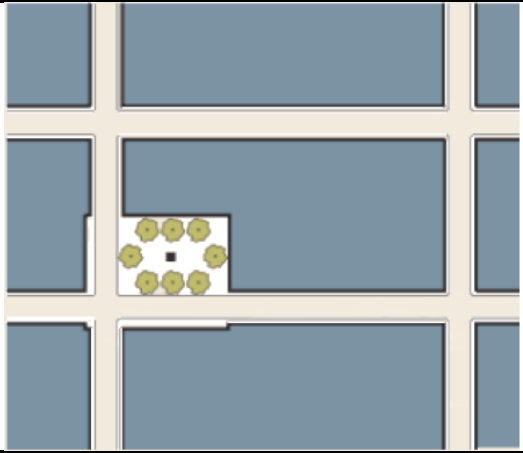
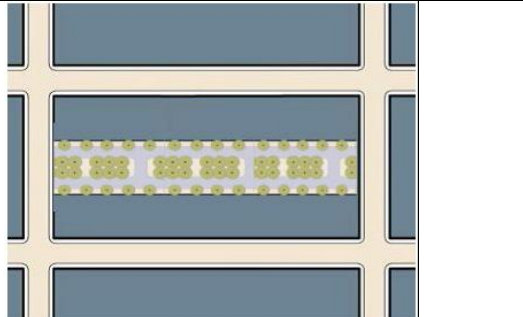
- A. *Available bonuses.* In accordance with this section and up to the limit allowed with bonuses as specified for the applicable zoning district, development projects may be eligible for: 1) additional building stories and the corresponding increase in overall building height; and 2) increased residential density. The bonus may be approved based on the provision of certain development improvements that exceed the minimum standards of this article, as follows:
- B. *Additional building stories/height.*
- 1. *Usable open space.* If a development provides onsite usable open space that is accessible to the public (minimum size of 20' × 20'), additional building square footage above the number of stories allowed by right (and up to the maximum allowed by bonus) may be provided according to the following formula:

$$\text{Square feet of public open space} \times \text{number of stories allowed by right} = \text{additional square feet.}$$
 If the total additional square footage meets or exceeds 20% of the total development site, one additional story is available. If the total additional square footage meets or exceeds 30% of the total development site, two stories are available.

 Developments receiving a height bonus must provide at least one form of open space from the figures and associated standards below:

Green	
--------------	--

<p>A green is an open space for unstructured recreation. Greens consist of lawns, trees, paths, benches, and open shelters, all informally arranged.</p>		
<p>1. Greens may be spatially defined by landscaping rather than building frontages.</p>		
<p>2. Greens must front on at least two streets.</p>		
<p>Square</p>		
<p>A square is an open space for recreation and civic purposes consisting of paths, lawns, and trees, all formally arranged. A square is spatially defined by abutting streets and building frontages.</p>		
<p>1. Squares shall be located at the intersections of important thoroughfares.</p>		
<p>2. Squares must front on at least 3 streets.</p>		
<p>3. Façades facing the square should have at least 40% of their first floor's primary façade in transparent windows.</p>		
<p>Plaza</p>		
<p>An open space for commercial and civic purposes consisting primarily of paved surfaces. A plaza is spatially defined by building frontages.</p>		
<p>1. Plazas should be located at the intersection of important streets.</p>		
<p>2. Plazas must front on at least one street.</p>		
<p>3. Façades facing the plaza should have at least 40% of their first floor's primary façade in transparent windows.</p>		
<p>Playground</p>		
<p>A fenced open space designed and equipped for the recreation of children.</p>		
<p>1. Playgrounds shall be located within ¼ mil surrounding neighborhoods.</p>		
<p>2. Playgrounds may be freestanding or located within parks and greens.</p>		
<p>Pocket Plaza</p>		
<p>A formal open space available for civic purposes and commercial activities. Pocket Plazas are typically hardscaped and include landscaping in lawns or permanent planters.</p>		

1. Pocket plazas should be located on side streets.	
2. Pocket Plazas must front on at least one street.	
3. Pocket Plazas may be used to provide seating for outdoor cafes or similar publicly accessible gathering space.	
Promenade	
A linear pedestrian open space between streets that extends through successive blocks. The space largely hardscaped and lined with trees at the edges.	
1. Promenades must be a minimum of 16' wide.	
2. Promenades may include outdoor seating or other similar public amenities.	

2. *Tree preservation.* If a development dedicates an area onsite to preserve one or more heritage trees, the additional building square footage above the number of stories allowed by right (and up to the maximum allowed by bonus) may be provided according to the following formula:

Square feet of tree preservation area X number of stories allowed by right = additional square feet. If the total additional square feet meets or exceeds 20 percent of the total development site, one additional story is available. If the total additional square footage meets or exceeds 30 percent of the total development site, two stories are available.
3. *Structured parking.* If a development provides structured parking, the maximum number of bonus stories is available. Additionally, within U9 and DT, up to two levels of parking that are constructed within a habitable building are not counted as stories for the purposes of calculating the total number of stories, provided the footprint of the parking structure falls within 75 percent to 100 percent of the footprint of the habitable floors directly above the parking levels.
4. *Transit support facilities.* If a development provides onsite facilities, beyond what otherwise is required, to serve existing or planned public transit, including but not limited to bus bays, super bus stops, bus stations, bus lanes, and park and ride lots, one bonus story is available.
5. *Undergrounding/relocating utility lines.* If a development undergrounds overhead utility lines beyond what otherwise is required, or relocates existing underground lines in order to facilitate the appropriate placement of street trees or buildings along streets, up to two stories are available for every street segment completed (from intersection to intersection); one story is available for the undergrounding/relocation of utilities along the street frontage of the development.
6. *Provision of affordable housing.* One story is available for providing at least five percent of the total development units (total calculated including the additional units achieved with height bonus) as affordable housing units reserved for occupancy by eligible households and affordable to households

whose household annual income does not exceed 80 percent of the Alachua County median household income, adjusted for household size, as determined by the United States Department of Housing and Urban Development (HUD), and no more than 30 percent of the monthly household income is paid for monthly housing expenses (mortgage and mortgage insurance, property taxes, property insurance and homeowners dues).

Two stories are available for either providing: 1) ten percent of the total development units as affordable housing units reserved for occupancy by eligible households and affordable to households whose household annual income does not exceed 80 percent of the Alachua County median household income, adjusted for household size, as determined by HUD, and no more than 30 percent of the monthly household income is paid for monthly housing expenses (mortgage and mortgage insurance, property taxes, property insurance and homeowners dues); or 2) five percent of the total development units as affordable housing units reserved for occupancy by eligible households and affordable to households whose household annual income does not exceed 50 percent of the Alachua County median household income, adjusted for household size, as determined by HUD, and no more than 30 percent of the monthly household income is paid for monthly housing expenses (mortgage and mortgage insurance, property taxes, property insurance and homeowners dues).

C. *Increased residential density.*

1. *Tree preservation.*

RESIDENTIAL DENSITY BONUS				
High Quality Heritage Tree Preservation (fair or better condition):				
Tree DBH	20"—30"	31"—50"	51"—70"	71"+
Bonus DU/Acre	0.5	1	5	10
Regulated Tree Cluster Preservation (fair or better condition):				
Number of trees in cluster	3—5	6—8	9—11	12+
Bonus DU/Acre	0.5	1	5	10

The city manager or designee may grant a density bonus for preserving tree clusters that, in his or her discretion, reasonably meet the following standards:

- Species within the cluster must be on the Gainesville Tree List.
- Trees within a cluster must have a minimum average DBH of 8 inches.
- Trees within a cluster must be sufficiently spaced as to not have overlapping root plates.
- Laurel oaks, water oaks, slash pines, and loblolly pines may not be included as part of a cluster.

D. *Review and approval.* Each request for a bonus is subject to the approval of the city manager or designee, based on the criteria outlined above in this section, the criteria used to review special use permits, and the following criteria:

- The improvement proposed by the applicant provides a significant public benefit in light of the bonus requested; and
- The proposed design, intensity, and any mix of uses relating to the requested bonus will meet the intent of the transect and will be compatible with the surrounding neighborhood.

(Ord. No. 170971 , § 1, 2-21-19)

Editor's note(s)—Ord. No. 170971 , § 1, adopted February 21, 2019, amended § 30-4.9 in its entirety to read as herein set out. Former § 30-4.9, pertained to building height bonus system. See Code Comparative Table for complete derivation.

Sec. 30-4.10. Occupancy limitation.

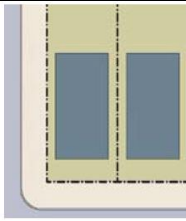
In certain districts, an increase in the number of persons occupying a dwelling beyond one family, as defined in this chapter, is detrimental to the health, welfare, safety, and morals of the citizens of this community, and is a public nuisance that causes deterioration of the surrounding property values.


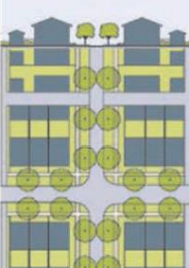
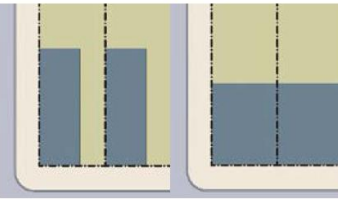
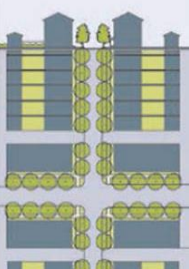
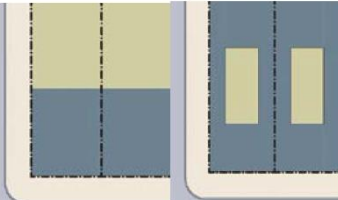
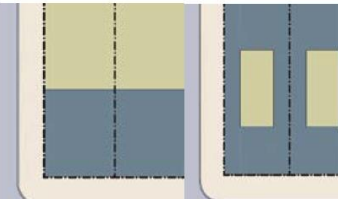
- A. *Applicable districts.* The following zoning districts shall be subject to this section: RSF-1; RSF-2; RSF-3; RSF-4; RC; all PDs designed for residential use at a density of no more than eight dwelling units per acre; and all other PDs as may be specified in the rezoning ordinance.
- B. *Unlawful acts.* No owner or landlord shall enter into any agreement, contract, lease, or sublease that allows the occupancy of any dwelling unit in a designated district by more than one family, as defined in this chapter. Any agreement, contract, lease, or sublease that allows such occupancy by more than one family is unlawful and is hereby declared to be contrary to public policy.
- C. *Enforcement.* In addition to any other remedy provided for herein, the city manager or designee, upon reasonable cause to believe that this section is being violated, may request the city attorney to take any appropriate action to correct the violation.
- D. *Public nuisance.* Any person who violates this section shall be deemed guilty of maintaining a nuisance, and may result in abatement or enjoinder as provided in F.S. §§ 60.05(1) and 60.06.

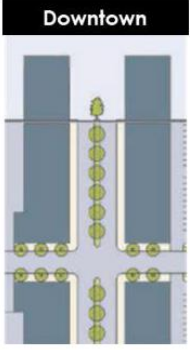
DIVISION 2. TRANSECTS

Sec. 30-4.11. Generally.

- A. *Intent.* The intent of this division is to establish development standards that will encourage a more efficient and sustainable urban form by allowing a range of housing, employment, shopping and recreation choices and opportunities in a compact, pedestrian-friendly environment.
- B. *Transects.* A transect is a geographical cross-section of a region that reveals a sequence of environments that ranges from rural to urban. Using the transect to regulate development ensures that a community offers a full diversity of development types, and that each has appropriate characteristics for its location. There are typically six transects organizing the components of place-making: Natural zone, rural zone, urban neighborhood zone, general urban zone, urban center zone, and urban core. This code assigns transects that are tailored to the unique character of the City of Gainesville. The allowable uses, dimensional standards, and development requirements for these zones are described within this division.

	ZONE DESCRIPTION	INTENDED SITE LAYOUT
	Urban Zone 1 Consists of predominantly low to medium density residential areas, adjacent to higher intensity zones where	 <i>Edge</i>

<p>Urban Zone 1</p> 	<p>neighborhood services and mixed use are permitted.</p>	<p>Buildings typically occupy the center of the lot with setbacks on all sides. The front yard is intended to be visually continuous with the yards of adjacent buildings.</p>
<p>Urban Zones 2-5</p> 	<p>Urban Zones 2 - 5 Consists of a wide range of residential building types. Higher number zones provide for the integration of offices and neighborhood services within an increasingly urban fabric. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.</p>	<div data-bbox="841 554 1187 785">  <p><i>Side</i> <i>Front</i></p> </div> <p>Buildings typically occupy one side of the lot leaving a setback to the other side to allow for access or privacy. In many instances, the building occupies the entire lot frontage. A shallow frontage setback defines a more urban condition.</p>
<p>Urban Zones 6-9</p> 	<p>Urban Zones 6 - 9 Consists of higher density mixed use buildings that accommodate retail, offices, and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.</p>	<div data-bbox="841 1094 1219 1346">  <p><i>Front</i> <i>Courtyard</i></p> </div> <p>The building typically occupies the full frontage, leaving the rear of the lot as the sole yard. The continuous facade steadily defines the public street. In its residential form, this type is the attached dwelling. The rear yard can accommodate substantial parking.</p>
	<p>Downtown Consists of the highest density and height development, with the greatest variety of uses, and civic buildings of regional</p>	<div data-bbox="841 1583 1219 1814">  <p><i>Front</i> <i>Courtyard</i></p> </div>

 <p>Downtown</p>	<p>importance. Streets have steady street tree planting and buildings are set close to wide sidewalks.</p>	<p>The building occupies the boundaries of its lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public street.</p>
--	--	---

- C. *Streets.* Within the transects, new developments shall connect to the existing street network. Where the existing street network is deficient with respect to gridded connectivity, the development shall provide new street connections to meet the block perimeter requirements.

The zoning map identifies a hierarchy of street types that determine the relationship of buildings to the street and the standards for the design of street landscaping and sidewalks. Street types include: Storefront, Principal, Thoroughfare, and Local Streets. All undesignated existing streets are assumed to be Local Streets. Below is a detailed description of the general function, character, and elements of each street type. Final street design for new development shall be in accordance with this article and the Design Manual, subject to review and approval by the city manager or designee in the development review process. In the event of a conflict between the standards in this article and the Design Manual, the Design Manual shall govern.

- a. *Storefront.* Storefront streets are designed to encourage a high level of pedestrian activity. Higher intensity and density uses front this street type. Due to the level of pedestrian activity on this street type, minimum sidewalk widths are increased and first floor residential development requires a one and one-half foot elevation above grade (three feet recommended) for the privacy and comfort of residents. Building front entrances shall be oriented to this street type when there are multiple street frontages for the property.



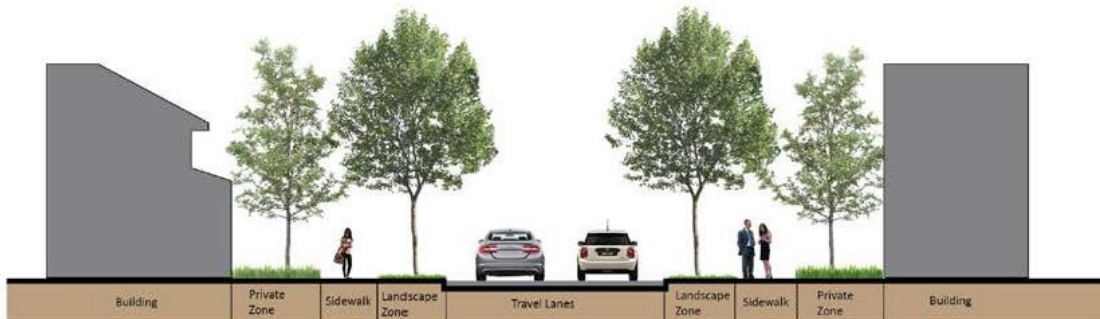
- b. *Principal.* Principal streets include lower levels of pedestrian activity compared to storefront streets. This street type is located in mixed-use areas where the traffic volume is anticipated to be higher than on local streets. This street type allows for some auto-oriented uses with a special use permit.



- c. *Thoroughfares.* Thoroughfares are streets that carry high volumes of through traffic at higher speeds with less pedestrian activity and higher vehicular speeds than other street types. These streets are often fronted by larger scale commercial development and are usually four-lane or six-lane streets.



- d. *Local.* Local streets are intended to have slow speeds and provide for connections within neighborhoods and between residential areas and commercial areas. Local streets are not identified on the zoning map, but make up the vast majority of the street types within the transects. Any street that is not identified as a storefront, principal, or thoroughfare street should be assumed to be a local street.



- e. *Urban walkways.* Urban walkways are pedestrian/bicycle pathways that serve to improve pedestrian/bicycle connectivity, delineate blocks and provide for expanded pedestrian space. These may be established as alternatives to new streets in some locations.



- f. *Alleys.* Alleys are narrower streets that are primarily used for service access to developments, or vehicular access to rear parking areas. Alleys are encouraged to be preserved, improved, or established in conjunction with development.



(Ord. No. 170831 , § 3, 4-5-18)

Sec. 30-4.12. Permitted uses.

The following table contains the list of uses allowed, and specifies whether the uses are allowed by right (P), accessory to a principal use (A), or by special use permit approval (S). Blank cells indicate that the use is not allowed. No variances from the requirements of this section are allowed.

Table V-1: Permitted Uses within Transects.

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
RESIDENTIAL											
Accessory dwelling unit	30-5.35	A	A	A	A	A	A	A	A	A	A
Adult day care home	30-5.2	P	P	P	P	P	P	P	P	P	P
Attached dwelling (up to 6 attached units)		-	P	P	P	P	P	P	P	P	P

Created: 2022-05-13 14:37:27 [EST]

(Supp. No. 56, Update 2)

Community residential home (up to 6 residents)	30-5.6	P	P	P	P	P	P	P	P	-	-
Community residential home (more than 6 residents)	30-5.6	-	-	P	P	P	P	P	P	P	-
Family child care home	30-5.10	P	P	P	P	P	P	P	P	P	-
Multi-family, small-scale (2—4 units per building)		-	P	P	P	P	P	P	P	P	P
Multi-family dwelling		-	-	P	P	P	P	P	P	P	P
Single-family dwelling		P	P	P	P	P	P	P	P	P	P
Single room occupancy residence	30-5.8	-	P	P	P	P	P	P	P	P	P
NONRESIDENTIAL											
Alcoholic beverage establishment	30-5.3	-	-	-	-	-	-	P	P	P	P
Assisted living facility		-	-	-	P	-	P	P	P	P	P
Bed and breakfast establishment	30-5.4	-	S	P	P	P	P	P	P	P	P
Business services		-	-	-	P	-	P	P	P	P	P
Carwash	30-5.5	-	-	-	-	-	-	P	P	-	-
Civic, social, or fraternal organization		S	P	P	P	P	P	P	P	P	P
Day care center	30-5.7	-	S	S	P	P	P	P	P	P	P
Drive-through facility	30-5.9	-	-	-	-	-	P	P	P	P	P
Emergency shelter		-	-	-	-	P	P	P	P	P	P
Equipment rental and leasing, light		-	-	-	-	-	-	P	P	P	P
Exercise studio		-	-	-	P	-	P	P	P	P	P
Farmers market	30-5.11	-	-	-	-	-	P	P	P	P	P

Food distribution center for the needy	30-5.12	-	-	-	-	-	-	-	S	S	S
Food truck, not located within a food truck park	30-5.37	-	-	-	P	P	P	P	P	P	P
Food truck park (less than 6 pads)	30-5.13				P	P	P	P	P	P	P
Food truck park (6 or more pads) ⁵	30-5.13				S	S	S	S	S	S	S
Funeral home or crematory		-	-	-	-	-	P	P	P	P	P
Gasoline or alternative fuel station	30-5.14	-	-	-	-	-	S ¹	P	P	-	-
Health services		-	-	-	-	-	P	P	P	P	P
Hotel or motel		-	-	-	-	-	-	P	P	P	P
Laboratory, medical or dental		-	-	-	P	-	P	P	P	P	P
Library		-	-	-	-	S	P	P	P	P	P
Light assembly, fabrication and processing	30-5.17	-	-	-	-	-	P	P	P	P	P
Medical marijuana dispensing facility		-	-	-	-	-	P	P	P	P	P
Microbrewery, microwinery, or microdistillery ²	30-5.18	-	-	-	-	-	S	P	P	P	P
Mini-warehouse or self-storage facility	30-5.19	-	-	-	-	-	-	-	P	P	-
Museum or art gallery		-	-	-	P	S	P	P	P	P	P
Office		-	-	-	P	P ³ /S ⁴	P	P	P	P	P
Office (medical, dental, or other health-related service)		-	-	-	P	-	P	P	P	P	P
Parking, surface (principal use)	30-5.21	-	-	-	-	-	-	-	-	S	S
Parking, structured (principal use)		-	-	-	-	-	-	P	P	P	P
Passenger transit station		-	-	-	-	-	-	-	P	P	P

Personal services		-	-	-	P	-	P	P	P	P	P
Place of religious assembly	30-5.22	S	P	P	P	P	P	P	P	P	P
Professional school		-	-	-	P	P	P	P	P	P	P
Public administration building		-	-	-	S	S	S	P	P	P	P
Public park		P	P	P	P	P	P	P	P	P	P
Recreation, indoor ²		-	-	-	-	-	P	P	P	P	P
Recreation, outdoor		-	-	-	-	-	-	P	P	P	P
Research development or testing facility		-	-	-	-	-	-	P	P	P	P
Residence for destitute people	30-5.24	-	-	-	-	-	-	-	S	S	S
Restaurant		-	-	-	S	-	P	P	P	P	P
Retail sales		-	-	-	-	-	P	P	P	P	P
School (elementary, middle, or high - public or private)		S	S	S	P	P	P	P	P	P	P
Scooter or electric golf cart sales		-	-	-	-	-	-	P	P	P	-
Simulated gambling establishment		-	-	-	-	-	-	-	-	-	-
Social service facility	30-5.27	-	-	-	-	-	-	-	P	P	P
Skilled nursing facility		-	-	-	P	-	P	P	P	P	P
Vehicle sales or rental (no outdoor display)		-	-	-	-	-	-	P	P	P	P
Vehicle services	30-5.30	-	-	-	-	-	-	P	P	-	-
Vehicle repair	30-5.30	-	-	-	-	-	-	P	-	-	-
Veterinary services	30-5.31	-	-	-	P	-	P	P	P	P	P
Vocational or trade school		-	-	-	-	-	S	P	P	P	P
Wireless communication facility or antenna	See 30-5.32										

LEGEND:

P = Permitted by right; S = Special Use Permit; A = Accessory; Blank = Use not allowed.

1 = When located along a Principal Street.

2 = Prohibited where adjacent to single-family zoned property.

3 = Office uses as a home occupation.

4 = Office uses up to 20 percent of the building square footage and shall be secondary to a principal residential use. No outdoor storage allowed.

5 = Special use permit required for any proposed food truck park with six or more food truck pads when the food truck park's boundaries would be less than 300 feet from the boundary of any single-family zoned property or property that is developed with a single-family dwelling; otherwise, such food truck park is allowed by right.

(Ord. No. 160685 , § 2, 3-15-18; Ord. No. 170975 , § 1, 2-21-19; Ord. No. 190292 , § 2, 2-20-20; Ord. No. 190714 , § 2, 6-4-20; Ord. No. 190988 , § 2, 9-3-20; Ord. No. 191128 , § 2, 9-17-20)

Sec. 30-4.13. Building form standards.

This section contains the building form standards that determine the location, scale and massing of all buildings within the transects.

Table V-2: Building Form Standards within Transects.

TRANSECT	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
A. BLOCK STANDARDS										
Block perimeter (max. feet)	2,600'								2,000'	1,600'
B. LOT CONFIGURATION										
Lot width (min. feet)	34'	18'							18'	18'
C. DEVELOPMENT INTENSITY										
Nonresidential building coverage (max)	60%	80%							90%	100%
Residential density by right/with bonus ² (max. units per acre)	8	15	20	20	75	50/60	50/60	60/80	100/125	150/175
D. BUILDING FRONTAGE										
Primary frontage (min)	50%	60%							70%	80%
Secondary frontage (min)	30%	40%							50%	60%
E. BUILDING PLACEMENT										
min-max. from curb										
min. landscape/min. sidewalk/min. building frontage										
Storefront Street	20'-25' 5'/10'/5'	20'-25' 5'/10'/5'							20'-25' 5'/10'/5'	20'-25' 4'/10'/5'
Principal Street	17'-37' 6'/6'/5'	17'-27' 6'/6'/5'							17'-27' 6'/6'/5'	17'-27' 6'/6'/5'
Thoroughfare Street	19'-100' 6'/6'/5'	19'-100' 8'/6'/5'							19'-100' 8'/6'/5'	19'-100' 8'/6'/5'

Min. first floor - multi-family	-	30%
Min. upper floors - nonresidential and multi-family	-	15%

LEGEND:

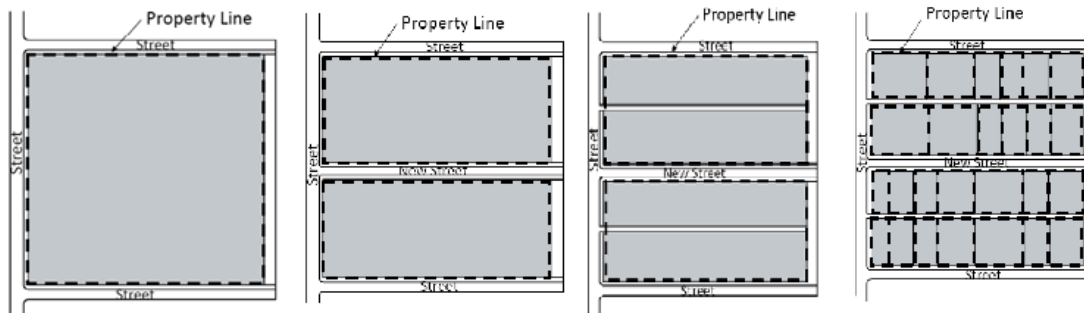
1 = See development compatibility standards in section 30-4.8.

2 = See bonus system requirements in section 30-4.9.

A. *Block standards.*

1. *Maximum block perimeter.* Maximum block perimeters are defined Table V-2 for each transect. When development cumulatively includes 50% or more of the total project area, it shall be required to include new local streets or urban walkways and the resulting block(s) shall not exceed the prescribed maximum block perimeter. Figure V-1 below depicts a recommended approach to breaking down large blocks to provide a new street grid on a large site.

Figure V-1: Creating Blocks



Step 1-original site; Step 2-introduce streets; Step 3-introduce alleys; Step 4-introduce lots.

2. *Construction of new streets.*

- a. The required local streets or urban walkways shall be constructed at the expense of the owner/developer as part of the development review process and shall be constructed according to the appropriate city standards, but may be sited and configured in a manner so that they provide the most appropriate access to the development. Where a street is planned to continue beyond the extent of a development, the development shall provide for the continuation of the street by stubbing out the improvements as close as is practicable to edge of the property boundary.
- b. The required local streets, multi-use paths or urban walkways shall provide for public access and may be dedicated for public right-of-way after construction, if the city desires to accept same for maintenance.
- c. Notwithstanding any other provision in this chapter, a development may receive final approval prior to construction of the required local streets or urban walkways if the city, upon approval of the city commission, has executed a binding agreement with the owner/developer that:
 - i. Requires the city and/or the community redevelopment agency to construct the required local streets as public streets within two years of final approval; and
 - ii. Provides for the conveyance or dedication of the associated right-of-way from the property owner to the city, at no cost to the city.

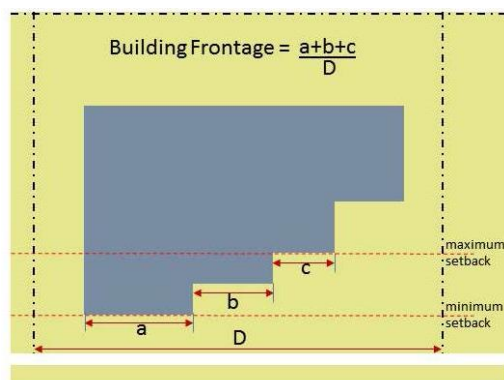
The city may enter into such an agreement only when the city determines that doing so would be in the public interest and when the city and/or the community redevelopment agency has budgeted legally available funds for the construction of the required local streets. The form and content of the agreement shall be provided by and acceptable to the city in its sole discretion.

- d. Board modifications from the requirement to construct new streets may be granted in accordance with the procedures and criteria for a variance, with specific consideration given to

situations where the construction of a street is limited by: access management standards, regulated environmental features, regulated natural or archeological resources, public stormwater facilities, existing utility facilities, contamination sites, inconsistencies with plans for a future city street network, parks, or schools. Where a variance from these requirements is approved, the block perimeter shall be completed with the provision of sidewalk and bicycle connections, and multi-use paths or urban walkways, subject to approval by the city.

3. **Urban walkways.** When required new streets or urban walkways are constructed as part of a subdivision or development, their design and construction shall conform to the following standards and applicable design manual standards:
 - a. New streets or urban walkways shall connect to existing streets on abutting properties, or be constructed in alignment with planned public streets on abutting properties.
 - b. Where a portion of a new street or urban walkway is newly constructed, it shall be designed to be extended to abutting property. Stub-outs shall extend to the property line.
 - c. Urban walkways shall be a minimum of 26 feet wide and may be designed with a single or divided paved pathway. The pathway(s) shall be at least ten feet wide in total width and shall provide for both bicycles and pedestrians. An urban walkway shall be landscaped with shade trees on minimum 50-foot centers on both sides of the paved path. Unpaved areas may also contain stormwater facilities. Urban walkways may contain benches, fountains, outdoor cafes or other outdoor uses as long as a minimum sidewalk width as specified above is maintained.
- B. **Building frontage.** Building frontage requirements are intended to help frame the public realm by creating continuous building presence along streets.
 1. The building frontage standards are a proportion of the building length relative to the width of the development site measured at the site frontage line, (see Figure V-3). Building frontage standards do not apply to new single-family dwelling construction.

Figure V-3: Building Frontage



2. **Frontage hierarchy.**
 - a. Where a development has frontage along multiple street types that do not include a thoroughfare, the urban street (storefront or principal, in that order of hierarchy) shall be considered the primary street for the front face of the building.
 - b. Where a development has frontage on a thoroughfare and any other street type, the thoroughfare shall be considered the primary street.

- c. Where a development has frontage on two streets of equal type, then the city manager or designee shall make a determination as to which street frontage shall be considered primary.

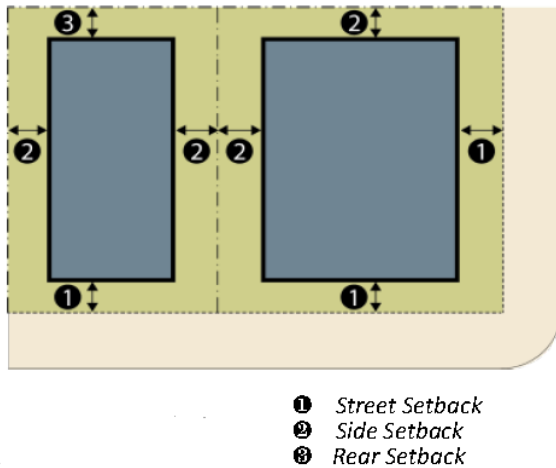
Figure V-4: Example of Gateway



Floor above gateway not required

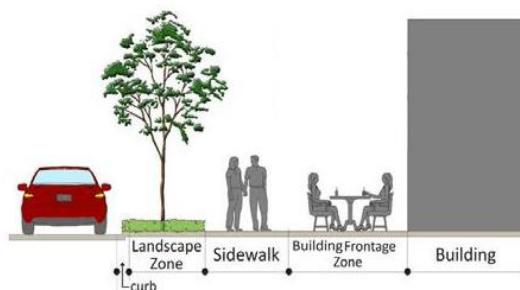
3. Outdoor seating areas, when located within the min/max street setback, may be counted towards meeting (up to 30%) the required building frontage requirements. Outdoor seating must be located behind a 3-4-foot screening wall that is integral and aligned with the front building facade. The wall must be architecturally consistent with the materials of the adjoining facade.
 4. The appropriate reviewing board may consider alternative proposals for meeting building frontage requirements, including public art installations, innovative and unique landscape/hardscape improvements, or similar methods, which enhance the public realm and create a consistent urban form along the street.
 5. A preserved high quality heritage tree canopy within the street setback range may count towards meeting the building frontage requirement.
 6. The ground floor along the street frontages must contain active uses oriented to the street. Active uses may include, but are not limited to, display or floor areas for retail uses; waiting and seating areas for restaurants; atriums, lobbies, amenity areas, or dining areas for hotels or multi-family residential buildings; or ground floor offices. Active uses must be concentrated along storefront and principal designated streets. In the event that all of the abutting roadways are local streets, active ground floor uses must be concentrated along the most primary local street as determined by existing or anticipated pedestrian traffic.
 7. In order to make ground floor commercial spaces viable and ready for operation, the owner/developer shall complete, prior to the issuance of any Certificate of Occupancy for the associated building or development, the installation of all mechanical, electrical plumbing, and fire protection infrastructure necessary for general tenant operability. The owner/developer shall also provide exhaust ventilation and grease interceptors during construction of the initial building shell. Grease interceptor size will be determined by GRU during the grease trap/interceptor permitting process and must provide adequate capacity to serve all prospective ground floor tenant spaces.
- C. **Building placement and setbacks.** The placement of a building on a site is critical to creating a vital and coherent public realm. The building placement and setback standards shall shape the public realm and strengthen the physical and functional character of the area. Figure V-5 depicts the types of setbacks.

Figure V-5: Building Setbacks



1. Building placement requirements shall be measured from the back of curb instead of the front property line, with the following exceptions:
 - a. In the absence of curbs, shall be measured from the edge of pavement.
 - b. Where the required building placement falls within a public right-of-way, it shall be shifted to the property line instead.
2. Building placement requirements shall be comprised of a landscape zone, a public sidewalk zone and a building frontage zone. Figure V-6 depicts the required configuration of these zones in relation to the street curb and building. The required minimum widths for the landscape and sidewalks zones are listed within Table V-2. The building frontage zone shall be a minimum of five feet in all locations. Section 30-4.13 D. contains additional standards for the design of the building frontage zone.

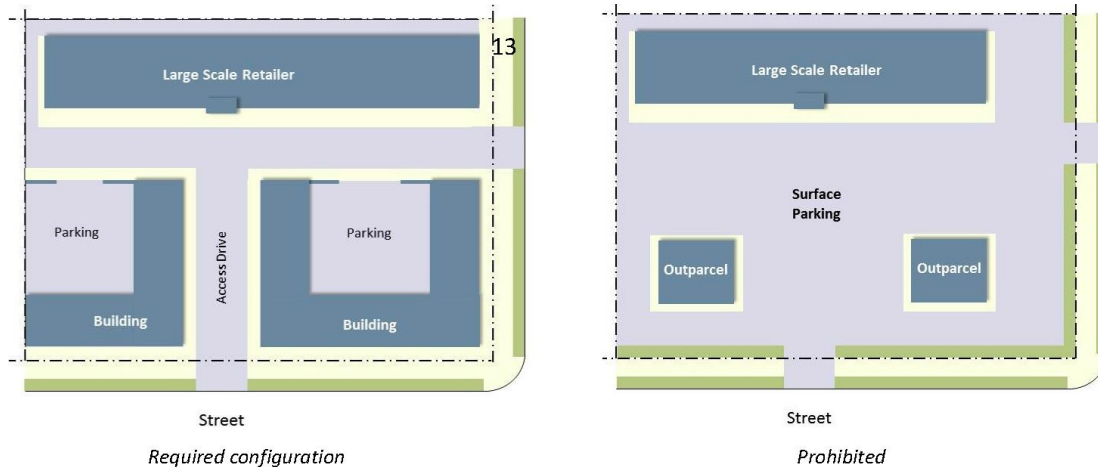
Figure V-6: Public Realm Zones



3. Side and rear setbacks are minimums and shall be measured from shared property lines.
4. The following shall not be located within the public sidewalk zone; utility poles including electrical transmission and distribution poles; light poles; mechanical equipment as defined in section 30-6.10; signs included in section 30-9.2A; and street furniture including benches, trash receptacles, and bicycle racks.

5. Where multiple buildings are proposed within a development, the placement of buildings at the rear of a site is allowed as long as one or more buildings are placed along the front of the site meeting the building placement and setback and building frontage requirements of this division. Figure V-7 depicts the required configuration of multiple buildings on a site, such as within a shopping center. Streets or access drives shall be incorporated into the site to break it down into smaller lots/blocks (platting will not be required). The primary access drive shall be centered on the anchor building and shall be lined with buildings, which shall meet the required frontage standards along the street and access drive.

Figure V-7: Multiple Buildings on a Site



- D. **Building frontage zone requirements.** All development shall provide a minimum five-foot wide building frontage zone behind the public sidewalk, and buildings shall have at least one type of building frontage incorporated into its design. Table V-3 contains the dimensional requirements for the various types of building frontages allowed. The intent of the building frontage zone is to provide a transition between the public street/sidewalk and the building. The type of activity conducted in the private frontage zone depends on the nature of the proposed use (Figure V-8). For a commercial building, the intent of the private frontage zone is to attract customers into the business. For a residential site, the intent of the private frontage zone is to provide for a private outdoor space and establish a separation from the public sidewalk for the ground floor rooms.

Figure V-8: Examples of Building Frontage Zone Activity



Table V-3: Building Frontage Dimensional Standards

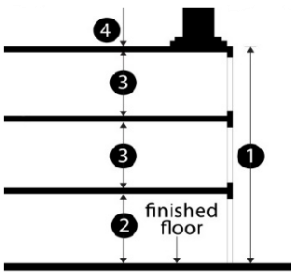
Storefront	Gallery	Arcade
------------	---------	--------

1. Width: 25% of façade width min.	1. Width: 75% of façade width min.	1. Width: 75% of façade width min.
2. Depth: 5' min.	2. Depth: 8' min.	2. Depth: 8' min.
3. Clear Height: 8' min.		
3. Clear Height: 12' min. (1st floor)	3. Clear Height: 12' min. (1st floor)	
Courtyard	Stoop	Porch
1. Width: 10' min. to 50% of façade width max.	1. Width: 5' min. to 16' max.	1. Width: 12' min.
2. Depth: 10' min/20' max.	2. Depth: 5' to 8'	2. Depth: 8' min.
3. Elevation: 18" max. above grade.	3. Clear Height: 8'	3. Clear Height: 8' min.
	4. Elevation: 21" min. above grade.	4. Elevation: 21" min. above grade.

Note: See Article II for definitions of frontages.

1. *Building frontage standards, general.*
 - a. In addition to the encroachments shown in Table V-3, cantilevered balconies, bay windows and roof overhangs are allowed to encroach into the building frontage zone.
 - b. Street furniture such as benches, trash receptacles, or bicycle racks may be installed within the building frontage zone; however, permanent fencing is prohibited.
 2. *Standards for storefronts, awnings and canopies.*
 - a. Storefront doors shall not be recessed more than five feet from the front façade. Recessed doors shall have angled walls leading to the door to promote the visibility of the entrance.
 - b. Awnings and canopies shall not cover building architectural elements including but not limited to cornices or ornamental features.
 - c. High gloss or plasticized fabrics and aluminum are not allowed for awnings.
 - d. Backlit awnings are not permitted.
 - e. Awning shall match the width of the window or door opening and shall enhance the architectural features of the building.
 3. *Standards for galleries and arcades.*
 - a. Along urban Storefront streets, gallery/arcade openings shall align with storefront entrances.
 - b. Galleries may be one or two stories.
 - c. Arcades and galleries shall have consistent depth along a frontage.
 4. *Standards for courtyards.*
 - a. Courtyards shall be paved and a minimum of 20 percent of the total courtyard area shall be enhanced with either above-ground or in-ground landscaping.
 5. *Standards for stoops and porches.*
 - a. Stoops shall align directly with the building entry.
 - b. Porches may be one or two stories.
 - c. Porches may encroach into the building frontage zone.
- E. *Building height.*

Figure V-9: Building Height



- ① Building height
- ② Floor height (ground floor)
- ③ Floor height (upper floors)
- ④ Exceptions to maximum height

1. The heights of parking structures shall be limited in accordance with the maximum feet within each district, but shall not be limited to the maximum number of stories.
2. Mezzanines that meet the definition and requirements of the Florida Building Code shall not be counted as an additional story.
3. The building height limitations contained in Table V-2 do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys or other appurtenances required to be placed on the roof and not intended for human occupancy. Other exceptions include:
 - a. Roof structures above eave line can vary in height up to a maximum of 15 feet above eave line.
 - b. Trellises may extend above the maximum height up to eight feet.

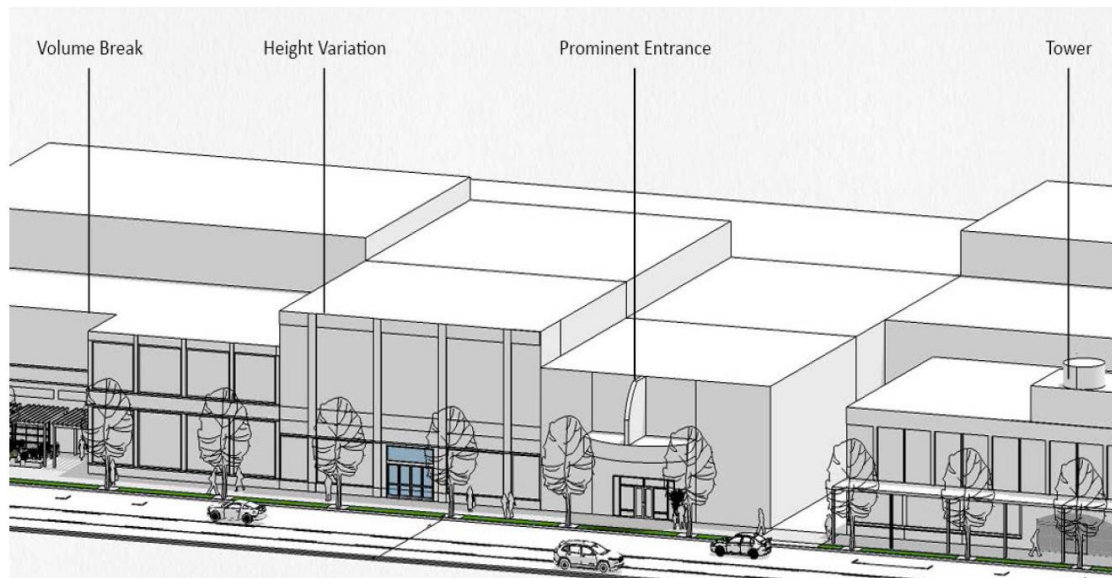
F. *Floor height.*

1. Floor height shall be measured as provided in the Florida Building Code.
2. Parking garages are exempt from the minimum floor height requirements.

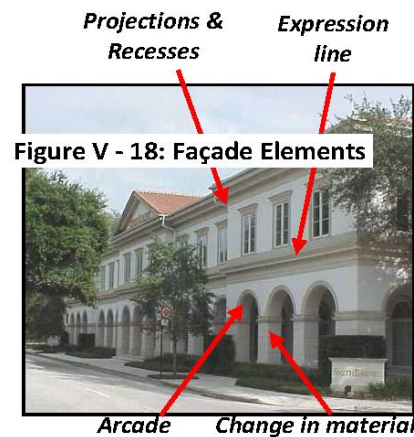
(Ord. No. 170831 , § 4, 4-5-18; Ord. No. 170971 , § 2, 2-21-19; Ord. No. 170974 , § 6, 2-21-19; Ord. No. 200730 , § 2, 2-17-22)

Sec. 30-4.14. Building design standards.

- A. *Building massing.* Large building volumes must be divided to appear as smaller volumes grouped together. Volume breaks may be achieved by volume projections and recesses, and varying heights and roof lines. Therefore, building facades must not exceed 60 feet along a street frontage without providing a substantial volume break such as a volume projection or recess, a tower or bay, or an architecturally prominent public entrance. The recesses and projections must have a minimum depth and width of ten feet.

Figure V-16: Building Massing

- B. *Facade articulation*. The standards contained in this section apply to multi-family, nonresidential and mixed-use buildings. Building facades along streets must maintain a pedestrian scale by integrating the following architectural elements:



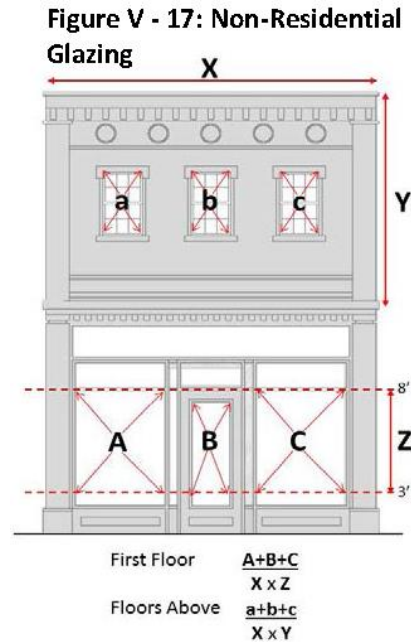
1. Façades may not exceed 20 horizontal feet without including at least one of the following elements:
 - a. A window or door.
 - b. Awning, canopy or marquee.
 - c. An offset, column, reveal, void, projecting rib, band, cornice, or similar element with a minimum depth of six inches.
 - d. Arcade, gallery or stoop.
 - e. Complementary changes in façade materials or texture.
2. An expression line must be provided between the first and second stories delineating the transition between ground and upper floors.

3. Architectural treatments on the façade, such as cornices or expression lines, must be continued around the sides of the building visible from a street.
 4. All building elevations (including secondary/interior side façades) must use similar materials and appearance as the front/street facade.
- C. *Exterior building materials.* The following exterior material standards are required for each elevation of each building in any project that: (a) is multi-family residential or mixed-use projects that include both residential and nonresidential uses; (b) meets the threshold of either intermediate or major development plan review; or (c) is greater than two stories and is located on a storefront street, principal street, or thoroughfare street.
1. Exterior materials must be durable and weather-resistant and must be applied and maintained in accordance with the manufacturer's specifications or installation instructions.
 2. Because the overall palette of materials should not be overly complex, each elevation must be limited to no more than three materials. The material for trim, fascia, mechanical penetrations, and other similar features may be excluded from this material limitation.
 3. Exterior material classifications on each elevation must meet the percentages in Table X: Exterior Building Material Percentages. Interior elevations that do not face a public street or sidewalk are exempt from the requirements of Table X. Material percentage calculations are based on the elevation area for each individual elevation excluding window glazing or door areas.
 - a. *Class I:* Brick masonry; stone masonry; cast stone masonry; precast concrete-architectural finish; concrete-architectural finish; glass wall system; metal panel.
 - b. *Class II:* Stucco; fiber cement panel; fiber cement lap siding; manufactured stone; wood.
 - c. *Class III:* Concrete masonry unit-architectural finish; concrete masonry unit-unfinished; precast concrete-unfinished; concrete-unfinished; wood composite lap siding; EIFS (Exterior Insulation Finishing Systems); synthetic stucco.

Table X: Exterior Building Material Percentages

Development threshold	Class 1 %	Class II & III*%
Intermediate project	30 (min)—100 (max)	0 (min)—70 (max)
Major project	60 (min)—100 (max)	0 (min)—40 (max)

- d. Class III materials may not constitute more than 30 percent of any building elevation. Unfinished concrete, precast concrete or concrete masonry units may not be used on any building elevation facing a public street or sidewalk. Exterior Insulation and Finish System (EIFS) may only be located at least 12-feet above ground level, measured from the base of the subject elevation.
 4. The appropriate reviewing authority may allow modifications of exterior building material standards, including allowing the use of alternative materials not listed in Table X, considering the degree that the proposed substitute material is substantially similar in durability and longevity.
- D. *Glazing requirements.*
1. Glazing percentages must be calculated as follows:



- a. Nonresidential first floor: The area of glass between three feet and eight feet above finished floor, divided by the area of the building façade also between three feet and eight feet above finished floor.
 - b. Nonresidential above first floor: The combined area of glass on all floors above the first divided by the total area of the building façade for those floors.
 - c. Residential: The area of glass divided by the area of the façade.
2. The approving authority may allow reduced glazing and/or glass transmittance for places of religious assembly and schools.
 3. There is no maximum limit on how much glazing may be provided. However, if glass walls are used, an architectural feature, such as a canopy/marquee, overhang, or a horizontal change in plane must be provided between the first and second floors to ensure pedestrian scale at the sidewalk level.
 4. Windows and glass doors must be glazed in clear glass with 70 percent minimum transmittance. The use of reflective glass and reflective film is prohibited on the ground floor of all buildings.
- E. *Building entrances.*
1. Each building must include a primary public entrance oriented toward the public right-of-way, and may be located at the building corner facing the intersection of two streets. Additional entrances may be provided on other sides of the building.
 2. Primary public entrances must be operable, clearly-defined, and highly-visible. In order to emphasize entrances, they must be accented by a change in materials around the door, recessed into the facade (alcove), or accented by an overhang, awning, canopy, or marquee. Primary public entrances must provide direct access to building areas dedicated to ground floor active uses specified in section 30-4.13.
 3. All multi-family residential units along street frontages shall contain street facing entrances. Where a ground floor unit has an entrance from an interior hallway, a secondary entrance to the unit shall be provided with access to the adjoining sidewalk.

4. Building frontages for non-residential uses along the street must have functional entrances at least every 150 feet.

(Ord. No. 200730 , § 3, 2-17-22)

Sec. 30-4.15. Parking requirements.

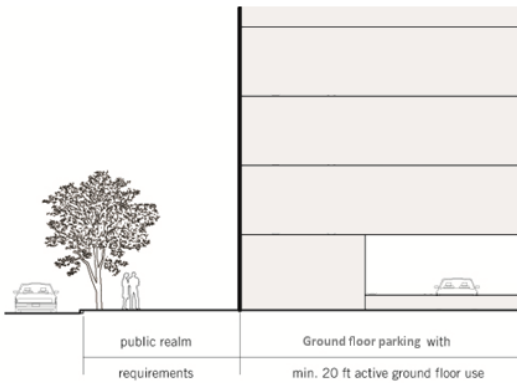
A. *Parking amounts.*

Transect	Min. Vehicle Spaces		Min. Bicycle Spaces		Min. Scooter Spaces
	Nonresidential Use	Residential Use	Nonresidential Use	Residential Use	
DT	-	-	1 per 2,000 sq. ft. of GFA	1 per 3 bedrooms	1 per 6 bedrooms
U9	-	-	1 per 2,000 sq. ft. of GFA	1 per 3 bedrooms	1 per 6 bedrooms
U8	-	-	1 per 2,000 sq. ft. of GFA	1 per 3 bedrooms	1 per 6 bedrooms
U7	-	1 per 3 bedrooms	1 per 2,000 sq. ft. of GFA	1 per 3 bedrooms	1 per 6 bedrooms
U6	-	1 per 3 bedrooms	1 per 2,000 sq. ft. of GFA	1 per 3 bedrooms	1 per 6 bedrooms
U5	-	1 per 3 bedrooms	1 per 2,000 sq. ft. of GFA	1 per 3 bedrooms	-
U4	Per parking code				
U3					
U2					
U1					

B. *Location of parking facilities.*

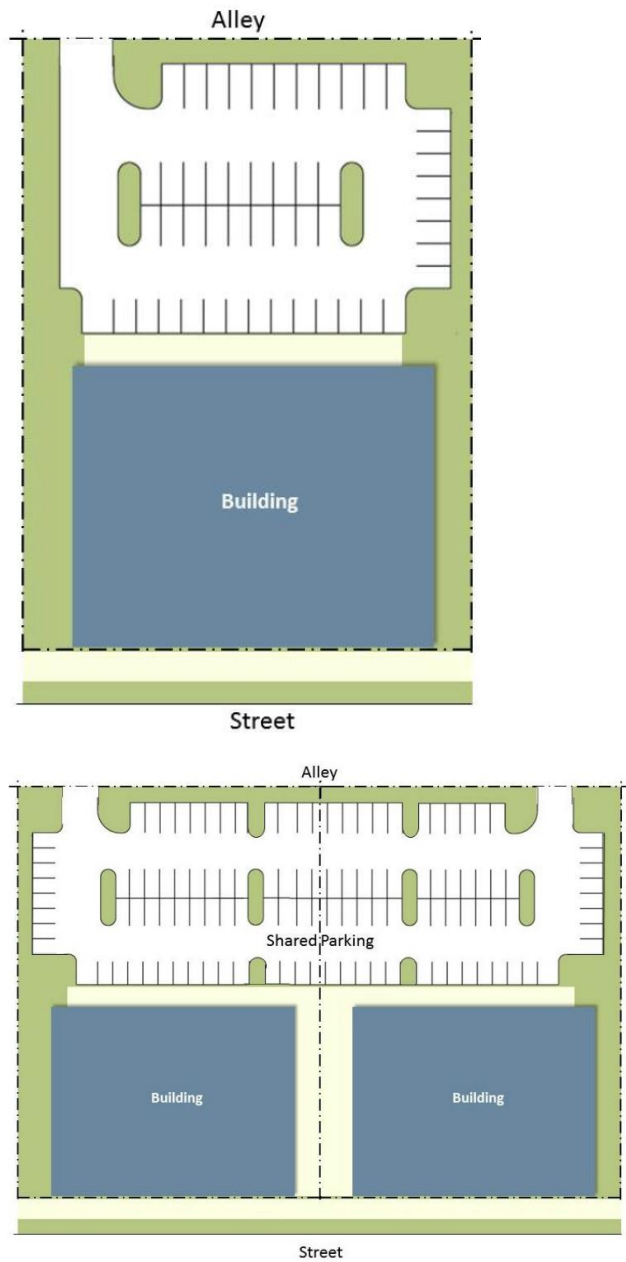
1. Surface parking lots shall be located to the rear or side of buildings, but no more than 50 percent of the total parking area may be located to the side of buildings.

Figure V-10: Ground-Floor Parking under Building



2. Surface parking in the form of a single level of ground floor parking located within the building footprint (see Figure V-10) must include a minimum of 25 feet of active ground floor commercial, residential, or office uses along Storefront and Principal streets, or in the event that all of the abutting roadways are local streets, must include a minimum of 25 feet of active ground floor uses along the most primary local street as determined by pedestrian traffic. All other street frontages must include decorative screening walls, perimeter parking landscaping per Article VII, or a combination thereof to shield ground floor parking areas.
3. Surface and structured parking areas shall be accessed from rear alleys or rear lanes where available (see Figure V-11), from an adjacent property (see Figure V-12), or from local streets, in that order of hierarchy. Vehicular access from other street types shall only be allowed in the absence of these options.
4. Within the DT district, any surface parking areas abutting a public street or urban walkway shall be screened from street view by a masonry garden wall with a height between three and five feet. In the other T-zones, the parking lot may be screened in accordance with the perimeter parking landscaping standards per article VII.
5. A minimum of ten percent of the provided bicycle parking shall be located between the building and the street.

Figure V-11: Parking Access from Alley

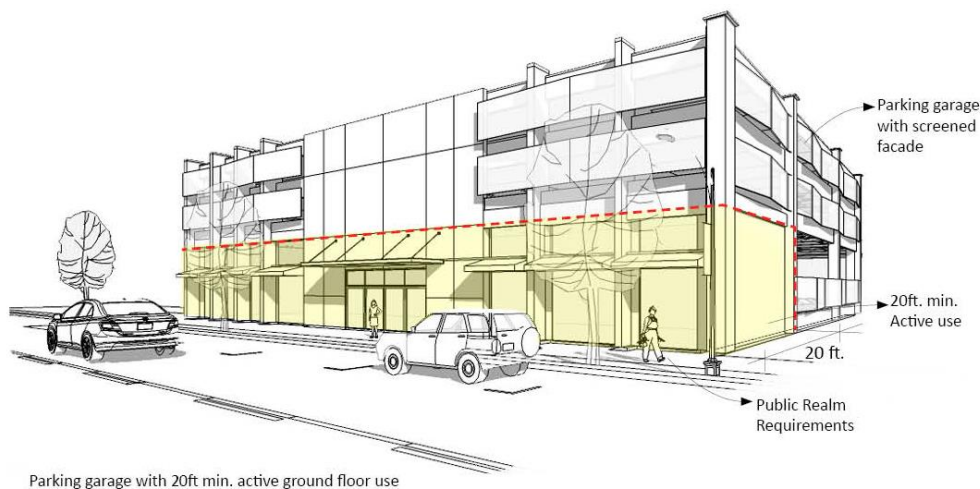


C. *Design of parking structures.*

1. Parking structures located along Storefront streets shall be concealed by liner buildings, which may be attached or detached from the parking structure (see Figure V-13). The liner building shall have a minimum of two stories and a minimum height of 30 feet and a minimum depth of 25 feet along the entire length of the parking structure.

Figure V-13: Parking Structures on Storefront Streets

2. Parking structures located along Principal streets shall be required to provide ground floor commercial or office space along the street frontage (see Figure V-14).

Figure V-14: Parking Structures on Principal Streets

3. On all other streets, any structured parking that is not concealed behind a liner building or ground floor commercial or office space shall have decorative screening walls, perimeter parking landscaping per Article VII, or a combination thereof to screen ground floor parking (see Figure V-15).

Figure V-15: Parking Structures on Other Streets

4. Parking structures shall meet setback, height, and façade articulation standards applicable to the transect, but are exempt from the minimum floor-to-ceiling height requirement and the building frontage zone requirement.

(Ord. No. 170974 , § 7, 2-21-19)

DIVISION 3. RESIDENTIAL

Sec. 30-4.16. Permitted uses.

The following table contains the list of uses allowed, and specifies whether the uses are allowed by right (P), accessory to a principal use (A), or by special use permit approval (S). Blank cells indicate that the use is not allowed. No variances from the requirements of this section are allowed.

Table V-4: Permitted Uses in Residential Districts.

USES	Use Standards	RSF-1 to 4	RC	MH	RMF-5	RMF-6 to 8
Accessory dwelling unit	30-5.35	A	A	A	A	A
Adult day care home	30-5.2	P	P	P	P	P
Assisted living facility		-	-	-	P	P
Attached dwelling (up to 6 attached units)		-	-	-	P	P
Bed and breakfast establishment	30-5.4	S	P	P	P	P
Community residential home (up to 6 residents)	30-5.6	P	P	P	P	P
Community residential home (7 to 14 residents)	30-5.6	-	-	-	-	P
Community residential home (over 14 residents)	30-5.6	-	-	-	-	P
Day care center	30-5.7	-	P	P	P	P

Created: 2022-05-13 14:37:29 [EST]

(Supp. No. 56, Update 2)

Emergency shelter		-	-	-	-	P
Family child care home	30-5.10	P	P	P	P	P
Fowl or livestock (as an accessory use)	30-5.38	-	-	-	-	-
Mobile home		-	-	P	-	-
Multi-family dwelling		-	-	-	P	P
Multi-family, small-scale (2-4 units per building)		-	P ¹	-	P	P
Place of religious assembly	30-5.22	S	P	P	P	P
Library		-	S	S	S	S
Public park		P	P	P	P	P
School (elementary, middle, or high - public or private)		S	P	P	P	P
Simulated gambling establishment		-	-	-	-	-
Single-family dwelling		P	P	P	P	P
Single room occupancy residence	30-5.24	-	-	-	-	P
Skilled nursing facility		-	-	-	-	S
Social service facility	30-5.28	-	-	-	-	S

LEGEND:

P = Permitted by right; S = Special use permit; A = Accessory; Blank = Use not allowed.

1 = No more than two dwellings units per building are permitted in the RC district.

(Ord. No. 170975 , § 2, 2-21-19; Ord. No. 190292 , § 3, 2-20-20; Ord. No. 190714 , § 3, 6-4-20; Ord. No. 190988 , § 3, 9-3-20; Ord. No. 191128 , § 3, 9-17-20)

Sec. 30-4.17. Dimensional standards.

The following tables contain the dimensional standards for the various uses allowed in each district:

Table V-5: Residential Districts Dimensional Standards.

	RSF-1	RSF-2	RSF-3	RSF-4	RC	MH	RMF-5	RMF-6	RMF-7	RMF-8
DENSITY/INTENSITY										
Residential density (units/acre)										
Min.	None	None	None	None	None	None	None	8 ¹	8 ¹	8 ¹
Max. by right	3.5	4.6	5.8	8	12	12	12	10	14	20

With density bonus points	-	-	-	-	-	-	-	See Table V-6	See Table V-6	See Table V-6
Nonresidential building coverage	35%	35%	40%	40%	50%	50%	50%	50%	50%	50%
LOT STANDARDS										
Min. lot area (sq. ft.)	8,500	7,500	6,000	4,300	3,000	3,000	3,500	None	None	None
Min. lot width (ft.)										
Single-family	85	75	60	50	35	35	40	40	40	40
Two-family ²	NA	NA	NA	NA	70	NA	75	40	40	40
Other uses	85	75	60	50	35	35	85	85	85	85
Min. lot depth (ft.)	90 ⁴	90 ⁴	90 ⁴	80 ⁴	None	None	90	90	90	90
MIN. SETBACKS (ft.)										
Front	20 ⁴	20 ⁴	20 ⁴	20 ⁴	10 ⁵	15	10 min. 100 max.	10 min. 100 max.	10 min. 100 max.	10 min. 100 max.
Side (street)	10	10	7.5	7.5	NA	NA	15	10 ³ /15	10 ³ /15	10 ³ /15
Side (interior) ^{6, 7}	7.5	7.5	7.5	7.5	5	5	10	5 ³ /10	5 ³ /10	5 ³ /10
Rear ^{7, 8}	20	20	15	10	20	15	10	10	10	10
Rear, accessory	7.5	7.5	5	5	5	5	5	5	5	5
MAXIMUM BUILDING HEIGHT (stories)										
By right	3	3	3	3	3	3	3	3	3	3
With building height bonus	NA	NA	NA	NA	NA	NA	NA	5	5	5

LEGEND:

1 = Parcels 0.5 acres or smaller existing on November 13, 1991, are exempt from minimum density requirements.

2 = Assumes both units on one lot. Lot may not be split, unless each individual lot meets minimum lot width requirement for single-family. Lot may not be split when the two-family dwelling is configured vertically.

3 = Applicable only for two-family dwellings.

4 = Lots abutting a collector or arterial street shall have a minimum depth of 150 feet and a minimum building setback of 50 feet along that street.

5 = Attached stoops or porches meeting the standards in sections 30-4.13 and 30-4.14 are permitted to encroach up to five feet into the minimum front yard setback.

6 = Except where the units are separated by a common wall on the property line of two adjoining lots. In such instances, only the side yard setback for the end unit is required.

7 = Accessory pre-engineered or pre-manufactured structures of 100 square feet or less and one story in height may be erected in the rear or side yard as long as the structure has a minimum yard setback of three feet from the rear or side property line, is properly anchored to the ground, and is separated from neighboring properties by a fence or wall that is at least 75 percent opaque.

8 = Accessory screened enclosure structures, whether or not attached to the principal structure, may be erected in the rear yard as long as the enclosure has a minimum yard setback of three feet from the rear property line. The maximum height of the enclosure at the setback line shall not exceed eight feet. The roof and all sides of the enclosure not attached to the principal structure shall be made of screening material.

(Ord. No. 200252 , § 2, 2-4-21)

Sec. 30-4.18. Density bonus points.

Development criteria described in the density bonus points manual, when met, shall allow increases in development intensity based upon the limits in this section. These increases in intensity shall be allowed should a developer propose to undertake a project that will result in a development sensitive to the unique environmental and developmental needs of the area. For each criterion met by the developer, certain points shall be credited to the project. Those points, calculated in accordance with the Density Bonus Points Manual, shall determine the maximum allowable density.

Table V-6: Permitted Density Using Density Bonus Points

RMF-6		RMF-7		RMF-8	
Points	Max. residential density (du/ac)	Points	Max. residential density (du/ac)	Points	Max. residential density (du/ac)
0	10	0	14	0	20
26	11	20	15	16	21
52	12	39	16	30	22
79	13	59	17	46	23
108	14	79	18	59	24
138+	15	98	19	75	25