

ARTICLE 4. ZONING DISTRICT REGULATIONS

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4.1 GENERAL ZONING DISTRICT REGULATIONS

All development on a zoning lot is subject to the standards of this Article for the applicable zoning district and the standards of this Code, including, but not limited to:

- A. Article 7** for additional on-site development standards and requirements, such as exterior lighting, accessory structures and uses, and permitted encroachments.
- B. Article 8** for off-street parking and loading standards and requirements.
- C. Article 9** for sign standards.
- D. Article 10** for landscape and tree preservation standards and requirements.
- E. Article 11** for stormwater management standards and requirements.

4.2 RESIDENTIAL DISTRICTS

A. Purpose/Intent Statements

1. R-1AA Single-Family Residential Zoning District

The R-1AA Single-Family Residential Zoning District is intended to provide for a neighborhood environment of single-family detached dwellings located on larger lots of 12,500 square feet or more. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be conditionally permitted by the City Council following review by the Planning Board.

2. R-1A Single-Family Residential Zoning District

The R-1A Single-Family Residential Zoning District is intended to provide for a neighborhood environment of single-family attached and detached dwellings located on 9,000 square foot lots that reflect the predominant pattern of single-family residential development in the Planning Area. Limited nonresidential uses that are compatible with surrounding residential neighborhoods may be conditionally permitted by the City Council following review by the Planning Board.

3. R-1 Single-Family Residential Zoning District

The R-1 Single-Family Residential Zoning District is intended to provide for a neighborhood environment of single-family attached and detached located on 7,000 square foot lots that have been established with a smaller lot size than the predominant pattern of single-family residential development. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be conditionally permitted by the City Council following review by the Planning Board.

4. R-2 One and Two Family Residential Zoning District

The R-2 One and Two Family Residential Zoning District is intended to provide for a denser neighborhood environment of single-family detached and attached and two-family dwellings on lots with a smaller lot size ranging from 6,500 square feet for Single Family to 10,000 square feet for Two Family units, to provide for a more intensive form of residential development. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be conditionally permitted by the City Council following review by the Planning Board. This district may function as a transitional zone between predominantly single-family neighborhoods and adjacent higher density multi-family neighborhoods, mixed-use areas, and non-residential areas.

6. R-3 Multi-Family Residential Zoning District

The R-3 Multi-Family Residential Zoning District is intended to provide for an environment of various dwelling types permitted at higher development densities, including single-family detached and attached, two-family, townhouse, condominium, and low to mid-rise multi-family dwellings. Neighborhood-commercial, live-work units, and light intensity commercial uses and services are encouraged. Furthermore, the District is intended to provide areas where a variety of housing types will exist with and among neighborhood commercial and institutional uses while at the same time creating a dominant architectural character and emphasizing pedestrian oriented activities and ease of access.

7. R-U Rural Urban District

The R-U Rural Urban District is a less restrictive district intended to provide for a reasonable and mixed-use of property while keeping with the surrounding area and nearby character and preventing blighted conditions to proliferate. This district is intended for those areas where development patterns are unclear and seeks to provide flexibility for a variety of uses and dimensional standards.

8. R-C1 Residential Commercial District

The RC-1 Residential Commercial District is intended to be a mixed-use district that will promulgate redevelopment of the downtown, historic, and riverfront areas of the City. The district provides for an intensely developed downtown core with a planned mixture of residential, commercial, and office uses. Various ancillary uses and amenity features appropriate for a downtown core area will be encouraged.

B. Uses

Article 5 lists permitted and special principal uses and temporary uses for the residential districts.

C. Dimensional Standards in Residential Districts

1) TABLE 4.2.1: RESIDENTIAL DISTRICT DIMENSIONAL STANDARDS FOR RESIDENTIAL STRUCTURES							
	R-1AA	R-1A	R-1	R-2	R-3	R-U	R-C1
BULK							
Minimum Lot Area	12,500sf	9,000sf	7,500sf	SF: 6,500sf 2F: 10,000sf	SF: 6,000sf 2F: 10,000sf TH, CD: 3,000sf of total project area/du MF (3-4 du): 10,000sf MF (>4du): 10,000sf + 1,500/du	SF: 7,000sf 2F: 10,000sf	SF: 6,000sf 2F: 10,000sf TH, CD: 3,000sf of total project area/du MF (3-4 du): 10,000sf MF (>4du): 10,000sf + 1,500/du*
Minimum Lot Width	90' FBL At St. ROW: 90'	80' FBL At St. ROW 80'	70' FBL At St. ROW 70'	SF: 60' at FBL 2F: 80' at FBL At St. ROW 60'	SF: 60' 2F: 80' TH: 16' CD: --- MF: 100'	SF: 60' at FBL 2F: 80' at FBL At St. ROW 50'	SF: 60' 2F: 80' TH: 16' CD: --- MF: 100'
Minimum Living Space	900sf	900sf	900sf	900sf	SF, 2F, TH, CD: 900sf; (TH: 2-10 units required/bldg.) MF: 750sf	900sf	SF, 2F, TH, CD, MF: 1,200sf; CD, MF: Max units/acre: 6
Maximum Building Height	36'	36'	36'	36'	SF, 2F, TH, CD: 36' MF: 36'	36'	SF, 2F, TH, CD: 36' MF: 48'**
Maximum Lot Coverage	35%	35%	35%	SF: 35% 2F: 35%	SF: 40% 2F: 45% MF: 50%	SF: 40% 2F: 45%	SF: 50% 2F: 55% MF: 60%
Maximum Impervious Surface	35%	35%	35%	SF: 35% 2F: 35%	SF: 40% 2F: 45% MF: 50%	SF: 40% 2F: 45%	SF: 50% 2F: 55% MF: 60%
SETBACKS							
Minimum Front Setback	Sight-Line, Minimum 30' if none exist	Sight-Line , Minimum 30' if none exist	Sight-Line , Minimum 30' if none exist	Sight-Line , Minimum 25' if none exist	Sight-Line , Minimum 25' if none exist; SF & 2F: 25' TH & CD: 25' with front yard off St. parking, 15' w/out; MF: 15'	Sight-Line , Minimum 30' if none exist	Sight-Line , Minimum 25' if none exist; SF & 2F: 25' TH & CD: 25' with front yard off St. parking, 15' w/out; MF: 15'
Minimum Interior Side Setback	15'	15'	10'	10'	TH: 16' between adjacent CD: 10' between adjacent SF, 2F, & MF: 10'	10'	TH: 16' between adjacent CD: 10' between adjacent SF, 2F: 5' (Max 10') MF: 10'
Minimum Rear Setback	20'	20'	20'	15'	SF, 2F: 15' TH, CD, & MF: 20'	15'	SF, 2F: 15' TH, CD, & MF: 20'
Minimum Open Space	---	---	---	---	See Common Open Space Table 4.2.4	See Common Open Space Table 4.2.4	See Common Open Space Table 4.2.4

*Multi-Family Structures with greater than 4 dwelling units shall be at least two Stories in height; **Following Fire and Life Safety Approval

2) TABLE 4.2.2: RESIDENTIAL DISTRICT DIMENSIONAL STANDARDS FOR NON-RESIDENTIAL STRUCTURES

	R-1AA	R-1A	R-1	R-2	R-3	R-U	R-C1
BULK							
Minimum Lot Area	With Development Authority Approval: Must Meet Residential Standards	With Development Authority Approval: Must Meet Residential Standards	With Development Authority Approval: Must Meet Residential Standards	¼ Acre or 10,890sf	¼ Acre or 10,890sf	¼ Acre or 10,890sf	---
Minimum Lot Width	With Development Authority Approval: Must Meet Residential Standards	With Development Authority Approval: Must Meet Residential Standards	With Development Authority Approval: Must Meet Residential Standards	25% Greater than Residential Standard	25% Greater than Residential Standard	25% Greater than Residential Standard	---
Minimum Living Space	With Development Authority Approval: Must Meet Residential Standards	With Development Authority Approval: Must Meet Residential Standards	With Development Authority Approval: Must Meet Residential Standards	---	---	---	---
Maximum Building Height	With Development Authority Approval: Must Meet Residential Standards	With Development Authority Approval: Must Meet Residential Standards	With Development Authority Approval: Must Meet Residential Standards	36'	48'	48'	48'
Maximum Lot Coverage	With Development Authority Approval:	With Development Authority Approval:	With Development Authority Approval:	50%	50%	50%	70%
Maximum Impervious Surface	With Development Authority Approval:	With Development Authority Approval:	With Development Authority Approval:	50%	50%	50%	70%
SETBACKS							
Minimum Front Setback	With Development Authority Approval: Must Meet Residential Standards	With Development Authority Approval: Must Meet Residential Standards	With Development Authority Approval: Must Meet Residential Standards	Sight-Line, Minimum 25' if none exist	Sight -Line, Minimum 25' if none exist	Sight -Line, Minimum 25' if none exist	Sight -Line of adjacent structure; 5'
Minimum Interior Side Setback	With Development Authority Approval: Must Meet Residential Standards	With Development Authority Approval: Must Meet Residential Standards	With Development Authority Approval: Must Meet Residential Standards	15'	10'; if adjacent to a residential use – 15'	10'; if adjacent to a residential use – 15'	10'; if adjacent to a residential use – 15'
Minimum Rear Setback	With Development Authority Approval: Must Meet Residential Standards	With Development Authority Approval: Must Meet Residential Standards	With Development Authority Approval: Must Meet Residential Standards	20'	10'; if adjacent to a residential use – 15'	10'; if adjacent to a residential use – 15'	10'; if adjacent to a residential use – 15'
Minimum Open Space	See Common Open Space Table 4.2.4	See Common Open Space Table 4.2.4	See Common Open Space Table 4.2.4	See Common Open Space Table 4.2.4	See Common Open Space Table 4.2.4	See Common Open Space Table 4.2.4	See Common Open Space Table 4.2.4

3) TABLE 4.2.3: RESIDENTIAL DISTRICT DIMENSIONAL STANDARDS FOR MIXED-USE STRUCTURES

	R-1AA	R-1A	R-1	R-2	R-3	R-U	R-C1
BULK							
Minimum Lot Area	Not Applicable	Not Applicable	Not Applicable	With Development Authority Approval: Must Meet Residential Standards	10,000sf	9,000sf	---
Minimum Lot Width	Not Applicable	Not Applicable	Not Applicable	With Development Authority Approval: Must Meet Residential Standards	25% Greater than Residential Standard	25% Greater than Residential Standard	---
Minimum Living Space	Not Applicable	Not Applicable	Not Applicable	With Development Authority Approval: Must Meet Residential Standards	900sf	---	900sf
Maximum Building Height	Not Applicable	Not Applicable	Not Applicable	With Development Authority Approval: Must Meet Residential Standards	36'	36'	36'
Maximum Impervious Surface	Not Applicable	Not Applicable	Not Applicable	With Development Authority Approval:	50%	50%	75%
SETBACKS							
Minimum Front Setback	Not Applicable	Not Applicable	Not Applicable	With Development Authority Approval: Must Meet Residential Standards	Sight-Line, Minimum 25' if none exist	Sight -Line, Minimum 25' if none exist	5'
Minimum Interior Side Setback	Not Applicable	Not Applicable	Not Applicable	With Development Authority Approval: Must Meet Residential Standards	10'; if adjacent to a residential use – 15'	10'; if adjacent to a residential use – 15'	10'; if adjacent to a residential use – 15'
Minimum Rear Setback	Not Applicable	Not Applicable	Not Applicable	With Development Authority Approval: Must Meet Residential Standards	10'; if adjacent to a residential use – 15'	10'; if adjacent to a residential use – 15'	10'; if adjacent to a residential use – 15'
Minimum Open Space	Not Applicable	Not Applicable	Not Applicable	See Common Open Space Table 4.2.4	See Common Open Space Table 4.2.4	See Common Open Space Table 4.2.4	See Common Open Space Table 4.2.4

4) TABLE 4.2.4: RESIDENTIAL DISTRICT COMMON OPEN SPACE REQUIREMENTS							
Structure Type	R-1AA	R-1A	R-1	R-2	R-3	R-U	R-C1
Mixed Use – Non-Residential	Not Applicable*	Not Applicable*	Not Applicable*	1000sf + 50sf/1000 additional square feet	1000sf + 50sf/1000 additional square feet	1000sf + 50sf/1000 additional square feet	1000sf + 50sf/1000 additional square feet
Mixed Use – Residential & Non-Res. with no live/work units	Not Applicable*	Not Applicable*	Not Applicable*	1000sf + 100sf/1000 additional square feet	1000sf + 100sf/1000 additional square feet	1000sf + 100sf/1000 additional square feet	1000sf + 100sf/1000 additional square feet
Mixed Use – With 5 or more contiguous live/work units	Not Applicable*	Not Applicable*	Not Applicable*	250sf/dwelling unit	250sf/dwelling unit	250sf/dwelling unit	250sf/dwelling unit

*Development projects involving five or more parcels will include Open Space Requirements, regardless of Zoning District identified in the Planned Development Project Section.

5) Additional Open Space Requirements in Residential Districts:

- 1) Open spaces for public congregation and recreational opportunities where required must be equipped or designed to allow pedestrian seating and be easily observed from the street or pedestrian circulation areas.
- 2) No space less than 400 square feet shall be counted as open space.
- 3) Buildings must provide public open space on private property.
- 4) Open space amenities. For each 1,000 square feet of open space provided, a minimum of two amenity items are required such as:
 - Bench or seating area. Planters;
 - One tree (three-inch caliper at the time of planting);
 - Decorative paving;
 - Water feature/fountain;
 - Decorative lighting; and
 - Pavilions.

The following are examples of open spaces

1. *Pedestrian way*: A street-level exterior public pedestrian way through the middle of the block or development, at least ten feet wide providing a connection to a public courtyard. Building edges should accommodate public uses, such as shops and restaurants that are accessible from the pedestrian way to encourage activity.
2. *Courtyard*: A landscaped open space in the center of a block or development with no street frontage, which is inwardly oriented and large enough to allow for public activities and sunlight during midday.
3. *Urban garden*: An intimate scale garden that should be located and oriented to provide maximum sunlight during midday. It should be enclosed by buildings on two or three sides and open to the street on one or two sides. Adjoining buildings should contain windows overlooking the garden, but the garden should not provide primary access to an individual building.
4. *Plaza*: A predominantly hard-surfaced space that is a portion of a block or development with a minimum of one side open to the street, which is located to provide maximum sunlight during the day. Building edges should contain continuous public uses at grade to animate and support the open space. Unlike intimate scale urban gardens, a plaza may contain a primary entrance to an adjacent building.

D. Manufactured Home Park and Site Dimensional Standards

Development of Manufactured Home sites and Parks are limited to manufactured homes only and which are subject to the following standards. Manufactured Homes are permitted only within the Rural Urban (R-U) Zoning District.

1) Dimensional Standards

Table 4.2.5: Manufactured Home Park and Site Dimensional Standards establishes the dimensional standards for manufactured home parks within the Rural Urban District. Standards are provided for the manufactured home park development overall and for individual manufactured home sites within a park and outside of a park. See 4.2(H)(2) for additional Manufactured Home Site Standards.

TABLE 4.2.5: MHP DIMENSIONAL STANDARDS			
	Manufactured Home Park (MHP)	Manufactured Home Site within MHP	Singular Manufactured Home Site
BULK			
Minimum Lot/Site Area	10 acres	5,000sf	7500sf
Minimum Lot/Site Width	250'	50'	60' at FBL; 60' at RTW
Maximum Building Height	---	20'	20'
Minimum Separation Between Sites	Max 8 units/acre	25' See 4.2(H)(2)	---
SETBACKS			
Minimum Front Setback	50'	Dedicated internal street: 25' Private access drive: 25'	Sight-Line; Minimum 30' if none exist
Minimum Interior Side Setback	50'	---	12'
Minimum Rear Setback	50'	25'	30'

E. Additional and Supplemental Dimensional Standards for Residential Districts

1) *Additional and Supplemental Residential Districts Dimensional Standards for Residential Structures:*

- (1) Multi-family dimensional standards apply to boardinghouses and lodging-houses unless otherwise specified in this Code.
- (2) No Residential structure shall be erected closer than 30 feet from the Blackwater River.

Waiver or imposition of additional standards. The development approval authority may waive the standards contained in Table 4.2.1, or may impose additional requirements, which in their judgment are required as a result of the unique circumstances with respect to the size and type of development proposed. Such conditions shall be in keeping with the intent and purpose of these regulations and the respective zoning district.

Criteria for Waiver or Reduction in Standards. The developer shall demonstrate how, at least 4 of the following, have been met in keeping with the provisions set forth in the development plans. The developer may apply for a variance or special exception based on hardship:

- Public access to waterfront;
- Pedestrian oriented features not limited to sidewalks, raised walkways, and bridges;
- Individual balconies with predominant waterfront views;
- Public recreational features;
- On-site parking screened from public view; Arcade, plaza, or elevated pedestrian linkages to one or more other buildings;
- Increased and creative landscaping and open-space;
- “Landmark” quality building design to be determined by the **DRAB**; Innovative and proven energy conservation measures;
- Underground and/or effective screening of utilities and service areas

2) *Additional and Supplemental Residential Districts Dimensional Standards for Non-Residential and Mixed-Use Structures:*

- (1) The front yard setback shall only be required on the primary side of the structure for which a lot has dual street frontage.
- (2) No Non-Residential structure shall be erected closer than 30 feet from the Blackwater River except as provided in ____.
- (3) Non-Residential and Mixed-Use Structures are prohibited from external and outside storage and the generation of noise pollution detected outside of the building or non-residential use.

Permitted intrusions in required building setbacks shall apply with the following additions. The following intrusions are permitted in any required building setback unless otherwise noted.

- (1) Required driveways are permitted in the minimum setback.
- (2) Awnings or overhanging eaves may be permitted to project into minimum setbacks provided the following conditions are met:

- The following materials are approved for the construction of awnings and overhanging eaves: industry accepted metal, canvas and woven vinyl.
 - Awnings or overhanging eaves shall provide a minimum of nine feet clearance above grade and comply with building code requirements.
- (3) Balconies above the first floor may be permitted to project into minimum setbacks up to four feet, provided the following conditions are met:
- Balconies may have roofs and are required to be open.
 - Balconies shall be at least ten feet above the sidewalk grade below.
- (4) Bay windows above the first floor may be permitted to project into minimum setbacks provided the following conditions are met:
- Bay windows may project up to four feet into minimum setbacks.
- (5) Suspended planter or flower boxes above the first floor level may project up to 30 inches into minimum setbacks.
- (6) Stoops, stairs, and porches may project into the minimum front yard setback up to five feet when applicable.

Waiver or imposition of standards. The development approval authority may waive the standards contained in Table 4.2.2, or may impose additional requirements, which in their judgment are required as a result of the unique circumstances with respect to the size and type of development proposed. Such conditions shall be in keeping with the intent and purpose of these regulations and the respective zoning district.

Criteria for Waiver or Reduction in Standards. The developer shall demonstrate how, at least 4 of the following, have been met in keeping with the provisions set forth in the development plans. The developer may apply for a variance or special exception based on hardship:

- Assemblage and development of a tract of land containing one acre of land or more;
- Development of a mixed use structure or complex 10,000 or more square feet of floor space;
- Development of a structure of any size that is determined to be of “Landmark” quality by the DRAB;
- On-site sidewalk widening and other improved Pedestrian features;
- Development of public entertainment or recreational facilities;
- Publicly accessible waterfront pedestrian oriented amenity features;
- Provision of direct access to public parking facilities, extra ground-level entrances and measures to shorten walking distances;
- Permanent visual screening of land use transitions and on-site parking facilities;
- Provision of arcade, plaza, or air-rights pedestrian linkage with one or more adjoining structures;
- On-site parking in excess of one per 300 square feet; and Public marina facilities with ten or more rental spaces.
- Other site improvements in keeping with the purpose and intent of the Zoning District.

Rear and Interior Side setback requirements may be offset by the construction of or the addition of a determined number of the following:

The on-site construction and installation of:

- A privacy fence not to exceed 8’ in height;
- “Berming” or mounding;
- Increased landscaping of type and design to be determined;
- Decorative sound wall; and
- Other appropriate measures in keeping with the intent and purpose of these regulations and the respective zoning district.

Mixed-Use Structure, in this instance, means a structure in which housing is provided in the same building above or behind a commercial use such as a limited retail shop or office space.

The Development Authority may find it necessary to determine appropriate *Intensity of use*, Floor Area Ratio (FAR) may be utilized in that determination. Typically FAR shall not exceed:

- a) Single-story building: 0.30;
- b) Two-story building: 0.60;
- c) Three-story building: 0.90;

Waiver or imposition of standards. The development approval authority may waive the standards contained in Table 4.2.3, or may impose additional requirements, which in their judgment are required as a result of the unique circumstances with respect to the size and type of development proposed. Such conditions shall be in keeping with the intent and purpose of these regulations and the R-C1 district in general.

3) Maximum Lot Coverage and/or Impermeable Surface Ratios shall be adhered to in all districts. Pervious materials found in the following Table of Approved Permeable Pavements and Systems may be utilized, with development approval, as driveways, walkways, side patios, porches, and other hardscaped design elements of a residential use and shall not be considered a component of the total impermeable surface calculation.

All permeable pavements are on-site stormwater management practices and will have the same or very similar effectiveness with regards to the reduction of the volume and rate of stormwater runoff if properly installed. Installation shall be completed to system design specifications by trained and experienced producers and construction contractors. Porous concrete, porous asphalt, and permeable pavers should all have similar underlying storage and support structure. Installation of permeable pavements shall include diversion of runoff away from the installed surface until stabilization of the adjacent disturbed soils.

Approved Permeable Pavements and Systems
FilterPave Systems
FlexiPave Systems
Pervious Concrete
Concrete/brick Pervious Paver System
Open-celled Paver Systems
Porous Asphalt

The thickness of the pervious concrete or asphalt layer is dependent upon use, site, and design. The typical base for a pervious concrete, asphalt, or paver system shall generally consist of the following:

- *Choke course* - This permeable layer is typically 1 - 2 inches thick and provides a level bed for the pervious concrete. It consists of small-sized, open-graded aggregate.
- *Open-graded base reservoir* - This aggregate layer is immediately beneath the choke layer. The base is typically 3 - 4 inches thick and consists of crushed stones typically 3/4 to 3/16 inch. Besides storing water, this high infiltration rate layer provides a transition between the bedding and subbase layers.
- *Open-graded subbase reservoir* - The stone sizes are larger than the base, typically 2½ to ¾ inch stone. Like the base layer, water is stored in the spaces among the stones. The subbase layer thickness depends on water storage requirements and traffic loads. A subbase layer may not be required in pedestrian or residential driveway applications.
- *Underdrain (optional)* - In instances where pervious concrete is installed over low-infiltration rate soils, an underdrain facilitates water removal from the base and subbase. The underdrain is perforated pipe that ties into an outlet structure. Supplemental storage can be achieved by using a system of perforated pipes in the aggregate layers.
- *Geotextile (optional)* - This can be used to separate the subbase from the subgrade and prevent the migration of soil into the aggregate subbase or base.
- *Subgrade* - The layer of soil immediately beneath the aggregate base or subbase.

F. Specific Standards for Residential Conversions

Residential conversions of single-family dwellings into two-family dwellings and non-residential uses within the residential districts are permitted for dwellings that meet the following standards. Residential conversions require site plan review approval. Construction drawings and plans that describe the proposed conversion in detail are required as part of the application.

(1) The existing single-family dwelling must be a minimum of 1,750 square feet or more in gross floor area if converting to a two-family dwelling. This gross floor area calculation does not include any basement area.

(2) Upon conversion to a two-family dwelling, the unit mix should meet the gross floor area as calculated by the unit types below:

- Efficiency Unit: 750 square feet.
- One Bedroom: 900 square feet.
- Two Bedroom: 1,100 square feet.
- Three or More Bedroom: 1,300 square feet.

(3) The dwelling must conform to the applicable dimensional standards for the district in which the building is located.

(4) No residential conversion may violate any occupancy regulations.

(5) One parking space must be provided for each additional dwelling unit.

(6) Following the conversion, the exterior of the dwelling must retain its existing residential character.

(7) Conversions of any structure must meet all applicable Fire and Life Safety Standards.

G. Residential District Structural Design Standards

The Historic District and three Community Redevelopment Areas (CRA) are located within parts of the R-C1 Zoning District. As such, any development and/or redevelopment activity within the CRA's and/or the Historic District shall require review and approval by the Historic Preservation Board and/or the Downtown Redevelopment Advisory Board.

The following residential design standards apply to new construction, substantial repair or rehabilitation meant to remedy damage or deterioration of the exterior façade of an existing structure and additions to an existing structures.

An "X" indicates that the standard is applicable to the district indicated. The absence of an "X" indicates that the standard is not applicable. "UR" indicates that the standard may be applied Upon Development Review.

DRAFT

1) TABLE 4.2.6 RESIDENTIAL DISTRICT DESIGN STANDARDS							
	R-1AA	R-1A	R-1	R-2	R-3	R-U	R-C1
General Architectural Standards, Building Materials, and Facades							
All exterior walls, including parking structures, garages, and accessory structures shall be constructed of materials commonly used for residential structures in Santa Rosa County historically.	X	X	X	X	X	X	X
No blank walls shall front public streets	X	X	X	X	X	X	X
A minimum of two distinct building materials from the approved list must be utilized on all facades to provide architectural detail and interest.	X	X	X	X	X	UR	X
The architectural features, materials, and the articulation of the building's façade shall be continued on all sides visible from a public street.	X	X	X	X	X	X	X
The front façade of the principle building on any lot shall face onto a public street	X	X	X	X	X	UR	X
Any building (excluding parking garages and other accessory building) viewed from a public right-of-way or public open space shall either face such right-of-way or open space, or shall have a façade facing such area in keeping with character of the front façade, including the utilization of window design and materials.	X	X	X	X	X	UR	X
Front and street sides of buildings visible from the public right-of-way shall include changes in relief such as columns, cornices, bases, fenestration, and fluted masonry. The top floor of any building shall contain a distinctive finish, consisting of a cornice, banding or other architectural termination.	UR	UR	UR	X	X	UR	X
An expression line shall delineate divisions between floors of all buildings, and a cornice shall delineate the tops of facades for non-single-family buildings that do not utilize a pitched roof.	UR	UR	UR	X	X	UR	X
All ground floor walls facing public streets shall have at least 25% transparency.	X	X	X	UR			
All ground floor walls facing public streets shall have at least 30% transparency.					UR	UR	X
Entry Features							
Shall have a main entrance from a public sidewalk or common open space (excluding single-family residential structures)	X	X	X	X	X	X	X
Porches, pent roofs, roof overhangs, hooded front doors or other similar architectural elements shall define the front entrance.	UR	UR	UR	UR	X	X	X
All ground floor entrances shall be covered or inset with distinct architectural detail.	UR	UR	UR	UR	UR	UR	X
Roof Design, Materials, and Features							
Architectural elements that add visual interest to the roof, such as dormers and masonry chimneys are encouraged.	X	X	X	X	X	UR	X
Flat roofs shall require parapet screening. Parapets shall be constructed of the same material as the primary façade.	X	X	X	X	X	UR	X

H. Additional and Supplemental Design Standards for Residential Districts

1) *Waiver or imposition of additional standards.* The development approval authority may waive the standards contained in Table 4.2.6, or may impose additional requirements, which in their judgment are required as a result of the unique circumstances with respect to the size and type of development proposed. Such conditions shall be in keeping with the intent and purpose of these regulations and the respective zoning district.

2) Exterior entrances from a public sidewalk or common open space are permitted for apartment or condominium units on the ground floor. These entrances shall be raised from the finished ground floor level of the sidewalk and shall appear to be designed as townhouses.

3) Multi-family apartment and condominium uses above the ground floor shall have interior unit entrances except:

a. Exterior stairs are permitted for access to second and third floor units only if they are oriented towards a central plaza not visible from any street.

4) Non-residential entry features.

a. All ground floor non-residential uses shall have a main entrance from a public sidewalk or plaza.

b. All ground floor entrances shall be covered or inset.

c. Building entrances are to be defined and articulated with architectural elements such as pediments, columns, porticos, porches, and overhangs.

5) Mixed use residential entry features.

a. Exterior entrances from a public sidewalk or common open space are permitted for apartment or condominium units on the ground floor. These entrances shall be raised from the finished ground floor level of the sidewalk and shall appear to be designed as townhouses.

b. Multi-family apartment and condominium uses above the ground floor shall have interior unit entrances unless:

6) Roofing design and materials.

a. Asphalt shingles, industry approved synthetic shingles, standing seam metal or tile roofs are allowed.

b. Gable roofs, if provided shall have a minimum pitch of 6/12.

c. Pitch roofs, if provided shall have a minimum pitch of 9/12.

d. Other roof types shall be appropriate to the architectural style of the building.

2) *Supplementary and Additional Design Standards for Manufactured Home Parks and Sites.*

The boundaries of each manufactured home site must be clearly marked within a park.

There must be at least 20 feet between the sides of manufactured homes. Bay windows, porches, canopies or other projections are considered sides or ends of a mobile home when determining these requirements. Such projections, such as porches and canopies, must be constructed of fireproof material that meets the requirements of the Building Code.

Each manufactured home site must have a concrete slab or runway for the manufactured home to set on, and be of a size large enough to accommodate a manufactured home in such a fashion that the concrete will extend at least one inch around the walls of the manufactured home on all sides.

There must be a slab alongside of each manufactured home site of at least 12 feet by 30 feet constructed of an acceptable pervious or impervious material to be used as a parking space for the occupants of the manufactured home. If a canopy is to be used over the area designated as car storage, it must be of fireproof material and is allowed only at the rear end of each carport area.

All manufactured homes must be designed with skirting that is constructed of fire-resistant material that meets the requirements of the building code.

The front entry of a manufactured home should be a dominant feature on the front elevation of a manufactured home, using features such as porches, raised steps and stoops with roof overhangs, or decorative railings.

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4.3 COMMERCIAL DISTRICTS

A. Purpose Statements

1. C-1 Neighborhood Commercial Zoning District

The C-1 Neighborhood Commercial District is intended to accommodate local non-residential uses that predominantly serve the needs of the nearby residential neighborhoods. They should be similar in character of the surrounding residential neighborhood. Apartment Complexes and single-family residential dwelling units may be allowed above the ground floor upon development authority approval. The purpose of this district is to allow for the full development of commercial uses while protecting nearby residential properties from the adverse effects of commercial activities.

2. C-2 Corridor Commercial Zoning District

The C-2 Corridor Commercial Zoning District is intended to accommodate the commercial corridors of the Planning Area. The C-2 District addresses primarily auto-oriented retail, both individual businesses and retail centers, with the intent of improving the pedestrian environment along the existing corridors. Limited mixed-use development with residential dwelling units above the ground floor and higher density, multi-family residential development may be allowed upon development authority approval.

3. C-3 High Intensity Commercial Zoning District

The purpose of the C-3 High Intensity Commercial Zoning District is to accommodate regional commercial centers, wholesale distribution, storage, and light manufacturing. The C-3 District provides for large-scale development that may generate a sizeable amount of traffic and typically requires significant off-street parking. High density multi-family development is allowed and shall adhere to the standards provided in the R-3 Zoning District.

B. Uses

Article 5 lists permitted and special principal uses and temporary uses for the commercial districts.

C. Dimensional Standards

Table 4.3.1: Commercial Districts Dimensional Standards for Non-Residential Structures establishes the dimensional standards for structures with no residential component in the commercial districts. These regulations apply to all uses within each district unless a different standard is listed for a specific use. Section 4.3.D has additional design standards that apply to development within the districts

1) TABLE 4.3.1: COMMERCIAL DISTRICTS DIMENSIONAL STANDARDS FOR NON-RESIDENTIAL STRUCTURES			
	C-1	C-2	C-3
BULK			
Minimum Lot Area	None	¼ Acre, or 10,890sf	20,000sf
Minimum Lot Width	None	100' on Arterials	100' on Arterials
Minimum Building Height	None	14'	18'
Maximum Building Height	48'	48'	48'
Maximum Impervious Surface	60%	60%	70%
SETBACKS			
Minimum Front Setback	No Greater than 10% of Lot Depth	No Greater than 10% of Lot Depth; Lots should be rectangular in shape with a ratio of depth to frontage of 4:1.	No Greater than 10% of Lot Depth; Lots should be rectangular in shape with a ratio of depth to frontage of 4:1.
Minimum Interior Side Setback	10, if adjacent to residential use increase to 15'	10, if adjacent to residential use increase to 15'	10, if adjacent to residential use increase to 20'
Minimum Rear Setback	No Less than 50% of Lot Depth.	No Less than 50% of Lot Depth.	No Less than 50% of Lot Depth.
Minimum Open Space	20% of Lot Area as approved by Development Approval Authority.	20% of Lot Area as approved by Development Approval Authority.	20% of Lot Area as approved by Development Approval Authority.

2) TABLE 4.3.2: COMMERCIAL DISTRICTS DIMENSIONAL STANDARDS FOR RESIDENTIAL AND MIXED-USE STRUCTURES			
	C-1	C-2	C-3
BULK			
Minimum Lot Area	10,000sf	15,000	Not Applicable
Minimum Lot Width	None	100' on Arterials	Not Applicable
Minimum Living Space	900sf	900sf	Not Applicable
Minimum Building Height	None	14'	Not Applicable
Maximum Building Height	48'	48'	Not Applicable
Maximum Impervious Surface	60%	60%	Not Applicable
SETBACKS			
Minimum Front Setback	No Greater than 10% of Lot Depth	No Greater than 10% of Lot Depth; Lots should be rectangular in shape with a ratio of depth to frontage of 4:1.	Not Applicable
Minimum Interior Side Setback	10, if adjacent to commercial use increase to 15'	10, if adjacent to commercial use increase to 15'	Not Applicable
Minimum Rear Setback	10, if adjacent to commercial use increase to 15'	15, if adjacent to commercial use increase to 20'	Not Applicable
Minimum Open Space	20% of Lot Area as approved by Development Approval Authority.	20% of Lot Area as approved by Development Approval Authority.	Not Applicable

3) Additional Dimensional Standards for the Commercial Districts.

Ground floor area limitation. New commercial buildings may not exceed 100,000 gross square feet in ground floor area. New commercial buildings greater than 50,000 gross square feet must obtain special exception approval as identified in Article 5. In determining whether to grant an increase in ground floor size beyond 150,000 square feet, the board of adjustments and city council shall consider the following factors:

- (1) The site has safe, immediate access to Highway 87, 89, and/or 90.
- (2) The building site will provide convenient interconnections with adjacent uses and properties that serve both pedestrians and automobiles.
- (3) The architectural design of the building reduces the perceived size of the building by appropriate articulations and variations in the massing, facade, roofline, materials, colors, and textures of the building exterior.
- (4) The building and site meet or exceed all other standards set forth in this section and by the land development regulations.
- (5) The owner/developer shall be required to reclaim the site for other development purposes if the facility is abandoned/unused for a period of 24 months.

Building height. Any building of which 50 percent or more is located within 250 feet of the centerline of an arterial street shall be no more than three stories in height. A relief from height restrictions shall only be allowed if special use approval is granted by the board of adjustments, in accordance with procedures in section II-4. In deciding whether to grant a height increase, the Board shall consider the following factors, in addition to those listed in this section:

- Proximity and relationship of the proposed building to other buildings.
- Fire and Life Safety
- Impact of the proposed building on single-family residences on nearby tracts.
- Topography and vegetation that screen the view of the proposed building.
- On-site screening and/or landscaped buffers.
- Provision of public open space in exchange for increased building height.
- The effect of additional building height on traffic congestion.
- Access of the site to major traffic arteries.
- Economic development opportunities for the city.
- The necessity of greater building height to the function of the proposed use.
- The quality of the architectural design and its compatibility with its surroundings.

Building massing and modulation. The massing of building facades longer than 150 feet that are approximately parallel to the right-of-way and oriented to a public street shall be modulated to increase visual interest, as follows:

- a. Building facades that are less than 500 feet long shall be modulated at intervals no greater than 100 feet in length.
- b. Building facades that are more than 500 feet long shall be modulated with intervals no greater than 20 percent of the length of the facade.

4) *Additional Residential Standards for the C-2 Commercial District.*

Residential subdivisions, although discouraged, shall comply with one of the following two requirements:

(1) Reverse-fronting lots are required for residential subdivisions along streets classified as arterials or collectors, subject to subsection (4)(2) of this section. Reverse-fronting residential lots shall be platted with a landscaped access easement restricting vehicular access placed adjacent to the public right-of-way. Such easement shall be a minimum of 20 feet in depth and include one of the following:

- a. A continuous four-foot high solid wall constructed entirely of brick or stone masonry.
- b. A four-foot high fence constructed of a combination of brick or stone masonry pillars with iron pickets.
- c. A vegetated strip of canopy trees, shrubs, and groundcover that provide a full landscape buffer.

(2) If a residential lot is separated from the arterial or collector street by a minimum 20-foot wide landscaped strip and a residential street, a residential lot may face an arterial or a collector street.

5) *Waiver or imposition of standards.* In order to encourage high quality commercial development within the City and specifically within the Downtown area and in keeping with the implementation of the Community Redevelopment Plans, the developer of a single purpose or mixed use commercial building or complex within the Commercial districts and especially within the Community Redevelopment Areas, may seek a waiver or adjustment of these standards. The developer shall demonstrate how, at least 4 of the following have been met in keeping with the provisions set forth in the development plans. The developer may apply for a variance or special exception based on hardship:

- Assemblage and development of a tract of land containing one acre of land or more;
- Development of a mixed use structure or complex containing 10,000 or more square feet of floor space;

- Development of a structure of any size that is determined to be of landmark quality by the downtown redevelopment advisory board;
- On-site sidewalk widening, development of plazas or open-air malls amounting to at least ten percent of the building's total site area;
- Development of public entertainment or recreational facilities;
- Publicly accessible waterfront pedestrian oriented amenity features;
- Provision of direct access to public parking facilities, extra ground-level entrances, measures to shorten walking distance;
- Distinctive, publicly accessible landscape or open space development features;
- Permanent visual screening of land use transitions and on-site parking facilities;
- Provision of arcade, plaza or air-rights pedestrian linkage with one or more adjoining structures;
- On-site parking in excess of one per 300 square feet; and
- Public marina facilities with ten or more rental spaces.

Exercise of these provisions must be requested by the developer in writing stating the basis upon which it is requested and must be granted by the Board of Adjustments, acting as the redevelopment agency if the development falls within the Community Redevelopment Areas.

Additionally, the development authority may waive the standards contained in the above tables, or may impose additional requirements, which in their judgment are required as a result of the unique circumstances with respect to the size and type of development proposed. Such conditions shall be in keeping with the intent and purpose of these regulations and the respective zoning district.

Rear and Interior Side setback requirements may be offset by the on-site construction of or the addition of a determined number or measure of the following:

- A privacy fence not to exceed 8' in height, within rear and side yards only;
- "Bermed" or mounding;
- Increased open space and landscaping of type and design to be determined;
- Decorative sound wall; and
- Other appropriate measures in keeping with the intent and purpose of these regulations and the respective zoning district.

6) *In Addition to the Above Required Open Space Standards*, open spaces for public congregation and recreational opportunities in Commercial districts shall be equipped or designed to allow pedestrian seating and be easily observed from the street or pedestrian circulation areas.

- Mixed use structures containing residential and non-residential uses, but not live work units, shall provide minimum open space of 1,000 square feet and an additional 50 square feet per 1,000 square feet of gross building area.
- Mixed Use structures containing five or more contiguous live work units shall provide common open space area(s) at a rate of 100 square feet for each unit.
- No space less than 400 square feet shall be counted as open space.
- Buildings must provide public open space on private property.

Open space requirements include, at minimum, two open space amenities per 1000 square feet or fraction thereof. Open space amenities include but are not limited to:

- A bench or other fixed type seating feature;
- A grassed lawn area to be maintained by the property owner in perpetuity;
- One tree with a caliper of at least three (3) inches at planting;
- A pavilion;
- Planters;
- Decorative paving;
- Decorative lighting;
- Court yard;
- Plaza;
- Garden;
- Pedestrian features.

D. Commercial Design Standards

The following design standards apply to new construction, substantial repair or rehabilitation meant to remedy damage or deterioration of the exterior façade of an existing structure, and additions to an existing structure. However, only those standards that relate to the specific repair, rehabilitation, or addition apply. These standards do not apply to interior remodeling.

Where residential uses are allowed they are subject to the applicable design standards in Section 4.2.

Façade Design Requirements in Commercial Districts:

1. Building facades that abut a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 35 linear feet, measured parallel to the street.
2. Building facades in excess of 300 feet that abut a public right-of-way, excluding alleys, must include a repeating pattern with no less than two of the following elements: color change, texture change, material module change, or a wall articulation change such as a reveal, pilaster, or projecting rib. All elements must repeat at intervals of no more than 70 feet.
3. All buildings of two or more stories must be designed with a definable base (ground floor), through the use of architectural features such as cornice treatments, recesses, corbeling, brick courses, and window designs.

4. All buildings must have a public entrance from the sidewalk along the primary building frontage. Public entrances must be visually distinctive from the remaining portions of the façade along which they are located.

General Roof Design Requirements in Commercial Districts:

1. Rooflines over 100 linear feet in building length must be variegated, and incorporate a major focal point feature, such as a dormer, gable, or projected wall feature. An element of variegation on the roofline must occur at intervals of no more than 75 feet.
2. Parapet walls must feature three-dimensional cornice treatments or other shadow-creating details along their tops.
3. Green roof, blue roof, and white roof designs are encouraged.
4. Reflective roof surfaces that produce glare are prohibited, except for solar panels or white roofs intended to radiate absorbed or non-reflected solar energy and reduce heat transfer to the building.

Additional Roof Design Requirements in the C-2 and C-3 Commercial Districts:

Pitched roofs. All buildings less than 5,000 square feet of gross floor area must have a pitched roof with a minimum pitch of 2:12. All one-story buildings less than 10,000 gross square feet must have a pitched roof between 2:12 and 12:12; provided, however, that if a pitched roof is not possible, a combination of flat roof and pitched roof is desired. A pitched roof on the front and side of the building must be provided to screen view of any flat roof. Arcades, drive-under canopies, porches, and other features with pitched roofs must be created.

Mansard roofs. Mansard roofs shall have a maximum pitch of 12:12 with a minimum 12-foot vertical surface length.

Flat roofs. Building materials for flat roofs shall meet codes. Exposed metal flashing shall be copper or factory finished sheet metal. If factory finished metal flashing is used, such as standing seam, the color must be subdued to blend with other materials or of a color to simulate weathered copper or bronze. All buildings with flat roofs should include parapet articulation on the front facade of such building.

Other. Drive-under canopies for gasoline pumps may have flat roof with vertical or factory formed facing of finished sheet metal.

Retail Center Design Standards:

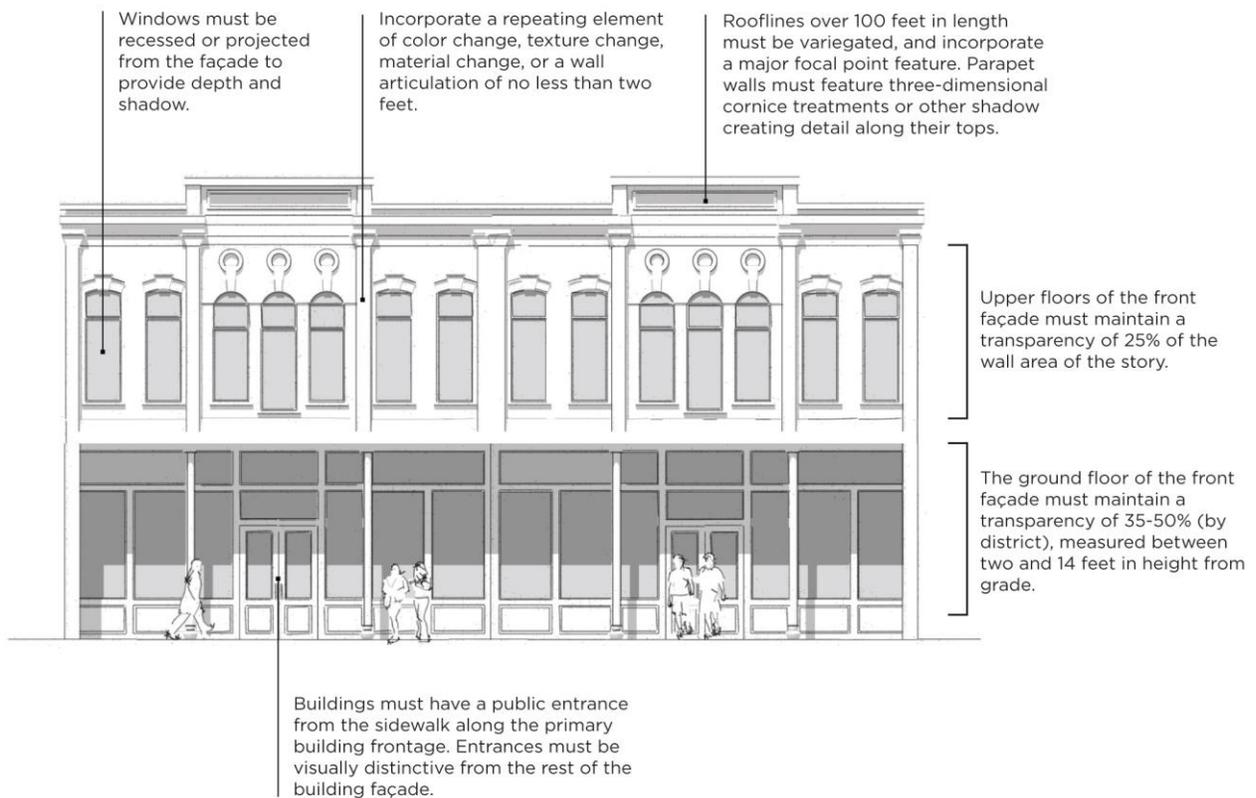
1. The site shall be designed so that there is safe pedestrian access to the center from the public right-of-way and safe pedestrian circulation within the development.
2. A cohesive character is required through the use of coordinated hardscape treatment (special paving materials, lighting, street furniture, etc.) and landscaping.
3. Outparcel buildings must include showcase windows and entrances oriented toward both the street and the interior parking lot.
4. If outlot buildings are part of a multi-tenant retail center, outlot buildings must define the street frontage by placement within 0' to 25' of the front lot line. Outlot buildings may be placed within a required setback to comply with this standard.

5. A street presence for a mixed-use retail center must be created by locating part of the center or outparcel buildings within 0' to 25' of the lot line for at least 30% of the frontage. The center or outparcel buildings may be placed within a required setback to comply with this standard.

Fenestration Design Standards:

1. Windows must be recessed no less than two inches, or projected out from the façade plane to provide depth and shadow.
2. The ground floor of the front facade must maintain a transparency of 50%.
3. Upper floors of the front facade must maintain a transparency of 25% of the wall area of the story.

FIGURE 4.3.1: COMMERCIAL DESIGN STANDARDS



2) Additional Commercial District Design Standards.

The following building materials are prohibited on any façade facing a public right-of-way, excluding alleys, or any façade that abuts a lot of residential or mixed use. However, such materials may be used as decorative or detail elements for up to 20 Percent of the facade, or as part of the exterior construction that is not used as a surface finish material.

- Plain concrete block
- Aluminum, steel, or other metal sidings
- Exposed aggregate (rough finish) concrete wall panels and block

- Tilt and/or architectural pre-cast concrete is not allowed
- Exterior insulating finish systems (EIFS)
- T-111 composite plywood siding
- Plastic
- Vinyl

Allowed building materials.

1. Brick, except that brick veneers that are intended to simulate brick exteriors are not acceptable;
2. Stone. Natural stone such as, but not limited to, granite, limestone, acid marble are allowed building materials. Terra cotta and/or cast stone, which simulate natural stone, are also acceptable. Painted stone is not allowed;
3. Split-face block/concrete masonry unit (CMU) is restricted to 20 percent of the surface area of the facade;
4. Natural wood and/or cement-based artificial wood siding are allowed only on the buildings with a residential component;
5. Glass;
6. Any other material and/or combination of materials which, in the opinion of the planning board and/or city council, accomplishes the intent of this section shall be allowed.

Ratios and amounts of allowed building materials:

1. *Accent/trim exterior building material.* Small amounts of building materials such as wood, tile, etc., may be used to enhance the facade of the building or for decorative elements, but should not exceed 20 percent of total wall area per facade.
2. *Facade calculations.* With the exception of accent/trim materials, there shall be no more than two primary building materials used. The allowed facade materials shall not apply to entry doors and/or roll-up doors.
- c. *Calculation of permitted material amounts.* The amount of permitted material shall be calculated using the gross square footage of wall area per facade. If, for example, a building has a front facade with a gross facade area of 1,200 square feet with 400 square feet consisting of windows and doors, begin with 1,200 square feet for required building material calculations. A wall area of 1,200 square feet shall have no more than 240 square feet of accent or trim materials on the front facade (i.e., $1,200 \times 20\% = 240$). The balance shall be brick or other allowed material.

4.4 SPECIAL DISTRICTS

A. Purpose Statements

1. D-CM Downtown Commercial Mixed-Use District

The Downtown Commercial Mixed-Use District is a multi-purpose district intended to establish standards for structures located within the downtown core area of the City. The District shall provide for high intensity development, mixed uses, and those arts and cultural facilities of varying intensities. Residential dwelling units shall only be allowed above the ground floor. This District is intended as a central entertainment hub and gathering place for the surrounding residential-mixed use districts as well as the nucleus of commercial activity and civic festivals and events.

2. Urban Village District (UV)

It is the intent and purpose of the Urban Village district to provide for large scale developments characterized by a mix of commercial uses and higher density residential areas. Furthermore, it is the intent of the district to create coordinated mixed-use environments that are compact, pedestrian friendly, and that will incorporate public space into the overall design.

3. Public and Education District (P-E)

It is the intent and purpose of the Public and Education district to provide for areas that will accommodate public uses.

4. Conservation District (CON)

It is the intent and purpose of the Conservation district to preserve and protect those lands with valuable natural resources or features, from development impacts and encroachments. All land within the Conservation district is publicly owned.

5. Recreation District (REC)

It is the intent of the Recreation district to provide land for public recreation, parks, and gathering places.

B. Uses

Article 5 lists permitted and special principal uses and temporary uses for the residential districts.

C. Dimensional Standards

1) The Downtown Commercial Mixed-Use District

TABLE 4.4.1 DOWNTOWN COMMERCIAL MIXED-USE DISTRICT DIMENSIONAL STANDARDS		
	MIXED-USE	SINGLE-USE (No Residential Component)
BULK		
Minimum Lot Area	None	None
Minimum Lot Width	None	None
Minimum Living Space	900sf	---
Minimum Building Height	None	None
Maximum Building Height	48'	48'

Maximum Impervious Surface	75%	75%
SETBACKS		
Minimum Front Setback	Lot Line, 0'	Lot Line, 0'
Minimum Interior Side Setback	None	None; 10' if abutting a structure with a principle residential use
Minimum Rear Setback	None	None; 10' if abutting a structure with a principle residential use
Minimum Open Space	25%	25%

2) Additional and Supplemental Dimensional Standards for the D-CM.

The D-CM is wholly in the Downtown Community Redevelopment Area and parts of it lay within the Historic District. As such, any development and/or redevelopment activity within the D-CM require review and approval by the Historic Preservation Board and/or the **Downtown Redevelopment Advisory Board**.

Waiver or imposition of standards. In order to encourage high quality commercial and mixed-use development within the Downtown area and in keeping with the implementation of the Downtown Community Redevelopment Plan, the developer of a single purpose or mixed use commercial building or complex within the Downtown Commercial Mixed-Use district may seek a waiver or adjustment of these standards. The developer shall demonstrate how, at least 4 of the following have been met in keeping with the provisions set forth in the development plans. The developer may apply for a variance or special exception based on hardship:

- Development of a mixed use structure or complex containing 10,000 or more square feet of floor space;
- Development of a structure of any size that is determined to be of landmark quality by the downtown redevelopment advisory board;
- On-site sidewalk widening, development of plazas or open-air malls amounting to at least ten percent of the building's total site area;
- Development of public entertainment or recreational facilities;
- Publicly accessible waterfront pedestrian oriented amenity features;
- Provision of direct access to public parking facilities, extra ground-level entrances, measures to shorten walking distance;
- Distinctive, publicly accessible landscape or open space development features;
- Permanent visual screening of land use transitions and on-site parking facilities;
- Provision of arcade, plaza or air-rights pedestrian linkage with one or more adjoining structures;
- On-site parking in excess of one per 300 square feet (Approved Pervious Materials are encouraged);
- Public marina facilities with ten or more rental spaces.

- The utilization of Approved Permeable Pavements and Systems to mitigate against stormwater runoff.
- The utilization of White, Blue, and/or Green Roof technologies.

Permitted intrusions in required building setbacks and/or Right-of-Way shall apply with the following additions. The following intrusions are permitted in any required building setback unless otherwise noted.

(1) Awnings or overhanging eaves may be permitted to project into minimum setbacks provided the following conditions are met:

- The following materials are approved for the construction of awnings and overhanging eaves: industry accepted metal, canvas and woven vinyl.
- Awnings or overhanging eaves shall provide a minimum of nine feet clearance above grade and comply with building code requirements.

(3) Balconies above the first floor may be permitted to project into minimum setbacks up to four feet, provided the following conditions are met:

- Balconies may have roofs and are required to be open.
- Balconies shall be at least ten feet above the sidewalk grade below.

(4) Bay windows above the first floor may be permitted to project into minimum setbacks provided the following conditions are met:

- Bay windows may project up to four feet into minimum setbacks.

(5) Suspended planter or flower boxes above the first floor level may project up to 30 inches into minimum setbacks.

(6) Stoops, stairs, and porches may project into the minimum front yard setback up to four feet when applicable.

(7) Intrusions shall occur with appropriate agency approval when necessary.

3) The Urban Village District

TABLE 4.4.2 URBAN VILLAGE DISTRICT DIMENSIONAL STANDARDS			
	Development Site	Residential Use Site	Non-Residential Use Site
BULK			
Minimum Lot Area	10 Acres	SF: 5,000sf 2F: 6,000sf TH: 1,500sf/du MF: 700sf/du	none
Minimum Lot Width	300'	SF: 50' 2F: 60' TH: 15'/du MF: 80'	none
Minimum Building Height	---	---	14'
Maximum Building Height	---	36'	48'
Maximum Lot Coverage	---	---	---
Maximum Impervious Surface	---	70%	---
SETBACKS			
Minimum Front Setback	25'	20'	None
Minimum Interior Side Setback	25'	SF, 2F: 5' TH, MF: 10'	None, unless abutting Residential use, then 15'
Minimum Rear Setback	35'	15'	None, unless abutting Residential use, then 15'
Minimum Open Space	25%	---	

D. Non-Residential Design Standards for the D-CM

1. Façade Design

Building facades that abut a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 35 linear feet, measured parallel to the street.

Building facades in excess of 100 feet that abut a public right-of-way, excluding alleys, must include a repeating pattern with no less than two of the following elements: color change, texture change, material module change, or a wall articulation change of no less than two feet in depth, such as a reveal, pilaster, or projecting rib. All elements must repeat at intervals of no more than 40 feet.

All buildings of two or more stories must be designed with a definable base (ground floor), through the use of architectural features such as cornice treatments, recesses, corbeling, brick courses, and window designs.

All buildings must have a public entrance from the sidewalk along the primary building frontage. Public entrances must be visually distinctive from the remaining portions of the façade along which they are located.

Fenestration Design

Windows must be recessed no less than two inches, or projected out from the façade plane to provide depth and shadow.

The ground floor of the front facade must maintain a transparency of at least 50%,

Upper floors of the front facade must maintain a transparency of at least 25% of the wall area of the story.

Roof Design

Rooflines over 100 linear feet in building length must be variegated, and incorporate a major focal point feature, such as a dormer, gable, or projected wall feature. An element of variegation on the roofline must occur at intervals of no more than 75 feet.

Parapet walls must feature three-dimensional cornice treatments or other shadow-creating details along their tops.

Green roof, blue roof, and white roof designs are encouraged.

Reflective roof surfaces that produce glare are prohibited, except for solar panels or white roofs intended to radiate absorbed or non-reflected solar energy and reduce heat transfer to the building.

Retail Center Design

The site shall be designed so that there is safe pedestrian access to the center from the public right-of-way and safe pedestrian circulation within the development.

A cohesive character is required through the use of coordinated hardscape treatment (special paving materials, lighting, street furniture, etc.) and landscaping.

2) Additional Design Standards for Commercial and Mixed-Use Structures in the D-CM

(1) Exterior entrances from a public sidewalk or common open space are permitted for apartment or condominium units on the ground floor. These entrances shall be raised from the finished ground floor level of the sidewalk and shall appear to be designed as townhouses.

(2) Apartment and condominium uses above the ground floor shall have interior unit entrances except: a. Exterior stairs are permitted for access to second and third floor units only if they are oriented towards a central plaza not visible from any street.

(3) Non-residential entry features. a. All ground floor non-residential uses shall have a main entrance from a public sidewalk or plaza.

b. All ground floor entrances shall be covered or inset.

c. Building entrances are to be defined and articulated with architectural elements such as pediments, columns, porticos, porches, and overhangs.

(4) Mixed use residential entry features.

a. Exterior entrances from a public sidewalk or common open space are permitted for apartment or condominium units on the ground floor. These entrances shall be raised from the finished ground floor level of the sidewalk and shall appear to be designed as townhouses.

b. Multi-family apartment and condominium uses above the ground floor shall have interior unit entrances unless:

(5) Exterior stairs are permitted for access to second floor units only if they are oriented towards a central plaza not visible from any street.

(6) All ground floor residential entrances shall be covered or inset with distinct architectural detail.

(7) Roofing design and materials.

a. Asphalt shingles, industry approved synthetic shingles, standing seam metal or tile roofs are allowed.

b. Gable roofs, if provided shall have a minimum pitch of 6/12.

c. Pitch roofs, if provided shall have a minimum pitch of 9/12.

d. Other roof types shall be appropriate to the architectural style of the building.

The following building materials are prohibited on any façade facing a public right-of-way, excluding alleys, or any façade that abuts a lot of residential or mixed use. However, such materials may be used as decorative or detail elements for up to 25% of the facade, or as part of the exterior construction that is not used as a surface finish material.

- Plain concrete block
- Aluminum, steel, or other metal sidings
- Exposed aggregate (rough finish) concrete wall panels
- Exterior insulating finish systems (EIFS)
- T-111 composite plywood siding
- Plastic
- Vinyl

The D-CM is wholly in the Downtown Community Redevelopment Area and parts of it lay within the Historic District as well. As such, any development and/or redevelopment activity D-CM shall require review and approval by the Historic Preservation Board and/or the Downtown Redevelopment Advisory Board.

3) Additional Design Standards for the UV District:

All development within the Urban Village District shall utilize “Traditional Neighborhood” models and principles.

Traditional neighborhood developments are designed to include a mixture of uses. The term "mixed uses" means that nonresidential land uses, such as commercial, civic and open space, are mixed with residential land uses. Mixing uses also helps promote walking between the various uses. Different modes of transportation are promoted in the community such as walking, bicycles, transit, automobiles, and canoes. Mixed use also provides a community center or focus. For example, the community center could be a

public facility such as a park, pond, recreational facility, school, or library, or it may be a retail area. The term "mixed use" also means promoting a mix of housing types and sizes to accommodate households of all ages, sizes, and incomes. This means varying lots sizes and densities, and allowing other types of housing such as attached single-family residences, townhomes, duplexes, fourplexes, and specialty housing for seniors. The term "mixed use" can also mean that housing is provided in the same building above commercial uses such as shops or offices.

Definitions. The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Traditional neighborhood development.

(1) The term "traditional neighborhood development" according to the smart growth law, means a compact, mixed-use neighborhood where residential, commercial and civic buildings are within close proximity to each other.

(2) The term "traditional neighborhood development" is a planning concept that is based on traditional small town and city neighborhood development principles. Traditional neighborhood development is, in part, a reaction to the often inefficient use of land and infrastructure and lack of a sense of community in many newer developments.

Models. Traditional neighborhood development is found in the older parts of Florida's cities and towns, parts that often developed prior to World War II. Interest among consumers in traditional neighborhood development appears to be growing with other traditional neighborhood development projects in the planning stages. Traditional neighborhood development is one of a variety of planning concepts that share similar themes. These models include:

- (1) Neo-traditional development;
- (2) New urbanism;
- (3) Form based codes;
- (4) Urban villages;
- (5) Hamlets;
- (6) Compact communities;
- (7) Transit-oriented development;
- (8) Pedestrian pockets; and
- (9) The revitalization of existing traditional communities.

This section draws upon a number of these models.

(c) *Principles.* Understanding the principles and objectives of traditional neighborhood development is an important part of the process of developing a traditional neighborhood development ordinance.

The human scale means the relationship between the dimensions of the human body and the proportion of the spaces which people use.

(1) The term "the human scale" includes paying attention to walking distances, the height of buildings, the design of streetlights and signs, sidewalks, and other features. Compact development can also promote social interaction by including civic spaces such as parks and public buildings.

(2) The term "the human scale" also means that residential, commercial, and civic buildings are within close proximity of each other to encourage people to walk between the various uses.

Compact developments. Traditional neighborhood developments are compact. Compact development patterns (for both residential and commercial uses), can promote a more efficient use of land and lower the costs of providing public infrastructure and services. The term "compact development" also means the development is designed for the human scale.

In order to meet the required percentage of open space mandatory in the Urban Village District, the following types of open space are permitted and shall be indicated on plan submittals:

a. *Greens.* A green is where open space is available for unstructured recreation. Its landscaping consists of grassy areas and trees.

b. *Parks.* A park must be a minimum of 5,000 square feet.

c. *Plaza/Square.* A plaza or square is improved by landscaping and hardscaping, and surrounded by buildings or streets along at least 50% of its perimeter.

d. *Drainage Control Facilities.* Detention and retention ponds may be utilized by the public for recreational purposes provided that they are designed and maintained in such a manner as to provide an attractive setting and appearance and must contain along its perimeter, trails, pathways, seating areas, grass, trees, and or other appropriate landscaping and hardscaping.

4) Design Standards for Residential Structures in the UV District:

Residential design in the Urban Village district shall conform to an overarching and generally similar look and design with a continuation of façade, comparable features and color pallets to be approved by the development authority.

E. Public and Education District (P-E)

General requirements. The following general requirements apply to property located within the P-E district:

(1) Public schools and municipal, county, state or federal office buildings located in the P-E district shall be developed in accordance with site and building requirements specified for the C-1 district in general and upon development approval;

(2) Major public utilities shall be developed in accordance with state regulations governing the permitting and design of such facilities and shall further comply with the performance standards set forth in section Articles 6 and 7.

F. Conservation District (CON)

General requirements. Development within conservation areas shall seek to minimize environmental degradation through such means as preserving native vegetation and the use of previous materials for any parking area shall be encouraged.

G. Recreation District (REC)

General requirements. Any development within public parks shall be in accordance with these Land Development Regulations, will seek to preserve open spaces and native vegetation through provision of vegetated nonuse areas in public parks, and shall minimize environmental degradation.

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