EXHIBIT C

PRIORITY REDEVELOPMENT AREA
SUMMARY OF AMENDMENTS
(Updated 04/01/10)

Part 1. ULDC Art. 1.E, Prior Approvals (page 74 of 94, Ord. 2010-005), is hereby amended as follows:

Reason for amendments: [PZB] To address County initiated rezoning of those PRA parcels that have a Urban Center or Urban Infill FLU designation, to recognize that prior conditions of approval for PDDs or uses shall remain in full force and effect until such time as existing uses are developed in accordance with the standards of the PRAO. See also Art. 2 provision that allow for the administrative abandonment of prior conditions of approval where all prior uses have been demolished and a new project PRAO project is proposed.

CHAPTER E PRIOR APPROVALS

....

Section 2 PRAO PRIOR APPROVALS

All development on parcels having a UC or UI FLU designation, corresponding Zoning district and having obtained a DO commenced or constructed prior to the adoption of the PRAO, shall be subject to all prior BCC conditions of approval, or other development order, until such time as may be amended by a DOA, or administratively abandoned in accordance with the provisions of Art. 2.A.1.Q.5, PRAO Abandonment of Prior Conditions of Approval.

Part 2. ULDC Art. 1.F.1.A, Purpose and Intent (page 75 of 94, Ord. 2010-005), is hereby amended as follows:

Reason for amendments: [PZB] 1) Lake Worth Commercial Corridor Overlay (LWCCO) deleted from the Plan in Round 09-02.

CHAPTER F NONCONFORMITIES

Section 1 General

A. Purpose and Intent

....

In addition, this Chapter addresses projects within the Redevelopment Areas in Art.3.B (IRO, ~~LWRCCO, URA-PRA,~~ and WCRAO) where new developments and redevelopments are regulated by form-based design standards.**....**

Part 3. ULDC Table 1.F.1.F, Non-conformities – Percentage and Approval Process for Expansion (page 76 of 94, Ord. 2010-005) and Table 1.F.1.G, Nonconformities, Percentage and Approval Process for Maintenance, Renovation and National Damage Disaster Repair (page 77 of 94, Ord. 2010-005), is hereby amended as follows:

Reason for amendments: [PZB] 1) Lake Worth Commercial Corridor Overlay (LWCCO) deleted from the Plan in Round 09-02; 2) PRAs are not eligible for higher percentage of allowable improvements; and, 3) scrivener's error, higher percentage for Redevelopment Areas and Overlays does not apply to Expansion.

Table 1.F.1.F, Nonconformities – Percentage and Approval Process for Expansion

Improvement Classification	Major Nonconforming Use in a Conforming Structure (1)	Minor Nonconforming Use in a Conforming Structure (1) (2)	Conforming Use in a Nonconforming Structure	Nonconforming Site Element (~~4~~ 3)
Expansion				
Non-Government and Government	**....**	**....**	**....**	**....**
IR-O, ~~PRAs, LWRCC-O,~~ WCRA-O ~~(3)~~				
Notes:				
....				
~~3. A higher percentage shall be allowed for Redevelopment Areas and Overlays to encourage infill and redevelopment that requires built forms to regulate uses. All improvements must comply with applicable Sections of Art.3.B, Overlays.~~				
3 ~~4~~. Refer to Art.1.F.5, Nonconforming Site Elements for additional information.				

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Table 1.F.1.G – Nonconformities, Percentage (1) and Approval Process for Maintenance, Renovation and Natural Disaster Damage Repair

Improvement Classifications	Major Nonconforming use (1) (2)	Minor Nonconforming use (1) (2)	Conforming Use in Nonconforming Structure (1)	Nonconforming Site Elements
Non-Government				
Maintenance Renovation Natural Disaster Damage Repair	≤ 20%; By Right	≤ 30%; By Right	≤ 20%; By Right OR > 20%≤30%; DRO	Comply with applicable Code to greatest extent possible through applicable review approval process. (5)
Government (3)				
Maintenance Renovation Natural Disaster Damage Repair	≤ 30%; By Right	≤ 45%; By Right		
~~PRAs, LWRCCO~~ WCRAO, IR-O (4)				
Maintenance Renovation Natural Disaster Damage Repair	≤ 20%; By Right OR >20% ≤ 30%; DRO	≤ 30%; By Right OR >30 ≤ 50%; DRO	≤ 30%; By Right OR ≤ 50%; DRO	

Notes:	
1.	All percentages shall be based on the Improvement Value of the structure pursuant to Art.1.F.1.D, unless stated otherwise herein.
2.	For nonconforming use in a conforming or nonconforming structure, the percentage of the nonconforming use shall apply.
3.	A higher percentage shall be allowed for Government structures as appraisals by the Property Appraiser's Office are conducted less for Government structures due to exemptions for property tax.
4.	A higher percentage shall be allowed for Redevelopment Areas and Overlays to encourage infill and redevelopment that requires built forms to regulate uses. All improvements must comply with applicable Sections of Art.3.B, Overlays.
5.	If the use or structure is nonconforming, the maximum allowable percentage for improvements for the site elements shall be included in the total value of improvements.

Part 4. ULDC Art. 1.I, Definitions and Acronynms (page 26 of 110), is hereby amended as follows:

Reason for amendments: [Zoning] See URA White Paper. New definitions as needed to implement the specific development standards of the PRA.

CHAPTER I DEFINITIONS & ACRONYMS

Section 2 Definitions

A. Terms defined herein or referenced in this Article shall have the following meanings:

….

2. **Alley** –
   a. A R-O-W providing a secondary means of access to property and is not intended or used for principal traffic circulation.
   b. for the purposes of Art. 3.B.17, PRA, an alley provides the primary vehicular access to a building for vehicle parking, location of utility meters, and recycling and garbage bins.

80. **Arcaded Sidewalk -** a covered pedestrian walkway contiguous to a street, plaza or square that is open to the public.
For the purposes of Art. 3.B.15, WCRAO, Westgate Community Redevelopment Agency Overlay and Art. 3.B.17, Priority Redevelopment Areas (PRAs), an arcaded sidewalk shall require usable floor area above the roof of the arcade. **[Ord. 2006-004]**

….

B. Terms defined herein or referenced in this Article shall have the following meanings:

….

2. **Balcony** – a raised platform that is either supported from below or cantilevered from the building and may project forward of its required build-to zone, where applicable.

[Renumber accordingly.]

9. **Bay** – a bay window that projects from the wall normally cantilevered or supported by brackets.

[Renumber accordingly.]

52. **Build-to-Line ~~or Zone~~** – an alignment established a certain distance away from the curb line along which the front elevation of a building must be built for a TMD, TND Neighborhood Center, LCC, WCRAO, ~~or~~ IRO or PRAO project.

….

70. **Building Types, PRAO** – for the purposes of Art. 3.B.17, PRAO, a category of habitable structures, commonly determined by function, disposition, and configuration, including

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frontage and height, specifically defined in Policy 1.2.4-d of the Future Land Use Element (FLUE) of the Comprehensive Plan, as follows:

a. Mixed Use, Type I – a two story mixed use building with retail or other non-residential storefronts at street level, and residential units or office uses located on the second floor.

b. Mixed Use, Type II – a three to four story mixed use building with retail or other non-residential storefronts at street level, residential units or office uses on the second floor, and exclusively residential uses on the remaining floors.

c. Mixed Use, Type III – a four to six story mixed use building with retail or other non-residential storefronts at street level, residential units or office uses on the second floor, and exclusively residential uses on the remaining floors.

d. Block Building - a two to eight story building limited to the UC TZ, accommodating a predominant single use such as offices, other type of employment center, or residential uses. The provision of ground floor non-residential uses in the form of storefronts serving the needs of building tenants is encouraged.

e. Liner Building – a three to six story building limited to the UC TZ, used to conceal parking garages, offices or other multi-story non-residential structures from view of streets or abutting residential neighborhoods. Liner buildings shall have retail or other non-residential storefronts at street level, with residential or office uses on the upper floors, may be attached to or have rear alley access to the structure to be concealed, and shall be the same height or greater than the use to be concealed.

f. Civic Building - an architecturally distinctive building comprised of or appearing to be between two to six stories, of which a minimum of sixty percent of building area is used to accommodate public or private civic uses. Limited retail or non-residential uses in the form of storefronts or second floor offices serving the needs of the community or building tenants are encouraged. Residential uses providing for workforce of affordable housing is also encouraged. A civic building may also front a plaza, courtyard or square.

g. Rowhouse – a two to four story townhouse, or multi-family building built with similar characteristics, with accessory structures, vehicular access and parking located to the rear of the building.

h. Apartment Building – a three to four story multi-family residential building. The principal entrance is typically recessed from the sidewalk via a courtyard, forecourt or other similar means. A limited amount of ground floor non-residential storefronts may be permitted for uses providing for the needs of tenants when fronting usable open space areas or a primary street frontage.

[Renumber accordingly.]

F. Terms defined herein or referenced in this Article shall have the following meanings:

….

14. **Fenestration** – the design and arrangement of windows or openings in a building wall allowing light and views between interior and exterior.

[Renumber accordingly.]

55. **Forecourt** – a courtyard forming an entrance plaza for a single building or group of buildings.

[Renumber accordingly.]

M. Terms defined herein or referenced in this Article shall have the following meanings:

….

43. **Mixed Use** –

a. ~~For the purposes of Art. 3.B.15, Westgate Community Redevelopment Agency Overlay (WCRAO), means~~ the combination of residential and one or more non-residential uses that are functionally integrated.

b. for the purposes of Art. 13, means a group of different uses of land within a tract of land or a building for which applications for development permits are sought.

….

N. Terms defined herein or referenced in this Article shall have the following meanings:

….

10. **Neighborhood** – a defined and compact geographic area consisting of residences which may include non-residential uses to serve the daily needs of the residents, such as shops, workplaces, recreational areas and civic uses (schools, places of worship), that are accessible by interconnecting streets.

[Renumber accordingly.]

P. Terms defined herein or referenced in this Article shall have the following meanings:

….

34. **Parking Garage/Structure** –

a. for the purposes of Art. 4, a building or other structure that provides temporary parking for motor vehicles, for profit, where some or all of the parking spaces are not accessory to another principle use ~~and subject to:~~

b. a building or structure that provides parking for motor vehicles as an accessory use to a principal use.

....

33. **Pedestrian Circulation Zone –** for the purposes of Art. 3.B.17, PRAO, a continuous unobstructed space reserved for pedestrian movement, typically located between a planting/amenity zone and shy zone within the public realm.

[Renumber accordingly.]

49. **Planting/Amenity Zone –** for the purposes of Art. 3.B.17, PRAO, serves as the transition between vehicular streets and the pedestrian part of the public realm.

[Renumber accordingly.]

60. **Porch** - an exterior structure that shelters a building entrance, forming a approach or vestibule to a doorway.
78. **Principal Entrance** - the main point of access for pedestrians into a building or storefront.

[Renumber accordingly.]

102. **Public Art -** for the purposes of Art. 3.B.17,PRAO, art that is visually or physically accessible to the public and that is acquired by County funds, donated to the County, or provided by a private entity as a community benefit. Public art encompasses the broadest definition of visual art including the imaginative use and interplay of artistic disciplines.

[Renumber accordingly.]

108. **Public Realm** – for the purposes of Art. 3.B.17, PRAO, the area between the build-to zone/building facade and streets, including the shy zone, pedestrian circulation zone and planting/amenity zone, and other public use areas such as plazas, squares and playgrounds.

[Renumber accordingly.]

S. Terms defined herein or referenced in this Article shall have the following meanings:

....

43. **Shy Zone** - For the purposes of Art. 3.B.17,PRAO, a relatively narrow band of contrasting pavement abutting the pedestrian zone and the front façade of a building, which may be enlarged to provide areas for outdoor uses such as seating or dining areas.

[Renumber accordingly.]

46. **Specialized District** - For the purposes of Art. 3.B.17,PRAO:
    a. an optional district established to accommodate projects that cannot conform to the mixed use requirements of the PRAO, or are generally desirable and contribute to the furthering of County directions and characteristics of a livable community.
    b. A designation that may be granted by the BCC for those uses that cannot conform to the requirements of their Transect Zone, its accompanying building types, and mixed use requirements.

[Renumber accordingly.]

85. **Stoop** – a small porch or raised platform on a façade with the ground story elevated from the sidewalk for privacy, with an exterior stair and landing at the entrance.

....

87. **Store Front -** for the purposes of Art. 3, the front of a ~~retail~~ commercial or similar establishment facing a street, plaza, square or other public use area, where the main building entrance is located.

....

117. **Streetscape** – For the purposes of the IRO, WCRAO, PRAO, LCC and TDDs, the visual elements of a street, adjoining buildings, street furniture, trees, pedestrian areas and open spaces, that combine to form the street's character.

....

T. Terms defined herein or referenced in this Article shall have the following meanings:

50. **Transect** – *a distinct category of physical form ranging from the most urban to the least urban.* Generally, the new urban transect classifications range from highest to lowest density/intensity and are: urban core, urban centre, general urban, suburban, rural and natural.
51 ~~50~~. **Transect Zones, IRO** – ~~For the purposes of the IRO, a distinct category of physical form ranging from the most urban to the least urban.~~ The IRO requires the application of one or more of four transect zones: Core, General, Edge and Open Space.

....

52. **Transect Zones, PRAO** – Parcels designated with either a Urban Center (UC) or Urban Infill UI) FLU designation, which may be further defined by more detailed sub-areas.

[Renumber accordingly.]

X. Terms defined herein or referenced in this Article shall have the following meanings:

1. **Xeriscape** – a landscaping method that utilizes water-conserving techniques (as the use of drought-tolerant plants, mulch, and efficient irrigation).

Section 3 Abbreviations and Acronyms

....

IRO Infill Redevelopment Overlay

....

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PRA Priority Redevelopment Area
PRAO Priority Redevelopment Area Overlay
....
UC Urban Center
UI Urban Infill
....
SD Specialized Development District
....

Part 5. ULDC Art. 2.A.1.E, Related to Pre-Application Conference (page 21 and 22 of 94, Ord. 2010-005), is hereby amended, as follows:

Reason for amendments: [PZB] Expand PAC to accommodate standards for the PRAO. Note detailed outline for Transect Zones has been simplified to recognize the different naming conventions for IRO Transects as compared to the UC and UI Transects/Sub-areas.

CHAPTER A GENERAL

Section 1 Applicability

E. Pre-Application Conference (PAC)

....

1. Plan Review

The applicant shall specify in the application whether the PAC is requested for a conceptual site plan review. A conceptual master ~~site~~ plan shall be required for an Infill Redevelopment Overlay (IRO), ~~or~~ Lifestyle Commercial Center (LCC) *or* Priority Redevelopment Area Overlay (PRAO) project. **[Ord. 2005 – 002] [Ord. 2010-005]**

....

3. Additional LCC, ~~and~~ IRO *and* PRAO Requirements

....

Table 2.A.1.E, Conceptual Site Plan Requirements for PAC

Conceptual Site Plan Requirements	IRO	LCC	PRAO
Intensity or density	✓	✓	✓
Transect zones assigned to all land. ~~All land must be assigned one of the four transect zones described in Art.3.B.16.F, no land may be assigned two or more transect zones. Transect zone boundaries shall follow proposed lot lines or be clearly dimensioned for parcels developed under one entity.~~	✓		✓
Vehicular and pedestrian circulation, including location of access points and interconnectivity to adjacent parcels, perimeter streets, internal street network including alleys.	✓	✓	✓
~~For IRO, b~~ Building placement and building type, including any tenants 65,000 square feet or larger.	✓		
F~~or LCC, any f~~reestanding or any tenants 65,000 square feet or larger.		✓	
Pedestrian streetscape realm for all perimeter street frontages or required frontage types.	✓		✓
Pedestrian area for main street(s).		✓	
Proposed ~~and~~ or required mix of uses, including live/work or residential units, identifying whether or not such is horizontally or vertically integrated.	✓	✓	✓
Location of any requested uses, and outdoor uses such as restaurant or bank drive through facilities, gasoline pumps and related queuing areas, outdoor dining areas, and required outdoor daycare areas, among others. Where applicable, additional detail shall be required to demonstrate how such uses will be located behind buildings, or shielded from adjacent residential uses or perimeter streets.	✓	✓	✓
Location of parking, loading and service areas (dumpsters, etc.).	✓	✓	✓
Required public open space or usable open space.	✓	✓	✓
Demonstrate consistency with the master plan or design guidelines adopted under the Future Land Use Atlas amendment ordinance, if applicable.		✓	
Green Building Incentive Program: Where applicable, include any site improvements that will be used towards an application for bonus height.			✓
[Ord. 2010-005] [Ord. 2010-…]			

....

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Part 6. ULDC Art. 2.A.1.Q, Development Order Abandonment (page 18 of 57), is hereby amended, as follows:

Reason for amendments: [PZB] 1) Clarify that a PRAO project may administratively abandon prior conditions of approval for PRAO parcels with a UC or UI FLU designation and corresponding Zoning district, in limited situations where all prior development approvals or related site improvements are to be removed to allow for the development of a PRAO compliant project (including those having SD approval).

CHAPTER A GENERAL

Section 1 Applicability

Q. Development Order Abandonment

1. General

A development order for a conditional use or similar development order granted under Ordinance 1957-003, Ordinance 1973-002, ~~or~~ Ord. No.1992-002 or Ord. No. 2003-067, as amended, may be abandoned according to the procedures in this Section.

….

5. PRAO Abandonment of Prior Conditions of Approval

Conditions of approval that were imposed upon a development order prior to the effective date of the PRAO may be simultaneously with a new application or administratively abandoned, subject to all of the following requirements:

a. Parcel has a UC or UI FLU designation;
b. Parcel has or is applying a UC or UI Zoning district;
c. Proposed development will involve the removal of any previously constructed structures, site elements and related improvements that do not comply with the requirements for new PRAO development; and,
d. All new development shall be in accordance with Art. 3.B.17, PRAO. This shall not include any provisions or allowances for prior approvals or non-conformities.

Part 7. ULDC Art. 2.D.1, Development Review Officer (pages 29 through 33 of 57), and Ord. 2010-005 page 43 of 94), is hereby amended, as follows:

Reason for amendments: [PZB] 1) Add requirement that all PRAO projects obtain DRO approval; and, 2) Expand DRO authority to amend prior BCC/ZC approvals to include PRAO projects, only where there are no conflicts with conditions of approval. PRAO projects that cannot comply with the provisions of the PRAO, any ZC/BCC conditions of approval, or testimony given at Public Hearings, shall be required to submit an application for a DOA to remedy any conflicts (with exception to projects qualifying for administrative abandonment of prior conditions of approval).

CHAPTER D ADMINISTRATIVE PROCESS

Section 1 Development Review Officer

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B. Application Types

1. The following types of development shall require approval of a master plan, site plan or subdivision plan by the DRO prior to the issuance of a building permit, commencement of any related land development activity, utilization of any use or approval granted by the BCC or ZC, or utilization of any use requiring approval by the DRO:

….

d. All proposed new renovation or construction within the UC, UI or SD districts, excluding any improvements permitted under Art. 1.E, Prior Approvals or Art. 1.F, Non-conformities;

[Renumber Accordingly.]

G. Administrative Review

The DRO may approve amendments to master plans, site plans and subdivision plans, and approve final plans, in accordance with the following procedures. **[Ord. 2007-001] [Ord. 2008-003] [Ord. 2010-005]**

1. Amendments to BCC/ZC Approvals

The DRO shall have the authority to approve modifications to a development order approved by the BCC or ZC. An application for an amendment shall be submitted in accordance with Article 2.A.1, Applicability, and reviewed in accordance with the standards in Article 2.D.1.C, Review Procedures. Applications must be submitted on deadlines established on an Annual Zoning Calendar. The authority of the DRO to modify a BCC or ZC approved plan shall be limited to the following: **[Ord. 2008-003] [Ord. 2010-005]**

….

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j. Modification to an IRO or PRAO Preliminary Master Plan for a specific site, provided that there are no conflicts with prior conditions of approval, any improvement or amenity used to garner support for a project, or testimony from Public Hearing(s). **[Ord. 2010-005]**

....

Part 8. ULDC Art. 3.A.1.B.1, Overlays (page 20 of 154), is hereby in it's entirety, as follows:

Reason for amendments: [PZB] Lake Worth Commercial Corridor Overlay (LWCCO) deleted from the Plan in Round 09-02;

CHAPTER A GENERAL

Section 1 Districts

B. Overlays and Zoning Districts

1. Overlays

....

~~LWRCCO, Lake Worth Road Commercial Corridor Overlay~~

....

Part 9. ULDC Art. 3.B.7, Overlays (page 13 of 154), is hereby deleted in entirety.

Reason for amendments: [PZB] Lake Worth Commercial Corridor Overlay (LWCCO) deleted from the Plan in Round 09-02.

Part 10. ULDC Art. 3.B, Overlays (page 14 of 154), is hereby amended to add a new Section titled Art. 3.B.17, Urban Redevelopment Area, as follows:

Reason for amendments: [PZB] See White Paper.

CHAPTER B OVERLAYS

Section 17 Priority Redevelopment Area Overlay (PRAO)

A. Purpose and Intent

The purpose and intent of the Priority Redevelopment Area Overlay (PRAO) is as follows:

1. Implement the concepts of the July 2007 Palm Beach County Urban Redevelopment Area Planning Study and Corridor Master Plan, prepared by the Treasure Coast Regional Planning Council, inclusive of the 2009 Planning Division addendum;
2. Implement the Urban Redevelopment Area (URA) Objectives and Policies of the Plan, with an emphasis on Priority Redevelopment Area (PRA) Policies;
3. Utilize Smart Growth and Form Based Coding principles to create a predictable regulatory framework to encourage the fundamental principals of urban design and architecture to create authentic traditional development;
4. Encourage development that in a form that is compact, mixed use and walkable, with an emphasis on safety, comfort and ecological responsibility;
5. Create an interconnected pedestrian-friendly street network, including parallel, alternate vehicular connectivity to the PRAs and the creation of new walkable blocks;
6. Advocate walking, cycling, mass transit or other modes of transportation as viable alternatives to automobile use by encouraging the development of commercial, civic and recreational uses that provide for the daily needs of residents within walking distance;
7. Promote mixed use development that balances housing with employment, commercial, and civic uses;
8. Provide a variety of housing types to support residents of diverse ages, incomes, family sizes, ethnicities and lifestyles;
9. Promote sustainability by integrating the social, economic and ecological needs of the community with overall regional, state and national policy advocating management of resources for future generations;
10. Redevelop retail uses along the PRA corridors along stipulated street frontages; and,
11. Simplify and facilitate the permitting process.

B. Applicability

1. FLU Designation

The provisions of the PRAO shall apply to all new development of parcels having an Urban Center (UC) or Urban Infill (UI) FLU designation. Development shall include any DO that authorizes the construction of new buildings, structures or site improvements, unless

permitted otherwise under Art. 1.E, Prior Approvals, Art. 1.F, Non-Conformities, or any other provisions herein.

2. Boundaries

UC and UI parcels, along with opt out parcels eligible to apply for a UC or UI FLU Plan amendment or rezoning, are located within the PRA corridors of the URA as depicted in Map LU 9.1 and LU 9.2, Urban Redevelopment Area Regulating Plan.

3. Other Overlays

As the PRAO is mandatory for specific parcels, it may not be used in conjunction with any other overlays.

4. Zoning District Requirements

There are three Zoning districts permitted within the PRAO: Urban Center (UC), Urban Infill (UI) and Specialized Development (SD) district.

a. UC and UI Districts

As of August 2010, all parcels that opted in to the PRA and have a UC or UI FLU designation, were rezoned to the corresponding UC and UI districts (Zoning applications 2010-00667 and 668, respectively). Rezoning applications shall only be required for parcels which initially opted out of the PRA, and have since processed or are applying for a concurrent FLU amendment to the UC or UI FLU designation.

b. Specialized Development District (SD)

The SD district is an optional district established upon application to the BCC to accommodate projects that cannot conform to the mixed use requirements of the PRAO, or are generally desirable and contribute to the furthering of County directions and characteristics of a livable community. Application for a rezoning to the SD shall be optional, and subject to the standards of Art. 3.C.1.H.3, Specialized Development Districts.

5. Prior Approvals, Non-conformities and Continuation/Change of Uses

Unless prohibited under the provisions of major or minor non-conforming uses, development existing or approved prior to the establishment of the PRA may continue to operate under the provision of Art. 1.E, Prior Approvals and Art. 1.F, Non-conformities.

a. Uses Permitted

The list of allowable uses permitted for any prior approvals that do not comply with the requirements of this section shall be in accordance with Table 3.B.17.F – URA Permitted Use Schedule.

C. Future Land Uses and Density/Intensity

1. Density/Intensity

The maximum density and intensity for a PRAO project shall only be limited by any applicable site development requirements of this code, the PRA TCEA (TE Policy 1.2-v of the Plan), and the physical constraints of the site.

2. Density Bonus Program Prohibitions

The use of TDR, AFH or WHP density bonus incentives are not eligible within the PRAO.

3. Mixed Use

Only those projects that are subject to the requirements of the PRA TCEA may be required to develop as mixed use.

4. Required Workforce Housing Units

Residential projects comprised of 10 units or more shall comply with Art. 5.G.1, Workforce Housing Program.

D. Application Requirements

1. Pre Application Conference (PAC)

All applications for a PRAO project shall require a PAC pursuant to procedures in Art. 2.A.1.E, Pre-Application Conference.

2. Plan Requirements

Required plans shall comply with Art. 2.A.1.G.3, Plan Requirements, the Zoning Technical Manual, and the following:

a. Preliminary Master Plan

The BCC shall approve a preliminary master plan for a rezoning to the UC, UI or SD district. The preliminary master plan shall also include the following, as applicable:

1) Intensity or density, including vertical and horizontal mix of uses;
2) Location of UC 1, 2, or 3, or UI 1 or 2 subareas;
3) Vehicular and pedestrian circulation, including location of access points and interconnectivity to adjacent parcels; perimeter streets; and the internal street network, including alleys;
4) General building location, including any tenants 65,000 square feet or larger, and frontage classifications;
5) Location of any requested uses;
6) General location of parking, loading, and service areas;
7) General location of usable open space; and,

8) Where applicable, summary of improvements used for the Green Building Incentive Program.

b. Other Plans

1) Regulating Plan
The DRO shall approve a regulating plan or alternative design standards.

2) Master Sign Plan
The DRO shall approve a master sign plan.

3) Architectural Elevations
Shall be in accordance with Art. 5.C, Design Standards.

5. Zoning Director Waivers

An applicant may apply for a waiver from a specific regulation if listed in Table 3.B.17.G, PRAO Waivers.

a. Standards

An application for a waiver shall be submitted in a form specified by the Zoning Director. When considering whether to approve, approve with conditions, or deny a waiver request, the Zoning Director shall consider the following standards:

1) The waiver does not create additional conflicts with this Section of the ULDC, and is consistent with the stated purpose and intent and standards for the PRAO;
2) The waiver will not cause a detrimental effect on the overall design and development standards of the project, and will be in harmony with the general site layout and design details of the development; and,
3) The alternative design option recommended as part of the waiver approval, if granted, will not adversely impact users of the PRAO project or adjacent properties.

b. Appeal

An appeal of a denial made by the Zoning Director's shall be made to the Zoning Commission pursuant to Art, 2.A.1.S.1, Non-Judicial Relief, in an application form specified by the Zoning Director.

E. General Design Standards

PRAO projects shall be designed in a manner that establishes an enhanced pedestrian environment by providing a functional interface with perimeter streets, existing neighborhoods and abutting uses. This is accomplished by regulating the following: site layout; interconnectivity; location of intensity and density; building and parking placement; integration of usable open space areas; building form; and provision of an enhanced streetscape and usable pedestrian amenities.

1. Permitted Uses

The PRAO is modeled after the concept of a form based code and seeks to establish a precise and predictable set of regulations to dictate the placement of buildings and site improvements with less emphasis on the regulation of uses. However, the PRAO also serves to implement the concepts of the TCRPC Corridor Plans by establishing limits on building height, mix of uses, and uses by floor, to ensure that development will serve the needs of residents while mitigating adverse impacts to existing neighborhoods.

2. Streets, Access and Interconnectivity

The fundamental components for creating traditional neighborhoods are blocks, streets and alleys that provide for an interconnected pedestrian and vehicular circulation system, while regulating the physical and functional relationship between buildings, streets and usable open space amenities. Assemblages of blocks tie together different places through a connected network of narrow streets and alleys. Traffic calming measures such as on-street parking, pedestrian crossings, street trees, regulation of minimum block standards and vehicular access points, and the use of alleys for vehicular access to parking and service areas are intended to control traffic to create a more pedestrian friendly oriented form of development. The intent is to create blocks or half blocks composed of multi-story mixed use buildings with massing and articulation results in a traditional development pattern, and to prevent large monolithic buildings that deter pedestrian presence and use. The intent of the “half-block” form is to allow for parallel alternate vehicular connectivity through an alley system. The alley is located to the rear of buildings, which pushes the building towards the thoroughfare. In addition to lessening trips on the thoroughfare, the alley provides a physical separation between the existing residential neighborhoods and the future redevelopment. Projects shall be composed of multiple buildings or shall be designed to have the appearance of multiple buildings.

4. Frontage Classifications

Frontage classifications serve to define the pedestrian realm located between the public R-O-W or internal street and the build to zone. There are four general types of frontage classifications established based upon the conceptual plans developed in the TCRPC Corridor Plans, as follows: slip street frontage, primary frontage, secondary frontage, and side street frontage. The first three frontage types apply to existing perimeter streets, while the latter applies to new internal streets where applicable. The default location for the PRAO

Frontage Types shall be in accordance with Art. 3.B.17.G, PRAO GIS Regulating Plan, and may only be modified where permitted herein.

a. Slip Street Frontage

These areas were determined to have sufficient depth to provide a frontage road that accommodates one-way vehicular access and on-street parking. Applicants may also opt to utilize the slip street frontage where sufficient roadway frontage is provided, or for a group of parcels located between secondary streets.

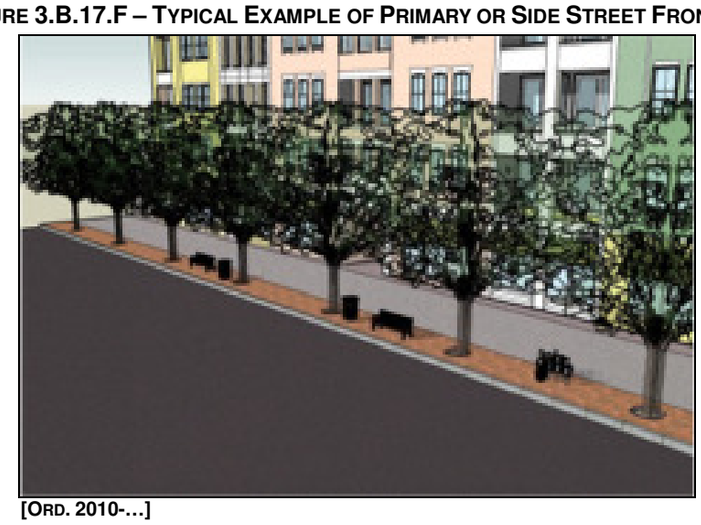
FIGURE 3.B.17.F – TYPICAL EXAMPLE OF SLIP STREET FRONTAGE

[ORD. 2010-…]

b. Primary Frontage

Primary frontages are located adjacent to thoroughfares and are appropriate for the placement of storefronts, residential, and civic functions.

FIGURE 3.B.17.F – TYPICAL EXAMPLE OF PRIMARY OR SIDE STREET FRONTAGE



[ORD. 2010-…]

c. Secondary Frontage

Secondary frontages are located along existing neighborhood streets that intersect a thoroughfare and are appropriate for the placement of residential and civic functions. Commercial uses that are located on secondary frontages are intended to be neighborhood oriented.

FIGURE 3.B.17.F – TYPICAL EXAMPLE OF SECONDARY OR SIDE STREET FRONTAGE

[ORD. 2010-…]

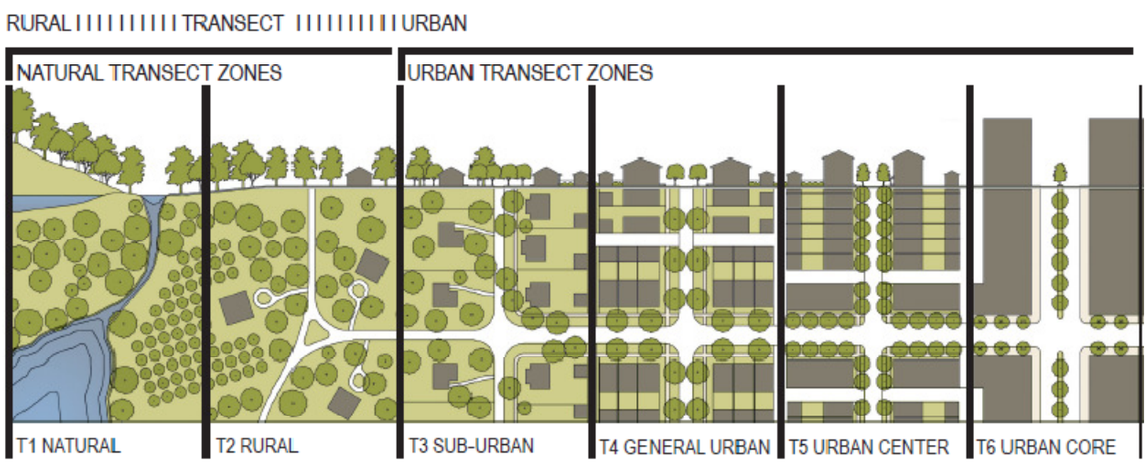
d. Side Street Frontage

Side street frontages shall apply to new streets established by a block structure. Storefronts, residential, and civic functions may be located on side streets.

4. Transect Zones (TZ)

Transect Zones are distinct categories that define and organize density and intensity ranging from the most urban to the least urban. The PRAO implements the TZ by establishing the Urban Center (UC) and Urban Infill (UI) FLU designations, and further refines each through the use of sub-areas that facilitate the development of urban forms while providing for gradual transitions in building scale and use intensity, rather than rigid distinctions. The default location for the PRAO Transect Zones shall be in accordance with Art. 3.B.17.G, PRAO GIS Regulating Plan, and may only be modified where permitted herein.

FIGURE 3.F.17.D – PRAO TRANSECT ZONES AND SUB-AREAS



RECONFIGURE TO REFLECT UC AND UI TRANSECTS AND SUBAREAS

[ORD. 2010-…]

a. Urban Center (UC) Transect

The UC Transects have been designated at prominent intersections having parcels with sufficient depth to allow for redevelopment as urban mixed use neighborhoods that emphasize multi-modal facilities, create an interconnected pedestrian oriented street network and incorporate usable open space amenities. It is the most intense PRA district, typically comprised of larger interconnected commercial and mixed use buildings that create a continuous street wall along designated street frontages. A well balanced mix of residential, commercial, public and civic, and recreational uses is encouraged, but may also be a requirement of the PRA TCEA. The UC TZ is broken down into three distinct sub-areas, as follows:

1) UC 1 Sub-area

The most intense Sub-area intended to accommodate the most intense types of uses permitted in the PRAO, allowing for building heights of up to four stories by right, with green building incentives allowing for up to six or eight stories for some building types.

2) UC 2 Sub-area

This Sub-area allows for the same intensity of uses and building heights permitted by right as the UC 1 Sub-area, but begins a general transition to the UC 3 Sub-area by limiting green building incentive height increases of up to five or six stories for some building types.

3) UC 3 Sub-area

The least intense UC Sub-area intended to provide for a transition between the more intense UC 1 and 2 Sub-areas, and abutting residential neighborhoods or the UI Sub-areas. Building heights are typically limited to maximum of three stories by right, with green building incentives allowing for up to four stories for some building types.

b. Urban Infill (UI) Transect

The UI transect serves to provide a transitional or physical buffer between commercial corridors and existing residential neighborhoods. Redevelopment is intended to be comprised of primarily residential and mainly neighborhood oriented commercial uses, with some potential for civic buildings. The UI Transect is broken down into two distinct sub-areas, as follows:

1) UI 1 Sub-area

A moderately intense Sub-area intended to encourage predominately mixed use and residential building types with heights of up to three stories permitted by right, with green building incentives allowing for up to four stories for some building types.

2) UI 2 Sub-area

The least intense UI Sub-area providing for a gradual transition between the UI 1 Sub-area and the commercial corridors. Building heights are typically limited to maximum of three stories by right, with green building incentives allowing for up to four stories for some residential or civic building types.

c. TZ Sub-area Deviations

The DRO shall have to authority to allow deviations to the location and boundaries of the default TZ sub-areas within the boundaries of either of the UC or UI Transects, where in compliance with the standards of Table 3.B.17.E, PRAO TZ Standards.

TABLE 3.B.17.E – PRAO TZ STANDARDS

	TRANSECT ZONE				
PARCEL STANDARDS	UC 1	UC 2	UI 1	UC 3	UI 2
MAXIMUM PERCENTAGE OF OVERALL PARCEL	50% (1)	50% (1)	75% (1)	N/A	N/A
MINIMUM SETBACK FROM ABUTTING RESIDENTIAL	400 ft.	200 ft.	200 ft.	N/A	N/A
[ORD. 2010-…]					
NOTES:					
1. Maximum UC 1, UC 2 or UI 1 sub-area may be increased up to 100 percent, and minimum UC 3 or UI 2 sub-area may be reduced commensurately, where parcel is abutting on all sides by arterials, collectors, and commercial or industrial parcels where in compliance with the minimum setbacks from abutting residential neighborhoods or properties with a residential FLU designation.					

5. Buildings

Buildings are regulated by TZ sub-area, building type, placement, frontage classification, architectural standards, uses and uses allowed by floor, among other standards to ensure that the pedestrian oriented walkable communities' goals of the PRAs are addressed. All buildings shall be located along perimeter streets first, and then may be located internally if fronting designated streets, provided that screening of parking lot and service areas is achieved. All buildings shall have a minimum of two stories unless specified otherwise, with ground floor non-residential uses developed in the form of pedestrian oriented storefronts. Additional bonus height may be awarded by complying with the requirements of the Green Building Incentive Program. There are eight general building types permitted in the PRAO, with additional standards for accessory structures and related outdoor uses.

a. Mixed Use, Type I

A two story mixed use building with retail or other non-residential storefronts at street level, and residential units or office uses located on the second floor.

b. Mixed Use, Type II

A three to four story mixed use building with retail or other non-residential storefronts at street level, residential units or office uses on the second floor, and exclusively residential uses on the remaining floors.

c. Mixed Use, Type III

A four to six story mixed use building with retail or other non-residential storefronts at street level, residential units or office uses on the second floor, and exclusively residential uses on the remaining floors.

d. Block Building
A two to eight story building limited to the UC TZ, accommodating a predominant single use such as offices, other type of employment center, or residential uses. The provision of ground floor non-residential uses in the form of storefronts serving the needs of building tenants is encouraged.

e. Liner Building
A three to six story building limited to the UC TZ, used to conceal parking garages, offices or other non-residential structures from view of streets or abutting residential neighborhoods. Liner buildings shall have retail or other non-residential storefronts at street level, with residential or office uses on the upper floors, may be attached to or have rear alley access to the structure to be concealed, and shall be the same height or greater than the use to be concealed.

f. Civic Building
An architecturally distinctive building comprised of or appearing to be between two to six stories, of which a minimum of sixty percent of building area is used to accommodate public or private civic uses. Limited retail or non-residential uses in the form of storefronts or second floor offices serving the needs of the community or building tenants are encouraged. Residential uses providing for workforce of affordable housing is also encouraged. A civic building may also front a plaza, courtyard or square.

g. Row house
A two to four story town house, or multi-family building built with similar characteristics, with accessory structures, vehicular access and parking located to the rear of the building.

h. Apartment Building
A three to four story multi-family residential building. The principal entrance is typically recessed from the sidewalk via a courtyard, forecourt or other similar means. A limited amount of ground floor non-residential storefronts may be permitted for uses providing for the needs of tenants when fronting usable open space areas or a primary street frontage.

6. Parking and Loading
Parking and loading for each tenant shall be located to the rear of buildings behind a street wall. Parking shall only be permitted in front of buildings in the form of on-street parking.

7. Streetscape and Usable Open Space
Examples of required PRAO streetscape improvements include:
a. A pedestrian oriented streetscape along all street frontages;
b. Plazas, squares and other forms of usable open space in front of or adjacent to buildings;
c. Additional sidewalks or pathways to establish a complete pedestrian circulation network that links all uses and parking lots to perimeter street frontages; and,
d. Public art.

8. Landscape and Open Space Transitional Elements
Landscaping in the PRAO shall be in an urban form that compliments the intended intensity and density of the PRA corridors, with an emphasis on the use of materials and design that enhances pedestrian areas, allows for improved visual surveillance from building windows, but also minimizes impacts to adjacent residential developments. Drainage retention areas, preserves and other similar low intensity open space areas shall be located so as to provide a transition between commercial uses and existing adjacent residential neighborhoods, or parcels with a residential FLU designation, when possible.

F. Design and Development Standards

1. General Uses Permitted by Building Type or Floor
Table 3.B.17.F, General Uses Permitted by Building Type or Floor, identifies permitted building types by Transect, height, mix of uses, and uses by floor, to ensure that development will serve the needs of residents while mitigating adverse impacts to existing neighborhoods. This section shall only apply to uses in PRAO projects. See Art. 3.B.17.F.7, for a listing of specific uses permitted and related approval processes.

TABLE 3.B.17.F. – GENERAL USES PERMITTED BY BUILDING TYPE OR FLOOR

TZ		URBAN CENTER																	URBAN INFILL					
SUB-AREAS		UC 1								UC 2						UC 3			UI 1				UI 2			
FLOOR		1	2	3	4	5	6	7	8	1	2	3	4	5	6	1	2	3	4	1	2	3	4	1	2	3	4
MIXED USE TYPE I		C, O V	O R			N/A				C, O V	O R			N/A		C, O V	O R		N/A	C, O V	O R		N/A	C, O V	O R		N/A
MIXED USE TYPE II		C, O V	O R	R		N/A				C, O V	O R	R	R		N/A	C, O V	O R	R	N/A	C, O V	O R	R (gs)		C, O V	O R	R	N/A
MIXED USE TYPE III		C, O V	O R	R		R (gs)		N/A		C, O V	O R	R	R	R (gs)	N/A	C, O V	O R	R	N/A								
BLOCK (1)		All		All		All (gs)		All (gg)		All		All		All (gs)	All (gg)	All		All									
LINER (2)		All		O, R		R (gs)		N/A		All	O, R		R	R (gs)	N/A	All	O R	R	N/A								
CIVIC (3)			CV			CV (gs)		N/A			CV			CV (gs)	N/A		CV	CV (gs)	N/A		CV		CV (gs)		CV		N/A
APARTMENT		R (4)		R		R (gs)		N/A		R (4)		R		R (gs)	N/A	R (4)		R	N/A	R		R (gs)		R (4)		R	N/A
ROWHOUSE			R		R (gs)			N/A			R		R (gs)		N/A		R		N/A		R		R (gs)		R		N/A

[Ord. 2010-…]

NOTES: **USE CLASSIFICATION KEY:** **R = RESIDENTIAL** **C = COMMERCIAL, OTHER** **O = COMMERCIAL, OFFICE** **CV = PUBLIC AND CIVIC**

1. A block building shall be a "predominantly single use building, devoted to employment, office or residential uses. Other permitted uses shall also be allowed.
2. Internal building located behind liner building may be a parking garage, or any use permitted in the TZ Sub-area – with no limits for uses by floor.
3. A minimum of 60 percent building square footage shall be for governmental, institutional or other civic use. 40% or less may apply Mixed Use Building uses by floor.
4. Non-residential uses shall be uses permitted shall be permitted for first floor primary frontages, or other frontage facing usable open space area such as plazas and squares.

gs LEED silver: Building floor only permitted where in compliance with Green Building Incentive Program.

gg LEED gold: Building floor only permitted where in compliance with Green Building Incentive Program.

2. Access and Frontage

Access shall be limited to minimize curb cuts to streets so as to improve traffic flow and reduce adverse impacts to pedestrian walkways. Where feasible, access from rear alleys is encouraged.

a. External

No more than one access point shall be permitted for each 160 linear feet of street frontage, and shall be in the form of a street or alley, unless exempted otherwise herein.

Notes:
Underlined indicates new text. If being relocated destination is noted in bolded brackets **[Relocated to:]**.
~~Stricken~~ indicates text to be ~~deleted~~.
Italicized indicates text to be relocated. Source is noted in bolded brackets **[Relocated from:]**.
…. A series of four bolded ellipses indicates language omitted to save space.

Parcels with secondary street frontages shall be required to provide rear alley access or a larger street, unless bounded by a street along the rear property line.

b. Internal

No more than one access point or alley shall be permitted for each 160 linear feet of street frontage to allow for access to parking and loading, drive through facilities, or other similar uses. A maximum of two access points shall be permitted per block face.

c. Small Parcel Exception

Parcels with less than 160 feet of frontage shall be permitted to establish one access point along a perimeter street; however, alley access shall be encouraged as the primary means of vehicular access where feasible.

3. Block Standards Design

Blocks shall be created by utilizing streets and alleys to provide continuous pedestrian and vehicular circulation, interconnectivity and accessibility in PRAO projects. Cul-de-sacs and other dead-end streets are not permitted except where physical constraints provide no practicable alternative for through vehicular connection. Any new blocks created, whether required or voluntary, shall be in accordance with the following:

a. Applicability

Blocks are required for projects five or more acres in size, or where the subdivision of land is proposed, excluding lot recombination.

b. Minimum Dimensions

TABLE 3.B.17.F. - BLOCK DIMENSION REQUIREMENTS (1)

TRANSECT ZONE	BLOCK FACE (2)		BLOCK PERIMETER	
	AVERAGE	MAXIMUM	AVERAGE	MAXIMUM
UC	300 – 500 ft.	600 ft.	1,500 – 1,800 ft.	2,500 ft.
UI			1,200 – 1,500 ft.	1,800 ft.
NOTES:				
1. Exceptions may be permitted only where PBC DEPW requirements preclude required vehicular access points necessary to complete the block structure.				
2. A block face greater than 400 ft. shall provide for an alley, lobby, or other mid-block pedestrian pass through connecting to another street, alley, parking structure or other internal block use.				

c. Block Frontage

All blocks shall have frontage on a perimeter or internal street. Streets shall be used to interconnect blocks. When using alleys to meet block requirements, they shall only be permitted along the side or rear of a block where streets are not required.

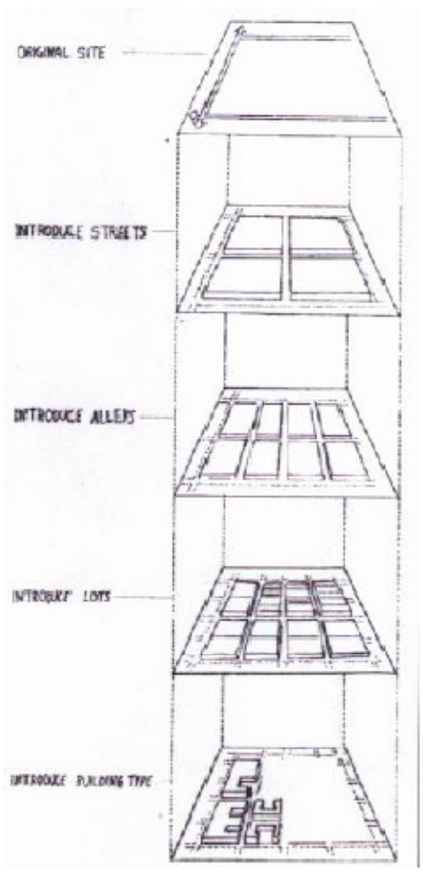
d. Subdivision

Any subdivision of land shall comply with all lot dimensions applicable to the UC, UI or SD district, with exception to townhouse lots.

e. PDD Subdivision Alternative

A PRAO project may apply for an exemption from subdivision recordation requirements and subdivide by fee title conveyance of individual lots in accordance with the approval process and requirements of Art. 11.A.6.B, Subdivision of Commercial and Industrial Building Sites.

Figure 3.B.17.F – Typical Example of PRAO Blocks, Streets and Subdivision



[ORD. 2010-…]

4. Street Standards

This code addresses the design of perimeter and internal streets and establishes related standards to ensure that pedestrian amenities and walkways, buildings and other improvements are properly and safely situated. Vehicular circulation and interconnectivity shall be established using a system of streets and alleys, unless exempted herein. Streets are used to create connections between parcels, establish blocks, and provide frontage for buildings that are not located with frontage on a perimeter street. Alleys provide links between adjacent parcels along the rear of lots, behind buildings, and to link parking areas.

a. Perimeter Street Frontages

Perimeter streets are defined in accordance with the frontage types of the GIS Regulating Plan, as slip street, primary or secondary frontages.

1) Slip Street Frontages

The slip street requirement establishes a pedestrian oriented parallel street with on-street parking accommodations immediately abutting a commercial corridor.

a) Vehicular traffic shall be one way, in the direction of the closest lanes on the abutting R-O-W;
b) The street shall be a minimum of 12 feet wide, or as required by the County Engineer;
c) Vehicle stacking and interaction with any access points shall be as required by the County Engineer;
d) On-street parking shall only be required on one side of the street; and,
e) Where not required by the GIS Regulating Plan, slip streets may be utilized for any parcel having a minimum of 400 feet of frontage along a perimeter street, or where abutting to and connecting to any parcel or series of parcels that meets the minimum frontage requirement.

2) Primary Street Frontages

Shall comply with streetscape standards.

3) Secondary Street Frontages

Shall comply with streetscape standards.

b. Side Street Frontages

The design for the street, on-street parking and streetscape shall comply with Figure 3.F.2.A, TDD Commercial Street, or the TMD design exception summarized in Art. 3.F.4.D.2.a.1), Design Exception as illustrated in Figure 3.F.4.D, Typical Example of TMD Commercial Street with Angled Parking. If required, side streets shall serve to establish the main internal pedestrian routes of a project.

c. Alleys

Alleys shall be the primary means of providing access to parking lots, service areas, residential garages or driveways, and as a system to provide interconnectivity between abutting PRAO projects or other non-residential uses. A continuous network of alleys shall serve as the primary means of vehicular ingress/egress to individual parcels. Alleys shall provide rear access to all buildings except for Block and Liner Buildings. Alley access shall not be permitted from required or primary streets. Alleys shall conform to the requirements of Art. 3.F.2.A.a.e, Alleys.

5. Interconnectivity Standards

Interconnectivity to adjacent residential parcels is encouraged, but not required. Interconnectivity shall be required to any non-residential development or vacant parcel with a non-residential use, FLU designation or Zoning district abutting an PRAO project. In addition, the following shall apply.

a. Street Connections

Parcels required to or proposing to establish a block structure, shall provide interconnectivity where any new internal intersections abut adjacent parcels.

b. Parallel Alley

All parcels with frontage on a commercial corridor shall install an alley running parallel to the corridor. The alley shall be generally located along the rear property line, or at a point that allows interconnectivity to shallower abutting lots. Where new blocks are not required or proposed, alleys may be incorporated as drive aisles within parking lots. In the event the adjacent parcel is undeveloped, a stub out shall be provided to accommodate future connections.

c. Gates

The use of gates or other similar barriers is prohibited. Exceptions are permitted for the following: dumpsters, loading areas, and private garages or parking lots.

d. Cross Access Agreement

Where interconnectivity is required, an irrevocable cross access easement shall be provided prior to final DRO plan approval.

6. Building Standards

The provisions of this section shall be applied in conjunction with any other applicable ULDC standards or limitations for buildings or structures, unless stated otherwise herein.

a. General

The most significant feature of buildings in a traditional development is the distinction between public fronts and private backs. Public fronts address streets and civic open space with frequent doors and windows animating the public realm; building walls facing a street frontage shall have the same treatment as the front facade. Private backs are located along alleys and consist of a building service area that includes such uses as parking and trash disposal. The distinctions between the public face and private back also help to emphasize human-scale design, public spaces, and other features that promote a sense of community.

b. Building Placement

The Building Placement PDR Tables herein provide the dimensional requirements for building placement for PRAO projects. All building types excluding outdoor uses and related structures shall comply with the following:

1) General

a) All buildings shall be a minimum of two stories, with exception to civic buildings, or where permitted otherwise by approval of a Special District rezoning.

b) To maximize the street frontage of buildings and minimize the visibility of parking areas from the street, a building should be articulated so that the long side fronts the street. When located at an intersection, the front façade of a building shall be the designated as the façade with the greatest length fronting a street. This standard does not preclude two or more facades from being designated as front facades.

c) Higher intensity buildings should not cast a shadow line on existing neighborhoods. To avoid this, buildings should be stepped back, such as a terrace, on their upper stories or designed in such a manner as to allow sunlight to pass through a certain portion of the building.

2) Corners

Where a parcel is located at the intersection of two streets, at least one building shall be placed so as to meet the build-to-lines for both streets.

3) Building Hierarchy

Building placement shall follow an established order, with initial buildings required to meet minimum placement and frontage requirements along the most intense perimeter streets. Additional buildings may be located on interior main streets, but shall be ordered so as to create a consistent streetscape.

4) Civic Buildings

If civic buildings are provided they shall be included in visually prominent centralized locations in the neighborhood, recognizable and accessible to the public.

5) Mix of Buildings

a) Developments on parcels or parcel assemblages of less than one acre may be comprised of one building.

b) Developments of parcels or parcel assemblages greater than one acre shall be composed of at least three or more buildings unless utilizing the rowhouse, apartment, civic or block building types (W).

6) Parking Structures

Parking structures may be allowed within a block structure provided they are located in the interior of a block and are completely screened by buildings with habitable uses on all stories. Parking structures are allowed to face an alley without meeting the requirement for habitable screening on the alley façade.

c. Building Property Development Regulations

The primary façade of all buildings shall front a street and shall be designed in compliance with the following.

1) Perimeter Street Building Frontage

Building frontage is the percentage of the total width of a lot which is required to be occupied by the primary façade of a building.

a) The primary façade shall be parallel to a street, and located in accordance with PDRs and street frontage requirements; and,

b) Frontage requirements must be addressed for the most intense perimeter streets first, in order of slip street, primary, secondary and side street frontage types.

2) Perimeter Frontage Exceptions

Once the frontage requirement has been addressed for the most intense perimeter street, exceptions for other perimeter streets shall be permitted where insufficient building intensity is proposed and may be accommodated in later phases. Frontage requirements may be reduced for lots with no rear or side access to required parking as necessary to accommodate a drive isle for ingress/egress.

3. Internal Building Frontage

Internal buildings shall only be permitted when located fronting a side street frontage, unless exempted herein.

4) Setback Measurement

Setbacks shall be in accordance with Table 3.B.17.F, Building Configuration PDRs, and the following:

a) Perimeter Frontage

Setbacks shall be measured from the edge of ultimate R-O-W, or from the property line, whichever is applicable.

b) Internal Frontage

Setbacks shall be measured from the proposed building frontage façade to the outside edge of curb.

c) Row houses

Building placement setbacks shall be used to establish the location of fee simple townhouse lots. Additional building setbacks may be permitted. This may also be applied to multi-family buildings that are constructed to row house standards.

d) Side Setback Reduction

Where permitted, a zero side setback reduction shall comply with the following:

(1) No windows, doors or other openings are permitted. No portion of a building, including roof eaves, gutters and soffits may encroach onto adjacent parcels;

(2) No form of opening, attachment, or any item or method of construction requiring maintenance other than cleaning and painting, when visible, shall be permitted; and,

(3) A maintenance easement is granted allowing for a minimum of two feet for access to any portion of the building left exposed.

1

TABLE 3.B.16.E. – MIXED USE TYPE I, II AND III, BLOCK, CIVIC AND APARTMENT BUILDING PDRS

BUILDING PLACEMENT		MIN.	MAX. (1)
A.	Slip Street Frontage	45 ft.	50 ft.
	Primary Frontage	20 ft.	25 ft.
	Secondary Frontage	15 ft.	20 ft.
	Side Street Frontage	12 ft.	15 ft.
B.	Non-Residential	6 ft. (2)	N/A
C.	Residential (PRAO Project)	6 ft. (2)	N/A
	Residential (non PRAO) (5)	30 ft.	N/A
D.	Between rear parking and alley	5 ft. (3)	N/A
BUILDING FRONTAGE % (4)		**MIN.**	**MAX.**
G.		40%	100%
INDIVIDUAL BUILDING LENGTH		**MIN.**	**MAX.**
G.		N/A	300 ft.
COURTYARD % OF FOOTPRINT (OPTIONAL)		**MIN.**	**MAX.**
H.		N/A	25%
COURTYARD DIMENSIONS (OPTIONAL)		**MIN.**	**MAX.**
H.		30 ft.	N/A
PEDESTRIAN PASS THRU (4)(6)		**MIN.**	**MAX.**
I.	Separation	100 ft.	300 ft.
	Width	10 ft.	N/A

[Ord. 2010-…]

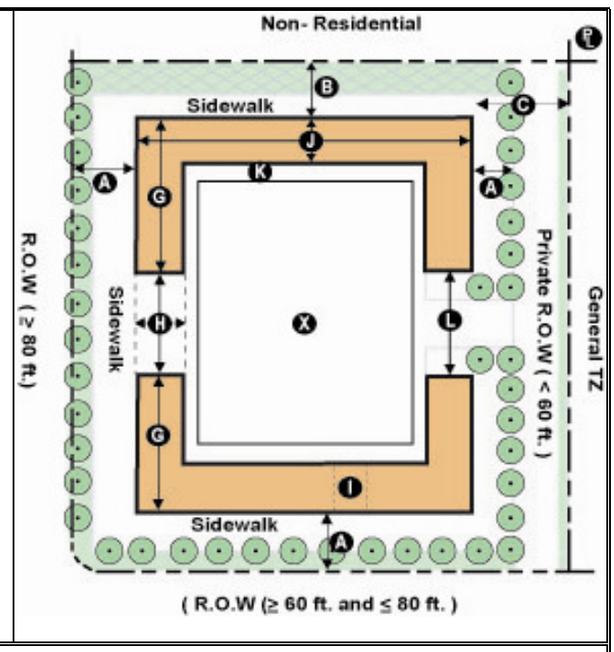
NOTES

1. Required maximum build to line may be increased, where necessary, to accommodate utility easements, landscape buffer, slip street, safe sight lines, corner clips, or other similar need as may be required by the County Engineer.
2. May be reduced to 0 ft. where in compliance with provisions for side setback reduction.
3. Shall be exempt for parcels eligible to use parking drive isles to comply with alley requirements.
4. Shall be based upon length of applicable property line. Where multiple buildings are proposed, the applicable length shall be the result of the overall length divided by the number buildings.
5. Means adjacent residential parcels that are not located within a development using PRAO regulations.
6. Maximum pedestrian pass thru requirement does not apply for buildings with a length of 300 ft. or less.

2

TABLE 3.B.17.F. – LINER BUILDING CONFIGURATION PDRS

BUILDING PLACEMENT		MIN.	MAX. (1)
A	Slip Street Frontage	45 ft.	50 ft.
	Primary Frontage	20 ft.	25 ft.
	Secondary Frontage	15 ft.	20 ft.
	Side Street Frontage	12 ft.	15 ft.
B	Non-Residential	6 ft. (2)	N/A
C	Residential (PRAO Project)	6 ft.	N/A
	Residential (Non-PRAO) (7)	30 ft.	N/A
D	Between rear parking and alley	5 ft. (3)	N/A
BUILDING FRONTAGE % (4)		**MIN.**	**MAX.**
G.		40%	100%
INDIVIDUAL BUILDING LENGTH		**MIN.**	**MAX.**
G.		200 ft.	400 ft.
COURTYARD % OF FOOTPRINT		**MIN.**	**MAX.**
H.		N/A	10%
COURTYARD DIMENSIONS (OPTIONAL)		**MIN.**	**MAX.**
H.		15 ft.	30 ft.
PEDESTRIAN PASS THRU (4)(5)		**MIN.**	**MAX.**
I.	Separation [4]	100 ft.	300 ft.
	Width	10 ft.	20 ft.
LINER AND INTERIOR STANDARDS		**MIN.**	**MAX.**
J.	Depth	30 ft.	100 ft.
(6)	Length	75 %	100 %
K.	Separation	N/A	N/A
L.	Parking Access	N/A	10%
X.	Internal Use	N/A	N/A



[Ord. 2010-…]

NOTES

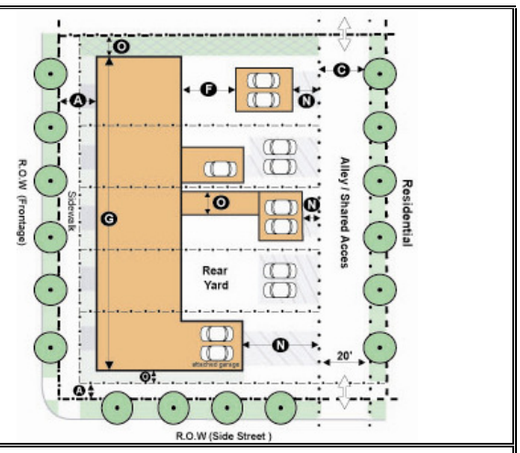
1. Required maximum build to line may be increased, where necessary, to accommodate utility easements, landscape buffer, slip street, safe sight lines, corner clips, or other similar need as may be required by the County Engineer.
2. May be reduced to 0 ft. where in compliance with provisions for side setback reduction.
3. Shall be exempt for parcels eligible to use parking drive isles to comply with alley requirements.
4. Percentage shall be based upon length of applicable property line. Where multiple buildings are proposed, the applicable length shall be result of the overall length divided by the number buildings.
5. Maximum pedestrian pass thru requirement does not apply for buildings with a length of 300 ft. or less.
6. Liner dimensions shall apply to all façades used to conceal a large footprint tenant that front a perimeter-street, slip-street, primary-street, and usable open space. Additional standards may apply to parking garage structures.
7. Means adjacent residential parcels that are not located within a development using IRO regulations.

3
4

Notes:
Underlined indicates new text. If being relocated destination is noted in bolded brackets **[Relocated to:]**.
~~Stricken~~ indicates text to be ~~deleted~~.
Italicized indicates text to be relocated. Source is noted in bolded brackets **[Relocated from:]**.
…. A series of four bolded ellipses indicates language omitted to save space.

TABLE 3.B.17.F. – ROWHOUSE LOT AND BUILDING CONFIGURATION PDRS

LOT PLACEMENT		MIN.	MAX. (1)
A	Required Frontage	45 ft.	50 ft.
	Primary Street Frontage	15 ft.	25 ft.
	Secondary Street Frontage	10 ft.	15 ft.
	Sidestreet Street Frontage	12 ft.	15 ft.
B	Non-Residential	6 ft.	N/A
C	Residential (PRAO Project)	6 ft.	N/A
	Residential (non PRAO) (4)	30 ft.	N/A
BUILDING FRONTAGE % (2)		**MIN.**	**MAX.**
G.		50%	96%
INDIVIDUAL BUILDING LENGTH		**MIN.**	**MAX.**
G.		32 ft.	250 ft.
WING STANDARD (3)		**MIN.**	**MAX.**
M.	Wing Width	N/A	50%
BUILDING SETBACKS (3)		**MIN.**	**MAX.**
N.	Rear Setback to Alley	5 ft.	N/A
O.	Front/End Setbacks	5 ft.	10 ft.



[Ord. 2010-…]

NOTES

1. Required maximum build to line may be increased, where necessary, to accommodate utility easements, landscape buffer, slip street, safe sight lines, corner clips, or other similar need as may be required by the County Engineer.
2. Percentage shall be based upon length of applicable property line. Where multiple buildings are proposed, the applicable length shall be result of the overall length divided by the number buildings.
3. Townhouse, including wings, garages or accessory dwellings shall comply with minimum common wall requirements unless set back from the side PL a minimum of five feet; and, shall comply with Art. 3.D.2.C.7, Prohibited Openings and Attachments except for any first floor that is set back a minimum of ten feet from the PL.
4. Means adjacent residential parcels that are not located within a development using IRO regulations.

d. Building Height

1) Exterior Height

a) All building frontages abutting a required, primary, secondary or side street shall be exempt from Art. 3.D.1.E.2, Height.

b) Maximum building height shall be in accordance with the maximum floor limitations of Table 3.B.17.F. – General Uses Permitted by Building Type or Floor, and the following:

TABLE 3.B.17.F, MAXIMUM BUILDING HEIGHT

FLOOR # (1)	2	3	4	5	6	7	8
MAXIMUM HEIGHT	35 ft.	45 ft.	60 ft.	75 ft.	90 ft.	105 ft.	120 ft.

[ORD. 2010-…]

NOTES:

1. Single story structures shall only be permitted for Special Development districts and civic buildings that are designed to appear as multiple stories.

2) Interior Height

1) All interior ceiling heights, as measured from finished floor to finished ceiling, shall be a minimum of twelve feet for the first floor of non-residential uses, and nine feet for residential uses, with all other floors a minimum of eight feet.

2) Mezzanines shall count as a full floor where the square footage exceeds one-third of the floor area in the story of which the mezzanine is situated.

3) Finished floor height for non-residential uses shall be a minimum of six inches above the adjacent streetscape sidewalk elevations.

4) Finished floor height for residential uses shall be a minimum of 18 inches above the adjacent streetscape sidewalk elevation.

5) Deviations in minimum finished floor elevations shall be permitted for residential uses located on the first floor where necessary to ensure compliance with ADA requirements.

3) Green Building Incentive Program

The Green Building Incentive Program is intended to stimulate private sector investment to construct sustainable buildings by allowing for "bonus height" for projects meeting industry criteria and standards for certification. Where applicable, bonus height shall only be permitted subject to the following:

a) Applicability

Allowable increases in building height are indicated in Tables 3.B.17.F, Building Height and Use by Floor.

b) Standard for Certification

The standard for certification shall be the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) Green Building Rating

System (LEED Silver or Gold/Platinum levels), appropriate Florida Green Building Coalition designation standards, or other similar standard approved by the County.

c) Application Procedures

All application for bonus height shall be submitted concurrently with an application for Public Hearing or DRO approval, as applicable. The application form and requirements shall be submitted on forms specified by the PBC Official responsible for reviewing the application. All application documents shall be consistent with the Technical Manual.

d) Review Process

(1) Public Hearing Certification

Where applicable, projects requiring BCC approval and including a request for bonus height shall provide a LEED scorecard accompanied by a detailed analysis of each credit and why the standard can or cannot be achieved.

(2) DRO Approval

Shall require submittal of documentation indicating the project has been registered with the Green Building Certification Institute (GBCI) as a LEED project, and the requirements for surety have been completed. If applicable, bonus height requested at time of BCC approval may be reduced if the GBCI registration is inconsistent with the original LEED scorecard and proposed level of certification.

(3) Monitoring

During plan review and construction, the applicant's LEED certified inspector or architect will provide documentation and submit quarterly reports to Planning/Monitoring demonstrating compliance with the LEED standards and scorecard and the approved site plan. If during construction, the developer is unable to include required green building components, or if the inspector/architect finds that the developer failed to include these components, then the County shall pursue enforcement, including revocation of building permits, remand back to DRO to remove the bonus height awarded, or release of surety to the County.

(4) Amendments

If during construction of the building, the developer is unable to include all of the approved green building components previously identified in the GBCI registration, then the developer may be permitted to replace components not provided with other green building components acceptable to USGBC and the LEED Rating System. Any amendment to an exterior component shall require DRO approval.

(5) Completion

UGCI certification shall be obtained within one year of issuance of CO.

e) Surety

Prior to DRO approval of the site plan, the County (Planning Division) and the developer will enter into a development agreement requiring that the green building components identified in the GBCI registration be constructed or installed in the building and that any third-party inspection fees will be paid for by the developer. Furthermore, the developer shall post a surety with the County. The amount of the surety shall be based on the number of dwelling units contained within the "bonus height" stories. Non-residential uses shall be based upon the equivalent of one dwelling unit for each 1,000 square feet of non-residential use area (measured by gross square footage). The number of dwelling units shall be multiplied by the BCC's established price for TDRs at the date of the application.

(1) Default

If the applicant fails to comply with the requirements above after CO, the County may, at its discretion collect the surety and apply the funds to a TDR contract to purchase an equivalent number of units to those proposed for the original bonus height consideration.

(2) Release of Surety

If in compliance with the review process requirements above, upon receipt of the GBCI certification by the County, the posted surety shall be returned to the applicant.

e. Special Civic Building Standards

A single story civic building shall be permitted when designed and constructed to have the appearance of a two to six story building for each facade fronting a street or usable open space area. The minimum number of floors apparent shall be determined by the

height of each applicable façade, with a minimum of two stories with additional floors in accordance with Table 3.B.17.F, Maximum Building Height.

f. Additional Building Standards

Additional building standards are established to provide design standards to facilitate pedestrian access and circulation.

1) Primary Entrances

A principal entrance shall occur at a minimum of every 75 feet on all slip street, primary, secondary and side street frontages (W). The primary entrance for all 1st floor tenants must directly face a street, or a courtyard, plaza, square or other form of usable open space fronting a street. Access for tenants located on upper floors shall provide similar entrances, but may be permitted to deviate from this requirement on sites less than one acre in size. In either situation, street access may be in the form of common lobbies, elevators, stairwells, or other form of consolidated access.

3) Secondary Entrances

Each tenant may be permitted to have additional entrances located at side or rear facades facing a parking lot or other area, subject to the following limitations:

a) Shall not exceed the number of primary entrances; and,
b) Limitations shall not apply to service access or emergency exits.

4) Fenestration

Non-residential and multi-family building facades facing perimeter and primary streets or usable open space must have transparent windows covering between 35 to 75 percent of the wall area of each story as measured between finished floors, to allow transmission of visible daylight.

5) Storefronts

The storefront is a first floor façade improvement required for all commercial uses that front a street or usable open space area. A minimum of one façade for each commercial space, shall comply with the following:

a) Storefronts shall extend across 80 percent of the commercial space;
b) Fenestration, excluding doors, shall comply with all of the following:
   (1) Vertically located within a range no lower than two feet, or higher than eight feet, as measured from an abutting sidewalk; and,
   (2) Horizontally along a minimum of 70 percent of the façade length.
c) Transparency shall be a minimum of 70 percent; and,
d) A minimum of 50 percent of storefront facades shall have arcaded sidewalks or other architectural element that provides covered areas for pedestrians projecting a minimum of four feet from the facade, such as permanent canopies and awnings.

6) Architectural Appurtenances

Table 3.B.17.F, Appurtenances by Building Type identifies where appurtenances shall be required, and what additional appurtenances are permitted.

TABLE 3.B.17.F – APPURTENANCES BY BUILDING TYPE

	APPURTENANCES (1)								
BUILDING TYPE	ARCADE (2)	GALLERY (2)	AWNING (2)	BALCONY (2)	BAY (3)	FORECOURT (3)	PATIO (3)	PORCH (3) (4)	STOOP (3) (4)
MIXED USE TYPE I	✓ P	✓ P	✓ P	P	P	P			
MIXED USE TYPE II	✓ P	✓ P	✓ P	P	P	P			
MIXED USE TYPE III	✓ P	✓ P	✓ P	P	P	P			
BLOCK	✓ P	✓ P	✓ P	P	P	P			
LINER	✓ P	✓ P	✓ P	P	P	P			
CIVIC	P	P	P	P	P	P	P	P	P
APARTMENT	✓ P	✓ P	✓ P	P	P	P	P		
ROWHOUSE				P	P		✓ P	✓ P	✓ P
[ORD. 2010-…]									

NOTES:	
✓	Means that a minimum of one of the appurtenances checked shall be required for each building type.
P	Means that the appurtenance may also be permitted.
(1)	The clear height of appurtenances that project or hang from a building shall be at a minimum eight feet above the sidewalk elevation, unless specified otherwise.
(2)	Appurtenance may project into pedestrian circulation zone, subject to a minimum five foot setback from utility easements.
(3)	Shall not encroach into the pedestrian circulation zone, and may only encroach into the shy zone for upper stories.
(4)	Shall not encroach into the pedestrian circulation zone, but may extend into the shy zone.

Additional minimum standards shall apply to the following types of appurtenances.

a) Arcade/Arcaded Sidewalk

(1) The outside column face shall be positioned at minimum of five feet from the utility easement.

(2) Minimum clear space of ten feet from front facade to inside column face (may receive a waiver for this standard if on Secondary or Side Street).
(3) Minimum clear height of ten feet from sidewalk elevation to colonnade ceiling.
(4) A porch or enclosed useable space shall be above the colonnade.
(5) Height shall be relative to the ground story ceiling height.
(6) Minimum spacing between column openings shall be eight feet on center.

b) Balcony
A balcony above a storefront shall be a minimum of three feet in depth.

c) Bay
For residential building types or uses shall have fenestration on both front and side surfaces.

d) Gallery
(1) Minimum clear space of ten feet from front facade to inside column face.
(2) Minimum clear height of ten feet from sidewalk elevation to colonnade ceiling.
(3) Minimum spacing between column openings shall be 20 feet on center.

e) Forecourt
(1) The forecourt may be elevated up to 18 inches above ground level.
(2) 20 percent (maximum) of the front facade may be recessed beyond the build-to zone at a depth no greater than the length, unless the forecourt serves as an entry to a courtyard.
(3) Prohibited at all street corners.

f) Porch or Stoop
(1) Required to be open, un-air-conditioned.
(2) Minimum three feet deep by four feet wide.
(3) Minimum elevation 18 inches above the adjacent sidewalk elevation.

4) Outdoor Uses
Additional standards are established for non-residential outdoor uses, excluding passive recreation areas or other similar uses, to ensure compatibility with the streetscape, usable open space areas, and any abutting residential uses or parcels with a residential FLU designation.

a) Residential Setbacks
Outdoor uses shall be setback a minimum of 200 feet from any abutting residential use or parcel with a residential future land use designation, unless waived by the BCC. This shall include vehicular access and parking for vehicular related uses such as gasoline sales, car washes, or drive through facilities.

b) Screening
Outdoor uses shall be framed by either of the following, or a combination of both:
(1) Buildings or similar structures on all four sides; or,
(2) A five foot wide landscape strip that includes a 30 inch high hedge or concrete street wall, with multi-trunk or flowering trees planted 30 feet on center. Breaks to allow for pedestrian access shall be permitted.

b) Drive-through and Gasoline Service Location
All drive-through lanes and gasoline service areas, inclusive of pump islands, canopies, and queuing areas shall be located behind buildings that comply with minimum frontage standards, and shall be consistent with Figure 3.F.17.F, Gasoline Service Station and Figure 3.F.17.F, Typical Drive-through Configurations. Exceptions shall be permitted for drive through facilities that are located inside a building or side façade where vehicular traffic exits onto a side street, subject to approval by the County Engineer, where designed similar to Figure 3.B.17.F, Typical Drive Through Configurations.

FIGURE 3.F.17.F – TYPICAL GASOLINE SERVICE FACILITIES

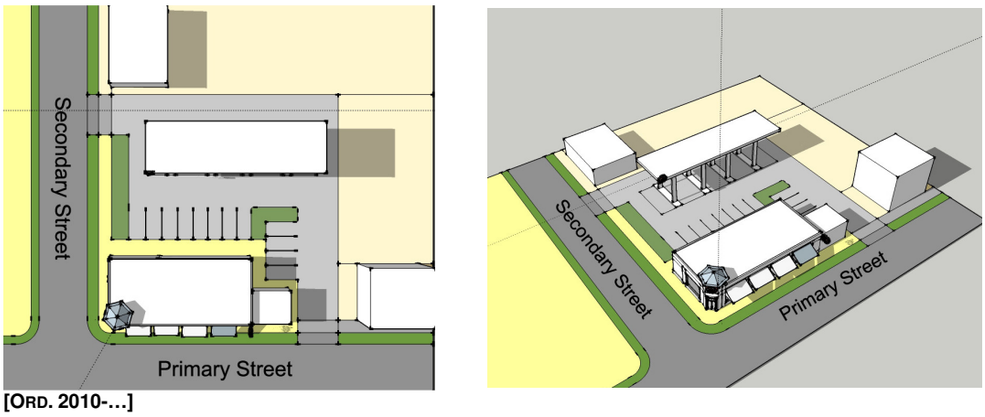


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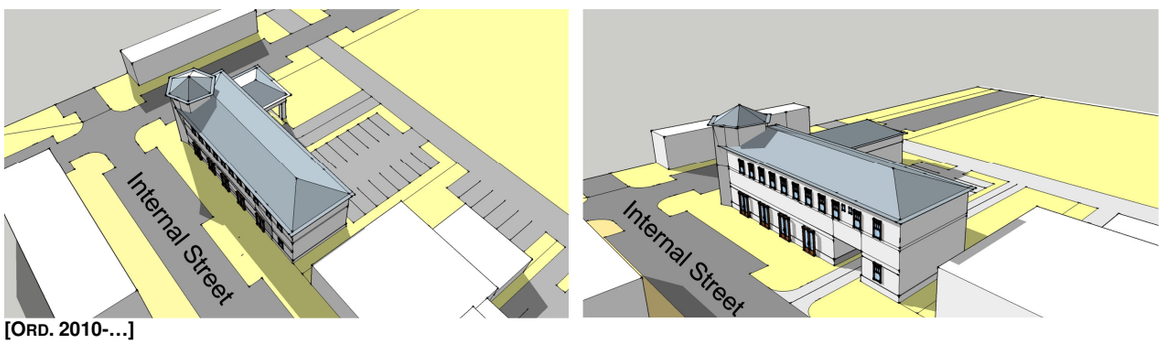
FIGURE 3.B.17.F –TYPICAL DRIVE THROUGH CONFIGURATIONS



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7. Use Standards

Where permitted, only those uses that have been indicated on a DRO approved final FSP or FSBP are eligible to apply for building permits or a business tax receipt (BTR), with exception to uses permitted for non-conforming prior approvals. Deviations from the use limitations of this section shall be prohibited unless permitted under the provisions for a Specialized Development District. Table 3.B.17.F, PRAO Permitted Use Schedule, identifies the uses permitted in the PRAO by TZ sub-area, SD district, and for non-conforming prior approvals, and the required approval processes.

TABLE 3.B.17.F – URA PERMITTED USE SCHEDULE (1)

USE TYPE	TRANSECT SUB-ZONES							NOTE
	UC 1	UC 2	UC 3	UI 1	UI 2	SD (2)	NON-CONFORMING (3)	
RESIDENTIAL USES								
Townhouse		D	D	D	D	D		132
Multi-family	D	D	D	D	D	D		82
Accessory Dwelling			D	D	D	D		1
Congregate Living Facility, Type I	D	D	D	D	D	D		34
Congregate Living Facility, Type II	D	D	D	D	D	D		34
Congregate Living Facility, Type III	D	D	D	D	D	D		34
Garage Sale			D	D	D	D		60
Guest Cottage			D	D	D	D		66
Home Occupation	D	D	D	D	D	D		70
Kennel, Type I (Private)			D		D	D		73
Nursing Convalescent Facility	D	D	D	D	D	D		90
Security or Caretaker Quarters	D	D	D	D	D	D		119
COMMERCIAL USES								
Adult Entertainment	S	S		S		S		2
Auto Paint or Body Shop						A		17
Auto Service Station						A		18
Bed and Breakfast			D		D	D		20
Broadcast Studio	D	D	D	D	D	D	D	21
Building Supplies						A		22
Car Wash						A		25
Catering Services	D	D	D	D	D	D	D	26
Convenience Store	D	D	D	D	D	D		36
Convenience Store with Gas Sales	A					A		37
Dispatching Office	D	D	D	D	D	D		42
Dog Daycare	D	D	D	D	D	D	D	43
Financial Institution	L	L	L	L	L	A	L	55

Notes:
Underlined indicates new text. If being relocated destination is noted in bolded brackets **[Relocated to:]**.
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…. A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT C

PRIORITY REDEVELOPMENT AREA
SUMMARY OF AMENDMENTS
(Updated 04/01/10)

TABLE 3.B.17.F – URA PERMITTED USE SCHEDULE (1)

USE TYPE	TRANSECT SUB-ZONES							NOTE
	UC 1	UC 2	UC 3	UI 1	UI 2	SD (2)	NON-CONFORMING (3)	
Flea Market, Enclosed	D	D	D	D	D	D		57
Funeral Home or Crematory						A		59
Green Market	D	D	D	D	D	D		64
Hotel, Motel, SRO, Rooming and Boarding	D	D	D	D	D	D		72
Kennel, Type II (Commercial)				D		A		74-1
Kennel, Type III (Commercial Enclosed)	D	D		D		D		74-2
Laundry Services	D	D	D	D	D	D	P	78
Lounge, Cocktail	D	D	A	D	A	D		79
Medical or Dental Office	D	D	D	D	D	D	P	83
Office, Business or Professional	D	D	D	D	D	D	P	91
Parking Garage, Commercial	D	D	D	D	D	D		95
Pawnshop	A	A		A		A		97
Personal Services	D	D	D	D	D	D	P	98
Printing and Copying Services	D	D	D	D	D	D	P	100
Repair and Maintenance, General						A		107
Repair Services, Limited	D	D	D	D	D	D	P	108
Restaurant, Type I	A	L	L	L	L	A	L	109
Restaurant, Type II	D	D	D	D	D	D	D	111
Retail Sales, Auto	D	D		D		D		113
Retail Sales, General	D	D	D	D	D	D	P	114
Retail Sales, Mobile or Temporary	S	S	S	S	S	S	S	115
Self-Service Storage	A	A		A		A		120
Theater, Indoor	D	D	A	D	A	A		129
Vehicle Sales and Rental	L	L		L		A		135
Veterinary Clinic	L	L		L		D	L	136
Vocational School	D	D		D		P	P	137
PUBLIC AND CIVIC USES								
Assembly, Nonprofit Insitutional	D	D	D	D	D	D		14
Assembly, Nonprofit Membership	D	D	D	D	D	D		15
College or University[3]	D	D	D	D	D	D		30
Day Camp	D	D	D	D	D	D		39
Day Care, General	D	D	A	D	A	D		40
Day Care, Limited	D	D	A	D	A	D		40
Government Services	D	D	D	D	D	D	D	63
Hospital or Medical Center	A	A		A		A		71
Place of Worship	D	D	D	D	D	D		29
School, Elementary or Secondary	D	D	D	D	D	D		118
RECREATIONAL USES								
Entertainment, Indoor	D	D	D	D	D	D	L	45
Fitness Center	D	D	D	D	D	D	L	56
Gun Club, Enclosed	A	A		A		A		67
Park, Passive	D	D	D	D	D	D		93
Park, Public	D	D	D	D	D	D		94
Park, Neighborhood	D	D	D	D	D	D		92
Special Event	S	S	S	S	S	S		124
AGRICULTURAL USES								
Community Vegetable Garden	D	D	D	D	D	D		32
Farmers Market	D	D	D	D	D	D		52
UTILITES AND EXCAVATION								
Communication Cell Sites on Wheels (COWS)	S	S	S	S	S	S		31
Communication Panels, or Antennas, Commercial	A	A	A	A	A	A		31
Utility, Minor	D	D	D	D	D	D		134
Water or Treatment Plant						A		139
INDUSTRIAL USES								
Film Production Studio						A		54
Laboratory, Industrial Research	D	D	A	D	A	A		76
Machine or Welding Shop						A		80
Medical or Dental Laboratory	D	D		D		A		84
Transportation Facility						A		133

[Ord. 2010-…]

NOTE:

1. Further restrictions may depend on building type and floor location.
2. Any project that wishes to operate a use with a drive-thru must receive a Specialized District designation.
3. New uses permitted in non-conforming prior approvals.

KEY:

S Permitted subject to Special Permit approval.
D Permitted subject to DRO approval.
A Permitted subject to Board of County Commission Approval.
L Limited use - Permitted only where allowed as a P or D under Supplementary Standards, and shall not include

Notes:
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TABLE 3.B.17.F – URA PERMITTED USE SCHEDULE (1)

USE TYPE	TRANSECT SUB-ZONES							NOTE
	UC 1	UC 2	UC 3	UI 1	UI 2	SD (2)	NON-CONFORMING (3)	
[redacted]								
any drive through uses, or other similar outdoor vehicular related uses such as fueling stations or vehicle sales or rental display or storage.								

8. Streetscape Standards

Streetscape standards are established to improve both the physical and visual appearance of the streetscape while creating a pedestrian friendly environment for the public realm located between building facades and abutting streets.

a. General Standards

The following standards shall apply to all streetscapes.

1) Required street trees shall be located in the planting amenity zone between streets and pedestrian sidewalks and other hardscaped areas;
2) Required pedestrian sidewalks shall not be encumbranced;
3) All paving materials for the pedestrian sidewalks shall be compliant with ADA accessibility standards, and shall be constructed of concrete acceptable to the Engineering Department;
4) Consistency in paving pattern and materials for streetscapes are required for all individual projects, and are encouraged for abutting PRAO projects.
5) Where a sidewalk or a path crosses curb cuts at ingress/egress points and internal drives, the pedestrian crossing shall be paved with a material that provides a different texture or a color contrast with the vehicular surface, but preferably consistent with the paving material of the path;
6) Where a street tree planting area is required, improvements shall be in accordance with the requirements of the planting/amenity zone;
7) Consistency in street tree species shall be encouraged within a block, if applicable, and shall be reflective of the character of the surrounding area;
8) Where applicable, sidewalks located within a perimeter R-O-W may be incorporated into the streetscape requirements of this section, subject to a sidewalk easement agreement with the DEPW;
9) All paving materials in planting/amenity and pedestrian circulation zones shall be constructed entirely of pervious/porous materials, allowing some storm-water to percolate into the underlying soil and promote healthy street tree growth; and,
10) Where an existing or proposed utility easement is located adjacent to subject roadways, streetscape requirements shall be applied from the inner edge of the utility easement, and shall be landscaped with appropriate groundcover, with exception to the following:
    a) Utility easements may be improved surfacing or landscaping to be consistent with required streetscape areas;
    b) Utility easements may encroach into required streetscape areas up to a maximum of five feet, subject to Engineering approval and consent from easement holder; and,
    c) Street trees may be located in utility easements subject to use of tree root barrier approved by County Landscape and easement holder.

b. Streetscape Components

The area between a front facade and the vehicular lanes of required, primary, secondary and side streets shall be include three distinct zones: planting/amenity zone, pedestrian circulation zone, and the shy zone. The minimum width of each zone has been calibrated to address the context of the required street frontage types, as indicated in Table 3.B.17.F, Pedestrian Zone Minimum Widths.

TABLE 3.B.17.F – PEDESTRIAN ZONE MINIMUM WIDTHS

STREET FRONTAGES	PEDESTRIAN ZONES – MINIMUM WIDTHS		
	PLANTING/ AMENITY	PEDESTRIAN CIRCULATION	SHY
REQUIRED FRONTAGE	8 ft.	8 ft.	2 ft.
PRIMARY FRONTAGE	8 ft.	8 ft.	2 ft.
SECONDARY FRONTAGE	8 ft.	6 ft.	1 ft.
SIDE STREET FRONTAGE	6 ft.	4 ft.	1 ft.
[ORD 2010-000]			

1) Planting/Amenity Zone

The planting/amenity zone serves as the transition between the vehicular and the pedestrian part of the public realm. Bus stop locations, lighting, benches, trash

receptacles, public art and street trees, groundcovers and pavers may be placed in this part of the public realm.

a) Street trees shall be installed in accordance with 3.F.2.A.4.d, Street Trees. Exceptions to tree spacing may be permitted where necessary to accommodate bisecting utility easements, or other similar improvements;
b) Street lights shall be required for all perimeter and internal streets in accordance with Art. 3.F.2.A.1.f.2), TDD Street Lighting;
c) Trees shall be planted in tree wells/grates with an approved groundcover or other acceptable treatment over the top to protect the roots, when planted along a street frontage.
d) One bench shall be provided for every 50 linear feet of street frontage. Benches shall comply with the ADA Accessibility Guidelines and should be compatible with existing street furniture. Signage or advertising is prohibited on benches.
e) A minimum of one trash receptacle shall be provided at each bench location.
f) Moveable chairs and sidewalk cafes are strongly encouraged in the planting/amenity zone, but may not encroach into the pedestrian circulation zone.

2) Pedestrian Circulation Zone

The pedestrian circulation zone is a continuous unobstructed space reserved for pedestrian movement typically located between a planting/amenity zone and shy zone within the public realm.

a) The surface shall be constructed entirely of plain poured concrete.
b) The pedestrian circulation zone shall function as a continuous unobstructed space along the street frontage, with the exception of an arcaded sidewalk and gallery.

3) Shy Zone

The shy zone is a relatively narrow band of contrasting pavement abutting the pedestrian zone and the front façade of a building, which may be enlarged to provide areas for outdoor uses such as seating or dining areas.

a) Decorative planter boxes or potted trees may be located within the shy zone provided they do not screen views to building windows or doors, or adversely impact pedestrian use areas.
b) Moveable tables and chairs are encouraged in the shy zone, but may not encroach into the Pedestrian Circulation Zone.

4) Slip Street Planting/Amenity Zone

The following standards shall apply for all slip street frontages:

a) A ten foot wide landscape planting area shall be required between a perimeter R-O-W and the slip street;
b) Additional width may be permitted to accommodate utility easements or Engineering requirements, but shall not be increased otherwise;
c) Street trees shall be planted in the landscape area in accordance with Art. 3.F.4.A.4.d, Street Trees, but shall be generally consistent with the tree species and spacing provided in the enhanced sidewalk area; and,
(d) Ground treatment shall comply with the standards for the planting/amenity zone.

9. Civic and Usable Open Space Standards

A minimum of five percent of the gross acreage of all PRAO projects shall be dedicated or provided as usable open space. Plaza's or squares that provide a concentrated focal point for pedestrians shall be the preferred method for providing usable open space, but credit may be given for required pedestrian streetscapes or other similar usable open space amenities such as playgrounds and greens. All required usable open space areas shall meet the minimum dimensions provided under Table 3.B.17.F, Dimensions for Usable Open Space, unless exempted otherwise herein.

Table 3.B.17.F, Dimensions for Usable Open Space

	Size Min.	Length Min.	Width Min.
Central Plaza or Square	10,000 s.f.	120 ft.	80 ft.
Other Plazas or Square	5,000 s.f.	60 ft.	40 ft.
Greens	0.25 acre	100	100
Playground	n/a	n/a	n/a

a. General

1) Required usable open space areas shall be provided by no later than the issuance of CO for 50 percent any residential units within the subject site, where applicable.
2) At least 95 percent of the residences within the subject site must be within a 1/4 mile walk of usable open space.
3) Usable open space areas shall feature open, unimpeded pedestrian access from adjacent streets and sidewalks. They shall also be visually permeable from the sidewalk, allowing passersby to see directly into the open space. Clear,

unobstructed views at the pedestrian level for usable open space areas are important for public safety purposes.

b. Plazas and Squares

A plaza or square shall be defined by storefronts, civic buildings, or streets. It is primarily comprised of hardscape/pavers, with trees and containerized plants serving as the only vegetative material.

c. Playground

Playgrounds shall be interspersed within residential areas, and may be placed within a block, adjacent to street frontage. Playgrounds may also be included in greens. There is no minimum or maximum size.

d. Greens

Greens are commonly developed with grassy lawn areas unstructured recreation, intended for less intensive foot traffic. It shall be defined by building frontages or streets on two or more sides. The minimum size shall be 0.25-acre and the maximum shall be 6 acres. It may also be partially depressed below the street grade for the purposes of accommodating temporary storm-water retention.

1) Minimum 80 percent unpaved surface area (turf, groundcover, soil or mulch).
2) The remaining balance may be any paved surface up to a maximum 20 percent of the green.

e. Streetscape Credit

Projects that have net land areas of less than two and one-half acres in size may count all streetscape areas towards the usable open space requirement. All others may count up to fifty percent of streetscape areas towards usable open space requirements.

f. Street Frontage

Where applicable, required usable open space areas shall front on a secondary or side street frontage and be located in a prominent or central area internal to the development. Frontage on a required or primary frontage shall not be permitted unless there are no secondary or side streets abutting or internal to the development.

g. Shade

A minimum of 15 percent of each plaza, square or other usable open space area shall be shaded by landscape material or shade structures at time of construction. Where applied to streetscape galleries, awnings or other building amenities may be counted towards shade requirement.

h. Pervious Areas and Landscaping

A minimum of 30 percent of all usable open space areas, excluding streetscape where applicable, shall be pervious, and covered with appropriate ground cover in accordance with Art. 7, Landscaping.

i. Pedestrian Amenities

a) Required usable open space areas shall have a minimum of one linear foot of seating for each 200 square feet of overall area. Movable chairs are encourages, and shall count as two-and one-half linear feet of seating area.
b) One trash receptacle for each 5,000 square feet of each physically separated Civic Open Space.
c) Public art is encouraged to be placed within usable open space areas..
d) One drinkable water fountain for each 5,000 square feet of each landscaped Civic Open Space.

10. Parking and Loading Standards

Parking and loading shall comply with Art. 6, Parking, unless otherwise stated below:

a. Location and Access

Parking may be provided in surface lots, attached/detached garages or outbuildings, or a parking structure. Parking and service areas shall be located to the rear of building(s) with exception to on-street parking, including required frontage streets. These standards provide flexibility in dimensional and layout requirements and provide for reductions in the number of required off-street parking spaces for sites that are located in close proximity to public transit, or have a potential for inter-connectivity and shared parking areas between contiguous developments.

1) On-street Parking

Parking in front of buildings shall only be permitted where on-street parking is allowed.

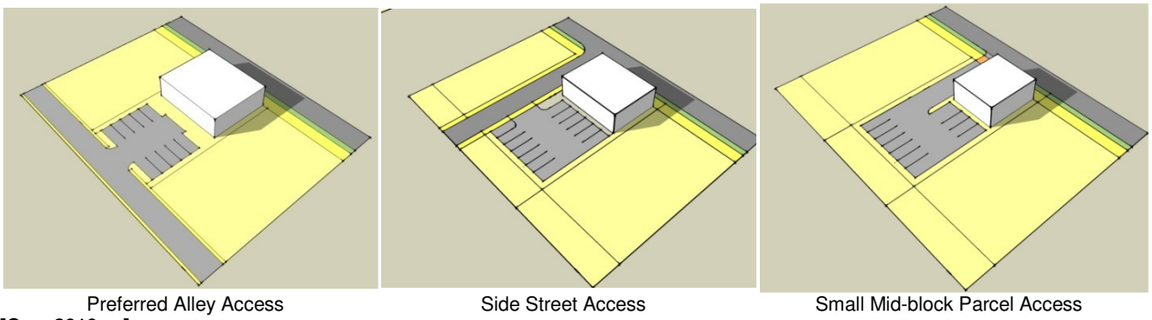
2) Parking Lots

It is the intent that parking lots shall be located behind buildings so as to be screened from view from all street frontages and usable open space areas, unless specified otherwise herein. Exceptions shall be permitted for secondary or side streets. The perimeter of parking lots shall be framed by a street-wall using:

a) Buildings; or,

b) A five foot wide landscape strip that includes a minimum 30 inch high hedge or concrete street-wall, with canopy trees planted 30 feet on center. Breaks to allow for pedestrian access shall be permitted.
c) Alternatively, there shall be no required separation between parking and parallel alleys for any project that does not have streets or blocks, and alleys may be incorporated into parking lots as standard drive isles.

FIGURE 3.B.17.F – TYPICAL PARKING LOCATION AND ACCESS



Preferred Alley Access | Side Street Access | Small Mid-block Parcel Access

[ORD. 2010-…]

3) Parking Structures
Parking for any use in excess of five spaces per 1,000 square feet of non-residential floor area shall be located in a parking structure configured as a liner building, subject to the following:
a) When fronting perimeter and primary streets, usable open space, or other similar areas, shall comply with liner building PDRs; or,
b) When fronting secondary streets, alleys, parking lots or other similar areas, shall be screened by a façade that incorporates landscaping or architectural features consistent with the primary frontage, or any combination.

4) Townhouse Parking
The requirements for townhouse parking may also be applied to multi-family buildings that are designed to appear and function as townhouses. Individual parking spaces or garages shall be permitted to the rear of townhouses, with access from an alley or street. Garage setbacks shall be in accordance with PDRs for townhouse buildings.

5) Liner Building
Parking and service activities shall be accessed through the Secondary Street, Side Street or alley

6) Service and Loading Areas
All service and loading areas shall be located along the rear or side of buildings, and shall not be visible from usable open space areas, streets or abutting residential neighborhoods. The service areas shall be located within the footprint of the building or immediately adjacent to the building. Required loading space areas may be waived, reduced in number or dimension, in accordance with Art. 6.B, Loading Standards, or by PRAO waivers (W).
1) Waste and recycling containers shall be internalized in the building or entirely screened from view.
2) Loading docks, service areas and trash disposal facilities shall not face usable open space areas, a street frontage or an abutting residential neighborhood unless screened from view or internalized within a building.
3) Trash collection and other services shall be accessed through the alley.

b. Parking Ratios
The required number of parking spaces shall correspond to broad uses and not to a specific use, and shall be responsive to the long term transition of tenants within a non-residential or mixed use development. The applicant may choose from the following parking requirements:

1) Non-residential
a) Minimum: one space per 500 square feet of GFA (2/1000);
b) Maximum: one space per 200 square feet of GFA (5/1000), unless parking is accommodated in a parking structure;
c) Where uses are not intended to allow for transition to other uses, the general parking standards outlined in Art. 6, Parking may be applied, provided that use limitations are identified on the DRO approved site plan;
d) Reduction in required parking through use of a shared parking study, as defined in Art. 6, Parking; or,

e) Where eligible, applicant may receive credit for any perimeter on-street parking spaces located along secondary streets, subject to approval by the County Engineer (use of this option may be limited to where the developer pays for required improvements), or for any new slip street or side street parking developed.

2) Residential

Multi-family residential parking ratios may be reduced in accordance with Table 3.B.15.I, WCRAO Mixed Use Parking Deviations.

3) Parking Garages

Shall only be permitted as a Liner Building.

c. Bicycle Parking

One parking area shall be provided for every five units in multi-family housing and for every 20 vehicle parking spaces serving non-residential uses. Bicycle parking spaces shall be indicated on the site plan in visible, well-illuminated areas. For each bicycle parking space required, a stationary object shall be provided to which a user can secure the bicycle. The stationary object may either be a freestanding bicycle rack or a DRO approved alternative.

11. Landscape Standards

All IRO projects shall comply with Art. 7, Landscaping, unless stated otherwise herein:

a. Perimeter Buffers

1) Streetscape Exemptions

Required landscape perimeter buffers pursuant to Art. 7, Landscaping shall not be required where an PRAO streetscape is required.

2) Compatibility Buffers

The PRAO shall be exempt from compatibility buffer requirements.

3) Alternative Incompatibility Buffer - Option 1

The following incompatibility buffer option may be utilized where projects are in compliance with minimum setbacks for non-residential outdoor use areas:

a) Landscape buffer planting area shall be a minimum of ten feet in width;
b) No easement encroachment shall be permitted;
c) An eight foot tall solid concrete block or panel wall shall be installed along the affected property line, with a setback a minimum of two feet to allow for maintenance of the exterior side of the wall. Setback may be increased as needed to accommodate required footers;
d) The required wall shall be constructed of materials and with a design consistent with the principal building, and shall have the same architectural finish treatment and color on both sides of the wall.
e) Exterior landscape areas shall have groundcover that is low maintenance and does not impede necessary access for maintenance;
f) Canopy trees shall be planted along the internal side of the wall to be spaced a minimum of 20 feet on center;
g) A hedge shall be installed in accordance with the standards for medium shrubs, as specified in Table 7.F.7, Shrub Planting Requirements.

4) Alternative Incompatibility Buffer – Option 2: Bio-swale

Bio-swales shall be installed to infiltrate runoff from parking areas and alleys for all in line shallow depth infill parcels in the UI Transect. Bio-swales may also be used in the UC Transect. At a minimum, the Bio-swale shall:

a) Be a minimum ten feet in width;
b) Traverse the property and be located adjacent to the rear parcel boundary;
c) Serve as a vegetated buffer strip as follows:
   (1) One large canopy tree per 30 linear feet, or
   (2) One small/medium canopy tree per 20 linear feet, or
   (3) Cluster of three palms or three pines per 20 linear feet.
   (4) Fully sodded or appropriate groundcover suitable for soil stabilization, preliminary storm-water treatment and nutrient uptake.
d) Include a six foot high opaque fence or other acceptable screen immediately abutting the property line. A black or green colored vinyl clad chain link fence may be used where additional materials or plantings comply with required screening;
e) Be designed as a storm-water management system to allow some infiltration and treatment of runoff prior to conveyance to a detention or retention area; and,
f) Accommodate the use of cross blocks, weirs and connections to ex-filtration/infiltration trenches where feasible.
g) Connect to bio-swales on adjacent parcels, where feasible.

b. Foundation Planting

The PRAO shall be exempt from foundation planting requirements.

c. Alternative Parking Lot Design Options

This section provides landscape or alternatives, or reductions for interconnectivity that allow for the use of innovative design or green building materials necessary for smaller sites or desired for larger projects. The following may be used individually or in combination:

1) Option 1

Projects that are one-half acres or less in size, with 20 or fewer parking spaces may relocate all interior landscape parking materials into one open space preserve;

2) Option 2

Projects that are two acre or less in size may reduce required terminal island landscape width to a minimum of five feet in width of landscape area;

3) Option 3

Landscape area and shrub requirements for terminal, interior and divider median islands may be replaced with bio-swales and appropriate landscaping, provided that required canopy trees can be accommodated. Alterations to required curbing may be permitted subject to demonstration that vegetated areas are protected from vehicles and that there will be no adverse impacts to pedestrians;

4) Option 4

Up to a maximum of 25 percent of required terminal, interior and divider median landscape areas shall not be required provided those parking areas provide shade by installing covered parking that utilizes materials with appropriate solar reflectance index (SRI) depending on the pitch of the roof of the structure.

5) Option 5

Required terminal, interior and divider median landscape areas and required shrubs shall not be required, subject to the following:

a) The number of required terminal, interior and divider median trees are doubled;
b) Trees are protected by curbing, wheel stops or other similar methods of protection;
c) Green building standards for tree wells and related root growth areas are utilized;
d) All abutting parking spaces utilize pervious pavement that has an SRI of at least 29 to improve solar reflectance; and,
e) Land Development approval.

6) Option 6

No interior island required if parking spaces are abutting landscape buffers, street walls or tree planting areas.

d. Rear or Side Entrances

Buildings with secondary entrances located on the side or rear facades shall either apply the streetscape standards for a side street building frontage; or shall provide foundation planting along a minimum of 50 percent of the applicable façade, with a minimum depth of five feet, to be planted in accordance with Art. 7, Landscaping, with a sidewalk a minimum of five feet in width as needed to separate pedestrians from abutting vehicle use areas along the building façade.

13. Sign Standards

The intent of these standards is to provide a consistent framework which allows some flexibility in creative expression and variety in signage for each business. Therefore, signage can provide an effective means of advertising and promoting products or services, and in turn these standards allow each business to contribute to and compliment the public realm in a positive, coherent manner. All PRAO project shall comply with Art. 8, Signage, unless stated otherwise herein.

a. General Standards

1) Architectural elements, such as moldings, pilasters, arches, clerestory windows, roof eaves, or cornice lines used as a frame or background for wall mounted signage is encouraged. These elements may project an additional fifty percent, or one foot, whichever is less, from the perimeter of the sign face area.
2) Signs that no longer communicate the service or good provided within shall be removed within 60 days after the use has ceased or vacated the premises.

b. Prohibitions

Ground mounted signs are prohibited, excluding those permitted under Art. 8.B.2, Small Signs.

c. Location

1) For building walls not defined as a required, primary, secondary or side street façade, or facades facing a parking lot having a secondary entrance, signage other than address information, is limited to the ground story service door.
2) Illumination shall be done in a manner as to minimize light trespass onto adjacent properties or public R-O-W.

d. Signage Types for the PRAs

1) Wall Signs

a) Maximum wall sign areas and letter heights are relative to street frontage and length of frontage, each not to exceed the maximum area prescribed in Table 3.B.17.G– Total Allowable Sign Area in square feet, the following standards apply.

b) Storefronts and non-residential uses may have multiple wall signs, limited to one per principal ground floor entrance.

c) Storefronts with multiple principal entrances shall have 36 feet or greater of separation, and similarly the wall signs shall be separated by a minimum of 6 Feet.

d) The sum of all sign areas per store front shall not exceed the total allowable sign areas as prescribed in Table 3.B.17.G – Total Allowable Sign Area in Square feet.

e) Additional wall signs and principal entrances shall be uniform throughout the store front.

f) Each wall sign shall be located within 12 to 14 feet above the adjacent sidewalk elevation, projecting no more than 6 inches from the front façade, arcaded sidewalk, or gallery.

Table 3.B.17.G – Allowable Wall Sign Area

WALL SIGNS – GENERAL STANDARDS		
Street Frontage	**Maximum Area Per Wall Sign**	**Maximum Letter Height**
Slip Street	24 square feet	15 inches
Primary	18 square feet	12 inches
Secondary/Side	12 square feet	9 inches
[ORD. 2010-000]		

Table 3.B.17.G – Total Allowable Wall Signage Area in Square Feet

Total Allowable Signage Area (square feet)												
Street Frontage	**Store Front Length (Feet)**											
	8 ft	12 ft	16 ft	20 ft	24 ft	28 ft	32 ft	36 ft	40 ft	44 ft	48 ft	52 ft
Required	6.5	9.5	13	16	19	22.5	25.5	29	32	35	38.5	41.5
Primary	5	7	9.5	12	14.5	17	19	21.5	24	26.5	29	31
Secondary/Side	3	4.5	6.5	8	9.5	11	13	14.5	16	17.5	19	21
Notes:												
1. Wall sign areas are determined by using a constant value per street frontage by the store front length in feet, rounded to the nearest half square foot.												
2. The values represent International Sign Association (ISA) recommendations for signage regulations.												
[ORD. 2010-000]												

4) Awning Sign

a) Awning signs are only permitted as a substitute for wall signage.

5) Projecting Sign

a) A maximum of one projecting sign shall be permitted for each principal entrance with a maximum sign face area of eight square feet per side.

b) Additional projecting signs may be permitted for secondary entrances fronting parking lots or alleyways connected to the pedestrian circulation system, not to exceed fifty percent of the sign face area of the projecting sign located at the principal entrance.

c) Projecting signs shall not project into the pedestrian zone by more than one foot.

6) Directional Signs

a) A maximum of one directional sign shall be permitted for each vehicular access point from any required, primary, secondary or side street frontage.

b) Directional signs may be provided at a passageway connecting the pedestrian amenity zone or usable open space areas to a forecourt or courtyard to inform pedestrians of the location/direction to internal storefronts.

7) Building Identification Sign

A separate building identification sign may be permitted to provide information relating to the building or site, such as the building name, date of construction or address.

a) May be consolidated with the required address sign.

b) Sign area is limited to one square foot for every 16 linear feet of street frontage, plus, two square feet for every story above the second story, up to 28 square feet, with a maximum letter size of 18 inches.

c) In addition, a maximum of one cornerstone plaque sign shall be permitted for each building, up to four square feet in size, with a maximum height or width of two linear feet, providing additional information regarding the building date of construction, architect, builder or other similar information.

G. PRAO Waivers

The applicant may apply for waivers for development standards in accordance with Art. 3.F.17.D.5, Zoning Director Waivers and Table 3.B.17.G, IRO Waivers. Waiver requests shall be reviewed by the Zoning Director for denial, approval or approval with conditions, prior to either DRO certification or approval. The following table summaries the development standards that could be requested through a waiver process:

TABLE 3.B.17.G – PRAO WAIVERS

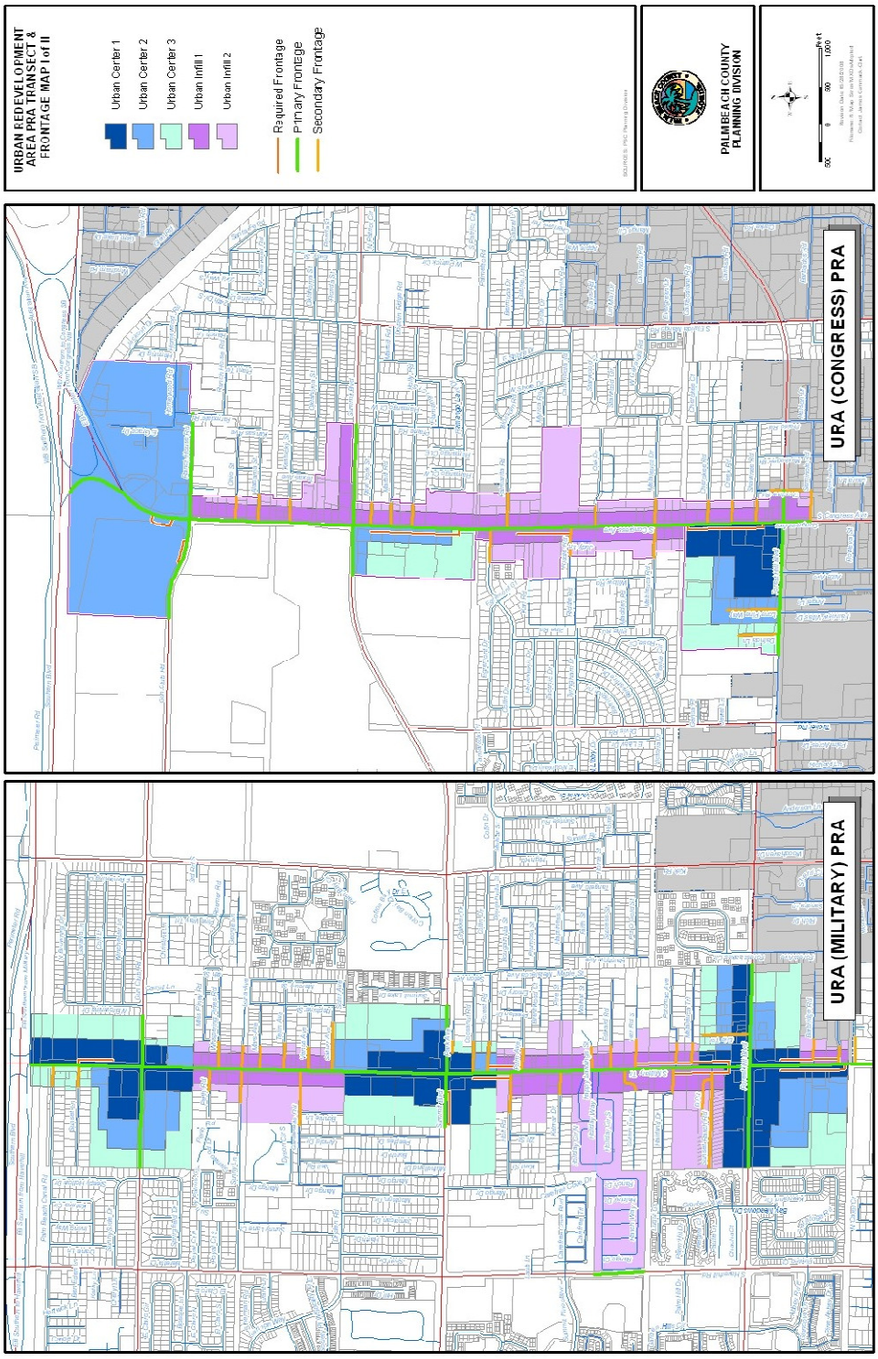
REQUIREMENTS	MAXIMUM WAIVER	MINIMUM CRITERIA OF REVIEW
FRONTAGE CLASSIFICATION - SLIP STREET REQUIREMENT		
Art. 3.B.17.E.4.a, Slip Street Frontage	Allow to use Primary Frontage	-- - -
STREET STANDARDS		
Art. 3.B.17.F.4, Street Standards	Allow additional lanes, or minor increases in lane width.	- Where required to accommodate traffic, or where required by the DEPW or Palm Tran. - Minimum deviation required and remains generally consistent with TDD street standards. - Consistent with livable street standards that prioritize pedestrian safety.
BLOCK STANDARDS		
Table 3.B.16.F, Block Dimension Requirements	Allow smaller block sizes.	- Location of existing streets precludes meeting desired average block face or perimeter; or, - Demonstration that smaller blocks are necessary for traffic circulation, and do not adversely impact pedestrian circulation or requirement that parking be located behind the street wall.
INTERCONNECTIVITY STANDARDS		
Art. 3.B.17.F.5, Interconnectivity Standards	No interconnectivity requirement.	- Document prohibition by Federal, State, local or other laws that serve to establish limited access standards necessary to protect facilities such as water treatment plants, jails, or other similar facilities.
Art. 3.B.17.F.5.c, Gates	Allow use of gates within the development.	- Special circumstances between adjacent uses. - Specific user requirements within the IRO project requires the use of gates, provided such does not impact the continuity of required blocks, streets or alleys.
BUILDING STANDARDS		
Art. 3.B.17.F.6.f.2), Primary Entrances	Allow 100% increase in distance.	- Façade is less than 150 feet in length. -
USABLE OPEN SPACE STANDARDS		
Art. 3.B.17.F.9, Civic and Usable Open Space Standards	Allow for reduction.	- Lot less than 2.5 acres in size having insufficient frontage to accommodate usable open space in pedestrian streetscape areas.
PARKING STANDARDS		
Art. 3.B.17.F.10.a.6), Service and Loading Areas; and, Art. 6.B.1, Loading.	Waive or reduce required loading spaces, dimensions for width, length, maneuvering area, and location.	- Limitations due to access, lot size; location of residential uses; proximity to streets or alleys; or vehicular circulation. - Document that any loading alternatives will not adversely impact pedestrian or vehicular circulation, including alleyways, drive isles, handicapped accessibility, or other similar functional considerations. - Document that any loading alternatives will not conflict with DEPW or FDOT requirements.
[Ord. 2010-…]		

H. PRAO Transect Zones and Frontage Types

These maps serve to provide the default locations for Transect Zones (TZ) and Frontage Types that were developed in accordance with the TCRPC Corridor Plans. Due to the scale and specificity of the maps, the originals shall be maintained by PZB. Figure 3.B.17.H, PRAO GIS Regulating Plan provides a general illustration of the more detailed maps maintained by PZB.

1

FIGURE 3.B.17.H, PRAO GIS REGULATING PLAN (MAP 1 OF 2)

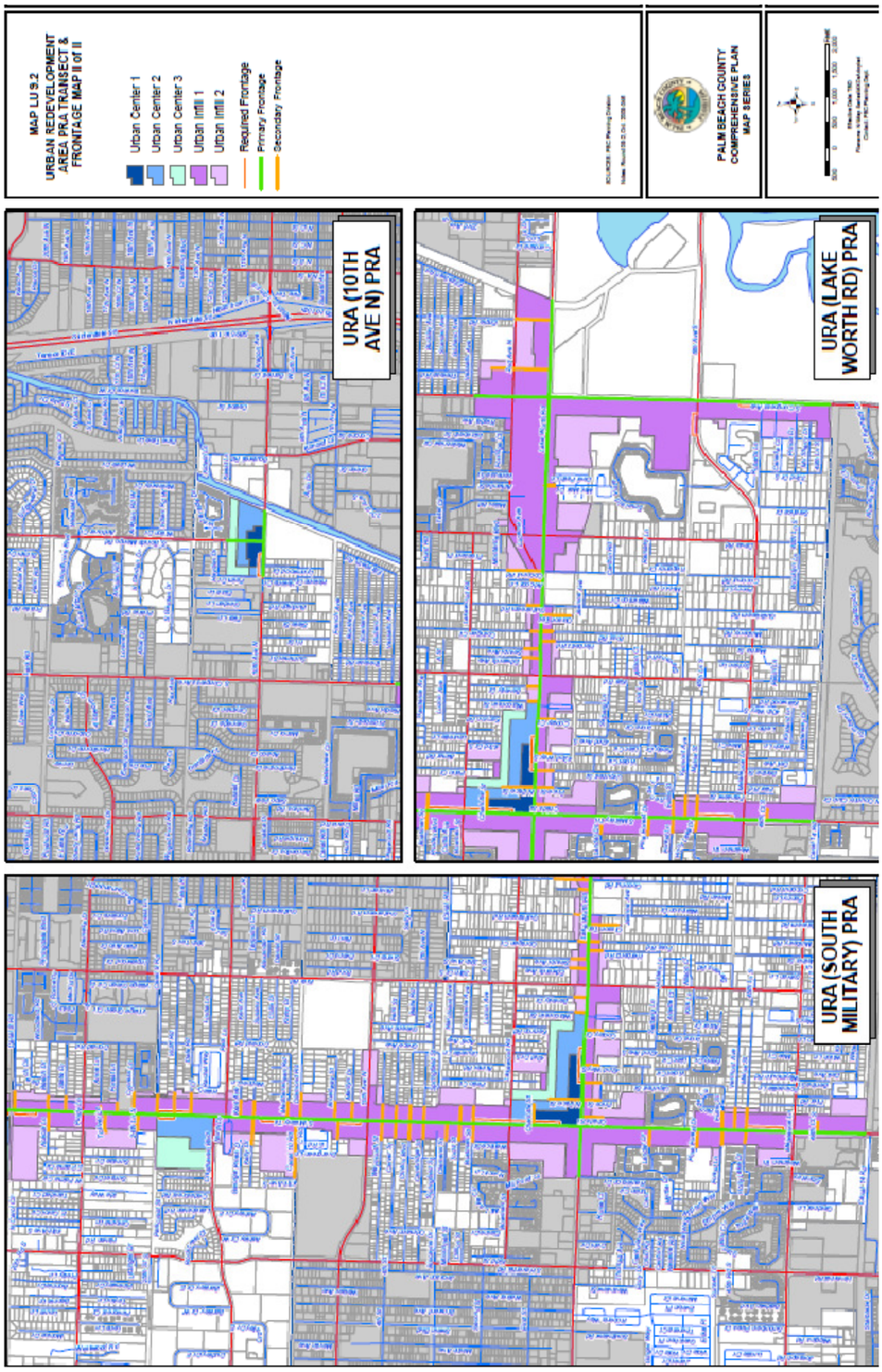


[Ord. 2010-…]

2
3
4

1

FIGURE 3.B.17.H, PRAO GIS REGULATING PLAN (MAP 2 OF 2)



[Ord. 2010-000]

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3

Part 11. ULDC, Table 3.C.1.A, Future Land Use (FLU) Designation and Corresponding Standard Zoning Districts (page 52 of 155), and is hereby amended as follows:

Reason for amendments: [PZB] ADD PRA FLU and Zoning Districts.

Table 3.C.1.A Future Land Use (FLU) Designation and Corresponding Standard Zoning Districts [1]

FLU Designation	Zoning District					
Agriculture/Conservation						
....						
Residential						
....						
LR-1	AR ~~3~~ 2	RE	RT	AP 2		
LR-2	AR ~~3~~ 2	RE ~~3~~ 2	RT			
LR-3	AR ~~3~~ 2	RE ~~3~~ 2	RT			
MR-5	AR ~~3~~ 2	RE ~~3~~ 2	RT ~~3~~ 2	RS	RM	
HR-8	AR ~~3~~ 2	RE ~~3~~ 2	RT ~~3~~ 2	RS	RM	
HR-12	AR ~~3~~ 2	RE ~~3~~ 2	RT ~~3~~ 2	RS ~~3~~ 2	RM	
HR-18	AR ~~3~~ 2	RE ~~3~~ 2	RT ~~3~~ 2	RS ~~3~~ 2	RM	
Commercial						
....						
UC	UC	SD				
UI	UI	SD				
Industrial						
....						
Institutional/Civic						
....						
[Ord. 2006-004] [Ord. 2008-003] [Ord. 2008-037] [Ord. 2010-005] [Ord. 2010-...]						
Notes:						
1. Unless exempted otherwise by Art. 3.C.1.B, Standard District Exceptions and Limitations, or where a parcel is rezoned to a PDD or TDD, all new development such as any application for a rezoning, conditional use or subdivision of property shall require the subject site be rezoned to a shaded district.						
~~2.~~ Typical Example of a "shaded district."						
~~3~~ 2. Existing zoning districts by FLU designation that may quality for SFD exemption in accordance with Art. 3.C.1.B.1.						

Part 12. ULDC, Table 3.D.1.A – Property Development Regulations (page 56 of 155), and is hereby amended as follows:

Table 3.D.1.A - Property Development Regulations

Zoning District	Min Lot Dimensions			Density (6)		Max FAR (7)	Max Building Coverage	Min Setbacks (10)			
	Size	Width and Frontage	Depth	Min	Max			Front	Side	Side Street	Rear
....											
Commercial											
CN	0.5 ac.	100	100	-	-	-	25%	30	30	(8)	30
CC	1 ac.	100	200	-	-	-	25%	30	30	(8)	30
CG	1 ac.	100	200	-	-	-	25%	50	15	(8)	20
CLO	1 ac.	100	200	-	-	-	25%	30	15	(8)	20
CHO	1 ac.	100	200	-	-	-	25%	40	15	(8)	20
CRE	3 ac.	200	300	-	-	-	40%	80	50	80	50
IR	N/A	50	100	-	-	(8)	40%	(9)	(9)	(9)	(9)
UI	N/A	50	100	-	-	-	N/A	(10)	(10)	(10)	(10)
UC	N/A	50	100	-	-	-	N/A	(10)	(10)	(10)	(10)
SD	0.5 ac.	100	100	-	-	-	40%	(10)	(10)	(10)	(10)
....											
[Ord. 2005 – 002] [Ord. 2005-041]											
Notes:											
....											
10. Building setbacks shall be in accordance with Art. 3.B.17, Priority Redevelopment Area Overlay.											
[Renumber accordingly.]											

Part 13. ULDC, Art. 3.C.1, Future Land Use (FLU) Designation and Corresponding Districts (page x of y), and is hereby amended as follows:

Reason for amendments: [PZB] To add a new section for PRA Zoning districts to implement the UC, UI and SD districts required by the Plan. See PRAO White Paper.

Notes:
Underlined indicates new text. If being relocated destination is noted in bolded brackets **[Relocated to:]**.
~~Stricken~~ indicates text to be ~~deleted~~.
Italicized indicates text to be relocated. Source is noted in bolded brackets **[Relocated from:]**.
.... A series of four bolded ellipses indicates language omitted to save space.

CHAPTER C STANDARD DISTRICTS

Section 1 Future Land Use (FLU) Designation and Corresponding Districts

H. PRA, Priority Redevelopment Area Districts

PRA districts shall be subject to the requirements of Art. 3.B.17, Priority Redevelopment Area Overlay.

1. UC, Urban Center District

The UC district shall be consistent with Art. 3.B.17.E.2.a, UC Transect.

2. UI, Urban Infill District

The UI district shall be consistent with Art. 3.B.17.E.2.b, UI Transect.

3. SD, Specialized Development District

Development of parcels in the SD district shall be in accordance with the standards of Art. 3.B.17, PRAO, unless permitted otherwise herein.

a. Applicability

The SD is an optional Zoning district established to accommodate projects that cannot conform to the mixed use requirements of the PRAO, or are generally desirable and contribute to the furthering of County directions and characteristics of a livable community. Sub-area boundaries shall be determined in accordance with related default or amendment standards for such.

b. Permitted Deviations

The following deviations from the requirements of the PRAO shall only be permitted if approved by the BCC:

1) Minimum standards for building types, including requirements for two stories, frontage, build to line, and other general placement standards; and,
2) Location and configuration of uses, including outdoor uses and surface parking lots.

c. Standards for Approval

If approving deviations from the requirements of the PRAO, the BCC shall consider the following:

1) Development of new buildings shall demonstrate similar mass and disposition as illustrated in the PRA Master Plan.
2) Redevelopment or expansion of existing structures that do not meet the building placement requirements of the PRAO utilize innovative site design elements, such as the introduction of plazas, squares, streets, or other urban configurations to minimize any deviation from the goals of the PRA.
3) The density and intensity shall be restricted to the maximum height permitted for PRAO building types by Transect Zone.
4) All buildings shall front a street or usable open space, and should not feature principal entrances accessible from parking lots.
5) Where the creation of an entire block or "half-block" is not possible due to location, parcel size, or other physical constraints, the development shall contribute to a block structure to the greatest extent feasible.
6) The use of vehicular access ways shall be in compliance with the streetscape standards for side streets.
7) Surface parking lots shall be screened from view of streets, usable open space, and abutting residential neighborhoods to the maximum extent feasible, by the use of perimeter buffers or a street-wall.

d. Specific Deviations– Congress Avenue

The following deviations shall be allowed by right upon approval of a rezoning to the SD:

1) Between the L-14 Canal and Melaleuca Lane/6th Avenue South – office and other medical related uses are exempt from use restrictions for Mixed Use Type II Buildings for the 2nd story; or,
2) Between Melalueca Lane/6th Avenue South and Lake Worth Road – residential and commercial uses oriented to serve and support the educational and residential needs of Palm Beach Community College are allowed and encouraged.

e. Conditions of Approval

In granting approval of a rezoning to the SD, the BCC may adopt conditions of approval that address the goals ands objectives of the PRA Master Plan and implementing Policies of the Plan.

Part 14. ULDC, Art. 4.B.1.A, General (page 20 of 155), and is hereby amended as follows:

Reason for amendments: [PZB] Incorporate language to ensure that specific outdoor uses (drive through, car wash, service stations, fueling stations, etc.) are only permitted within the PRAO where approved as a Specialized Development district. This is in accordance with the Policies of the Plan mandating specific building types, with exemptions only permitted within the SD district.

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CHAPTER B SUPPLEMENTARY USE STANDARDS

Section 1 Uses

A. Definitions and Supplementary Standards for Specific Uses

18. Auto Service Station

....

g. Priority Redevelopment Area Overlay (PRAO)
Shall only be permitted in the SD district.

....

25. Car Wash

....

f. Priority Redevelopment Area Overlay (PRAO)
Shall only be permitted in the SD district.

....

37. Convenience Store with Gas Sales

....

j. Priority Redevelopment Area Overlay (PRAO)
Shall only be permitted in the UC 1 Sub-area or SD district.

....

55. Financial Institution

....

Table 4.B.1.A – Financial Institution Development Threshold and Approval Process

Zoning District	Development Thresholds			Approval Process
	GFA		Drive-thru [(1)]	
CN and CLO	5,000 s.f. max	and	~~Not permitted~~ Prohibited	DRO
UC or UI	N/A	and	Prohibited	DRO
CC and CHO; CL and CLO PDDs; COM Pod of PUD;	5,000 s.f. max	and	No drive thru lanes	Permitted by Right
SD	N/A	and	≤ 3 drive thru lanes	Class A Conditional Use
CC; and, CL and CLO PDDs, and COM Pod of PUD	5,000 s.f. max	and	≤ 3 drive thru lanes	DRO
CG; CH and CHO PDDs; PIPD COM Use Zone; and, TDDs	5,000 s.f. max	and	≤ 3 drive thru lanes	Permitted by Right
CC, CHO and CG; CL, CH, CLO and CHO PDDs; COM Pod of PUD; PIPD COM Use Zone; and, TDDs	> 5,000 s.f.	or	> 3 drive thru lanes	Class A or Requested Use
[Ord. 2007-013] [Ord. 2009-040]				
Notes:				
1. An ATM lane shall not be considered a drive thru lane for purposes of development thresholds.				

....

64. Green Market

....

g. LCC District, ~~and~~ IRO and PRAO ~~Projects~~
A permanent Green Market shall be allowed to operate each weekend provided the area designated for the Green Market is not located in required parking and indicated on the final DRO site plan. A Green Market that is located within required parking spaces or access aisles for a temporary period of time, which shall be defined by anything exceeding one hour or several days, shall comply with the Special Permit requirements in Article 2.D.2.

....

107. Repair and Maintenance, General

....

f. Bay Door Orientation
Service bay doors shall not face any residential district, FLU designation, or use unless separated by an arterial or collector street. **[Ord. 2005 – 002]**

....

3) Infill Redevelopment Overlay (IRO) and Priority Redevelopment Area Overlay (PRAO)
Bay doors shall not be oriented towards perimeter streets.

....

109. Restaurant, Type I

g. Priority Redevelopment Area Overlay (PRAO)

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Drive through shall only be permitted in the UC 1 Sub-area or the SD district.

....

135. Vehicle Sales and Rental

....

f. Priority Redevelopment Area Overlay (PRAO)
Outdoor sales or rental display or storage areas shall only be permitted in the SD district.

....

136. Veterinary Clinic

....

c. Infill Redevelopment Overlay (IRO) and Priority Redevelopment Area Overlay (PRAO)
A veterinary clinic shall not include outdoor runs. Boarding facilities shall comply with the standards for a type III commercial kennel.

....

Part 15. ULDC, Table 5.G.1.B, Workforce Housing Program (page 89 of 94, Ord. 2010-005), is hereby amended as follows:

Reason for amendments: [PZB] Implement requirements of FLUE Policy 1.2.2-b, which includes UC and UI requirements that a minimum of 15 percent of all new housing be provided as workforce housing (see Planning e-mail dated 3/23/10 for clarification on interpretation of requirement).

Table 5.G.1.B - Workforce Housing Program

Applicability		
Location:	Threshold	Required > or= to 10 residential dwelling units
	Tier or Overlay	U/S
	FLU (1)	LR-1, LR-2, LR-3, MR-5, HR-8, HR-12, HR-18, UC and UI
Density Bonus Incentive		
LR-1 thru LR-3		up to 30%
MR-5 thru HR-18 (2)		up to 100% (Pre-App required for > 30%)
UC or UI		N/A
Required % of WHP **Units (3)**		
Standard Density		5%
Maximum Density		16%
WHP Density Bonus		34%
PRAO – UC or UI		15%
Required WHP Ranges (4)(6)		
Low (60-80%)		25%
Moderate 1 (> 80-100%)		25%
Moderate 2 (>100-120%)		25%
Middle (>120- or ≤ 140%)		25%
Provision of Units		
....		
[Ord. 2006-055] [Ord. 2007-013] [Ord. 2010-005]		
Notes:		
....		
(6) UC or UI applications: Consideration may be given to additional affordable housing household incomes in developments requesting all or a portion of the 15% unit requirement within their proposal be based on the programmatic requirements imposed by a governmental agency providing affordable housing funding or by an entity with programmatic requirements (e.g., Habitat for Humanity or a Community Land Trust). The final determination is to be made by the Planning Director or designee.		

Part 16. ULDC, Art. 7.C, MGTS Compliance [Related to Landscaping] (page 73 of 94, Ord. 2010-005) and is hereby amended as follows:

Reason for amendments: [Zoning] 1) To expand the reference to the Revitalization and Redevelopment Overlay of the Plan (Sub-objective 1.2.1) to further recognize the Urban Redevelopment Area (Sub-objective 1.2.2) and the WCRAO (Sub-objective 1.2.3), among other similar Urban redevelopment areas; and, 2) To expand the current TDD exemption from some MGTS Tier Requirements to include the IRO, PRAO, LCC and WCRAO forms of development – to acknowledge the more urban form intended for these areas.

CHAPTER C MGTS TIER COMPLIANCE

Landscape design shall comply with the relevant MGTS characteristics in both plant material selection and overall landscape composition.

Section 1 U/S Tier

Landscaping in the U/S Tier should have a higher level of detail and more structure, such as pedestrian accents, formal arrangements in perimeter landscape and buffers, street tree plantings, and inter-connections between pedestrian and vehicular areas. The Revitalization and Redevelopment Overlay, Priority Redevelopment Area Overlay, and Westgate/Belvedere Homes Community Redevelopment Area, among others, serve to promote infill redevelopment or more urbanized forms of development and allow for commensurate forms of urban landscaping that accommodate CPTED principles, walk-ability and other attributes of the urban environment. ~~is located with the U/S Tier and recognizes the unique opportunities and restrictions often encountered in development of infill parcels~~. Greater flexibility and alternative landscape solutions are available to promote development within the boundaries of these areas. However, it also recognizes the unique opportunities and restrictions that may be encountered for parcels developing consistent with Art. 3.B.16, Infill Redevelopment Overlay, and recommends allowing greater flexibility and alternative landscape solutions to be made available to these types of projects.

....

Table 7.C.3 – Minimum Tier Requirements

Code Requirements	U/S Tier	AGR and Glades Tiers	Exurban and Rural Tiers
Landscape Buffers ~~7~~ (7)			
....			
Interior Landscaping ~~7~~ (7)			
....			
Plant Standards ~~7~~ (7)			
....			
Foundation Planting ~~7~~ (7)			
....			
[Ord. 2005-002] [Ord. 2006-004] [Ord. 2009-040]			

Notes

....

5. Interior quantities for shrub planting shall be calculated based on gross lot area, excluding preservation areas and lake tracts. **[Ord. 2009-040]**
6. TDDs, LCC, IRO and PRAO projects are exempt from foundation planting requirements for primary and secondary, or other similar types of building frontages, buildings along an alleyway or accessway to a parking area, or where buildings front on a plaza or square. **[Ord. 2005-002] [Ord. 2006-004]**

....

Part 17. ULDC Art. 7.E.4, Installation (page 28 of 48), is hereby amended, as follows:

Reason for amendments: [PZB] Minor clarification to address special street tree planting requirements.

CHAPTER E REVIEW, INSTALLATION AND MAINTENANCE

Section 4 Installation

All landscaping shall be installed according to acceptable nursery practices in a manner designed to encourage vigorous growth. Soil improvement measures may be required to ensure healthy plant growth. Before planting, a plant or tree's growth characteristics shall be considered to prevent conflicts with views, lighting, infrastructure, utilities, or signage. Proposed infrastructure, lighting, and signage plans shall be submitted concurrent with landscape plans prior to issuance of a building permit.

A. Planting Specifications

Required trees and palms shall be securely guyed, braced, and/or staked at the time of planting until establishment. All plants shall be installed so that the top of the rootball remains even with the soil grade. The top one-third of burlap shall be removed from the root ball at planting. If used, nylon strapping and wire cages shall be completely removed at installation. All guys and staking material should be removed when the tree is stable and established but in no case more than one year after initial planting of tree. Construction debris shall be kept clear from the planting area. All required street trees shall be planted at the time of development in natural, enhanced, or engineered soils or comparable equivalent with a minimum cubic feet of sub surface space at least three times the volume of the root ball. In cases of limited soil volume directly adjacent, linear and lateral 'balanced' networks of radial root trenches and similar systems that accommodate and promote healthy and 'even' root growth are required.

....

Part 18. ULDC Art. 17.C.1.B, Installation (page 19 of 26), is hereby amended, as follows:

Reason for amendments: [PZB] Clarify ZC authority and duties as relates to Appeals of Zoning Director (see LCC, IRO and PRAO).

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CHAPTER C Appointed Bodies

Section 13 Zoning Commission

B. Powers and Duties

The ZC shall have the following powers and duties under the provisions of this Code:

….

7. to consider and render a final decision on appeals of denials of green architecture application, or applications for Zoning Director Waivers. **[Ord. 2009-040]**

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