



**LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)
URBAN REDEVELOPMENT AREA OVERLAY (URAO) – SUB-COMMITTEE**

MARCH 30, 2011 AGENDA

2300 NORTH JOG ROAD

CONFERENCE ROOM VC-1E-58 – 1ST FLOOR (2:00 PM – 4:00 PM)

A. CALL TO ORDER

1. Introduction of Subcommittee Members and Interested Parties
2. Select Chair and Vice Chair
3. Additions, Substitutions and Deletions to Agenda
4. Motion to Adopt Agenda

B. PURPOSE AND INTENT

1. Timeframe/Schedule
2. Goal of Subcommittee
 - 2011 Comprehensive Plan Amendments
 - Exhibit A – Summary of ULDC Amendments

C. DISCUSSION

1. Exhibit B – Draft Amendments

D. PUBLIC COMMENT

E. TOPICS FOR NEXT MEETING

F. Adjourn

Urban Redevelopment Area Overlay (URAO)
SUMMARY OF KEY ULDC AMENDMENTS PROPOSED IN 2011-01 ROUND

(Updated 2/22/11)

EXISTING ZONING CODE PROVISION	GENERAL COMMENTS ON MODIFICATION
3.B.16.B.4.b, Specialized Development District	Delete the Specialized Development District. Amend to allow for "Alternate Standards" subject to the following approvals: <ul style="list-style-type: none"> • Minor deviations – expand current PRA Waivers (administrative approval); • Minor deviations, with hardship – Type II Variance (Zoning Commission); or, • Major deviations – Class A Conditional Use Approval (BCC).
3.B.16.E.5, Building Types	Delete Plan mandated building types. Some requirements will be retained and consolidated with property development regulations, use limitations, and maximum building height, among others.
3.B.16.F.1, General Uses Permitted by Building Type or Floor	Delete Plan mandated building types, allow for multi-story retail tenants, and simplify limitations on uses by floor while retaining protections for existing residential neighborhoods.
3.B.16.F.5, Interconnectivity Standards	Develop performance standards to address limitations of smaller parcels, unique lot location and configuration and building location/parking etc; and, recognize the use of existing streets and creation of parallel alleys or blocks as meeting the desired vehicular/pedestrian circulation systems needed to implement the URA.
3.B.16.F.6, Building Standards	<ul style="list-style-type: none"> • Allow for exceptions to minimum two-story requirement. • Clarify use of Community Policing Through Environmental Design requirements as required by the Plan, with emphasis on parcels that do not develop as mixed use.
3.B.16.F.6.d, Special Civic Building Standards	Simplify standards to allow for traditional civic buildings that may have facades that do not appear as multi-story structures.
3.B.16.F.7, PRA Use Standards	<ul style="list-style-type: none"> • Delete Specialized Development District; • Allow for auto-oriented uses such as fuel sales, drive through, car wash to be administrative approved when in compliance with performance standards established in code; and, • Expand list of uses permitted in buildings (prior approvals) that do not conform to the requirements of the Priority Redevelopment Areas.

EXHIBIT B

URBAN REDEVELOPMENT AREA OVERLAY (URAO)
SUMMARY OF AMENDMENTS
(Updated 3/25/11)

1
2 Part 1. Art. 2.A.1.G.3.g.2)b) [Related to Regulating Plans] (page 15 of 80), is hereby amended
3 as follows:
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Reason for amendments: [Zoning] Correct minor scrivener's error regarding applicability for a Final Regulating Plan for any application requiring DRO approval.

5 CHAPTER A GENERAL

6 Section 1 Applicability

7 G. Application Procedures

8 3. Plan Requirements

9 g. Regulating Plans

10 2) Final Regulating Plan (FRP) for **Legislative Public Hearing** Approval or
11 Administrative Approval

12 b) The DRO shall review and approve a FRP for any requests for uses that have a
13 "D" in any Use Matrix in Art. 3.B. Overlays, or Table 4.A.3.A, Use Matrix; or any
14 requests subject to Table 4.A.3.A, Thresholds for Project Requiring DRO
15 Approval. [Ord. 2009-040]
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18 Part 2. ULDC Art. 2.B.2, Conditional Uses, Requested Uses, Development Order Amendments,
19 and Unique Structures (pages 25-26 of 80), is hereby amended as follows:
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Reason for amendments: [Zoning] 1) Consolidate Public Hearing Approval Processes for existing and proposed BCC Waivers, to include applicable standards for review; 2) Clarifies that existing BCC Waivers for Traditional Development Districts allowed are subject to the requirements for Public Hearing Processes; and, 3) Establish a new PRA Waiver to implement proposed amendments to the Plan under Policy 1.2.2-c, PRA Standards for Approval, which will include both Administrative and Public Hearing Waivers.

21 CHAPTER B PUBLIC HEARING PROCESS

22 Section 2 Conditional Uses, Requested Uses, Waivers, Development Order Amendments,
23 and Unique Structures

24 A. Purpose

25 Conditional ~~uses~~ Uses, requested-uses Requested Uses, Waivers and ~~development-order~~
26 ~~amendments~~ Development Order Amendments are generally compatible with the other uses or
27 site design permitted in a ~~district~~ District, but require individual review of their location, design,
28 configuration, intensity ~~and/or~~ density and may require the imposition of conditions to ensure the
29 appropriateness and compatibility of the use at a particular location, or site design. [Ord. 2007-
30 001]

31 B. Standards for Conditional Uses, Requested Uses ~~and Development Order Amendments~~

32 When considering a ~~development-order~~ Development Order application for a ~~conditional-or~~
33 ~~requested-use~~ Conditional or Requested Use, or a development order amendment, the BCC and
34 ZC shall consider standards 1 – 9 indicated below. A conditional or requested use, or
35 development order amendment which fails to meet any of these standards shall be deemed
36 adverse to the public interest and shall not be approved. [Ord. 2007-001]

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38 C. Standards for Unique Structure

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40 D. Class A Conditional Use

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42 E. Requested Use

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44 F. Class B Conditional Use

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46 G. Public Hearing Waivers

47 1. Purpose

48 To allow for significant deviations or additional flexibility for specific mixed use or infill
49 redevelopment projects where commonly defined solutions can be permitted subject to
50 performance criteria or limitations.

51 2. Applicability

52 Requests for Public Hearing Waivers shall be limited to where the text of this code expressly
53 states that Waivers may be approved by the BCC, including but not limited to the following:

Notes:

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EXHIBIT B

URBAN REDEVELOPMENT AREA OVERLAY (URAO)
SUMMARY OF AMENDMENTS
(Updated 3/25/11)

1 Part 3. ULDC Art. 2.D.1.G.1, Amendments to BCC/ZC Approvals (page 36-37 of 80), is hereby
2 amended as follows:
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Reason for amendments: [Zoning] Establish DRO Authority to amend BCC/ZC Approvals to incorporate Zoning Director Waivers.

4 CHAPTER D ADMINISTRATIVE PROCESS

5 Section 1 Development Review Officer

6 G. Administrative Review

7 1. Amendments to BCC/ZC Approvals

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9 j. Modification to IRO or URAO Plans, provided that there are no conflicts with prior
10 conditions of approval, any improvement or amenity used to garner support for a project,
11 or testimony from Public Hearing(s); and, - [Ord. 2010-005] [Ord. 2010-022]

12 k. Requests for Administrative Waiver.
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15 Part 4. ULDC Art. 2.D, Administrative Process (page 41 of 80), is hereby amended as follows:
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Reason for amendments: [Zoning] 1) Consolidate existing Zoning Director Waiver standards for Infill Redevelopment Overlay (IRO), Urban Redevelopment Area Overlay (URAO) and Lifestyle Commercial Center (LCC).

17 CHAPTER D ADMINISTRATIVE PROCESS

18 Section 5 Administrative Waiver

19 A. Purpose

20 To allow for minor deviations or additional flexibility for specific mixed use or infill redevelopment
21 projects where commonly identified alternative solutions can be permitted subject to performance
22 criteria or limitations.

23 B. Applicability

24 Requests for Administrative Waivers shall limited to the following:

25 1. Infill Redevelopment Overlay (IRO), in accordance with Art. 3.B.15.G, IRO Waivers;

26 2. Urban Redevelopment Area Overlay (URAO), in accordance with Art. 3.B.16.G, PRA
27 Waivers; and,

28 3. Lifestyle Commercial Center (LCC), in accordance with Art. 3.E.8.D, LCC Waivers.

29 C. Application Requirements

30 The application shall be submitted in a form established by the Zoning Director. An application
31 for an Administrative Waiver may be submitted at any time.

32 D. Standards

33 An application for a waiver shall be submitted in a form specified by the Zoning Director. When
34 considering whether to approve, approve with conditions, or deny a waiver request, the Zoning
35 Director shall consider the following standards: [Ord. 2010-022]

36 1. The waiver does not create additional conflicts with this Section of the ULDC, and is
37 consistent with the stated purpose and intent for the IRO, URAO or LCC PDD; [Ord. 2010-
38 022]

39 2. The waiver will not cause a detrimental effect on the overall design and development
40 standards of the project, and will be in harmony with the general site layout and design
41 details of the development; and, [Ord. 2010-022]

42 3. The alternative design option recommended as part of the waiver approval, if granted, will not
43 adversely impact adjacent properties. [Ord. 2010-022]

44 E. Appeal

45 An appeal of the Zoning Director's decision shall be made to the Zoning Commission pursuant to
46 Art. 2.A.1.S.1, Non-Judicial Relief, in an application form specified by the Zoning Director. [Ord.
47 2010-022]

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EXHIBIT B

URBAN REDEVELOPMENT AREA OVERLAY (URAO)
SUMMARY OF AMENDMENTS
(Updated 3/25/11)

Part 5. ULDC Art. 3.B.16, Urban Redevelopment Area Overlay (URAO) (pages 80-110 of 231), is hereby amended as follows:

Reason for amendments: [Zoning] The following amendments are being processed concurrently with amendments to the Comprehensive Plan being processed in Round 2011-01 with an anticipated effective date of Fall 2011. See "Summary of Key URAO Amendments."

CHAPTER B OVERLAYS

Section 16 Urban Redevelopment Area Overlay (URAO)

A. Purpose and Intent

The purpose and intent of the Urban Redevelopment Area Overlay (URAO) is as follows: [Ord. 2010-022]

- 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; [Ord. 2010-022]
- 2. Implement the Urban Redevelopment Area (URA) Objectives and Policies of the Plan, with an emphasis on Priority Redevelopment Area (PRA) Policies; [Ord. 2010-022]
- 3. Utilize Smart Growth and Form Based Coding principles to establish standards that create a predictable regulatory framework and built form that improves the aesthetics of the streetscape and establishes, enhances the pedestrian realm and encourages redevelopment of the PRAs; [Ord. 2010-022]
- 4. Encourage a compact, mixed use and walkable development form, with an emphasis on safety, comfort and ecological responsibility; [Ord. 2010-022]
- 5. Create an interconnected pedestrian-friendly street network that establishes parallel, alternate vehicular routes between the PRAs and creates new blocks that are a walkable scale; [Ord. 2010-022]
- 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; [Ord. 2010-022]
- 7. Promote mixed use development that balances housing with employment, commercial, and civic uses; [Ord. 2010-022]
- 8. Provide a variety of housing types to support residents of diverse ages, incomes, family sizes, ethnicities and lifestyles; [Ord. 2010-022]
- 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; [Ord. 2010-022]
- 10. Redevelop retail uses along the PRA corridors along stipulated street frontages; and, [Ord. 2010-022]
- 11. Simplify and facilitate the permitting process. [Ord. 2010-022]

B. Applicability

Reason for amendments: [Zoning] 1) Clarify that interconnectivity requirement applies to all Development Orders within the URAO; and, 2) All other URAO requirements only apply to the Priority Redevelopment Areas (PRAs) – meaning parcels having an Urban Center (UC) or Urban Infill (UI) FLU designation and corresponding Zoning district.

~~1. FLU Designation~~

~~The requirements of the URAO shall only apply to parcels having an Urban Center (UC) or Urban Infill (UI) FLU designation, with exception to general requirements for interconnectivity in the URA between complementary neighboring land uses, unless permitted otherwise under Art. 1.E, Prior Approvals, Art. 1.F, Non-Conformities, or any other provisions herein. [Ord. 2010-022]~~

1. Interconnectivity

Any Development Order within the boundaries of the URAO shall be subject to the requirements of Art. 3.B.16.F.5, Interconnectivity Standards.

2. Priority Redevelopment Areas (PRAs)

Any application for a Development Order or change in use for parcels with an Urban Center (UC) or Urban Infill (UI) FLU designation shall comply will all URAO requirements, unless permitted otherwise under Art. 1.E, Prior Approvals, Art. 1.F, Non-Conformities, or any other provisions herein.

3. Boundaries

The exact boundaries of the URA are depicted in Map LU 3.1 of the Plan, but can be generally described as being bound by Community Drive to the north, the Lake Worth

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SUMMARY OF AMENDMENTS
(Updated 3/25/11)

Drainage District L-14 Canal to the south, I-95 to the east, and extending as far west as Jog Road at some points. The UC and UI parcels are located within the Priority Redevelopment Area, generally located along the east and west sides of Military Trail and Congress Avenue and bordered by Southern Boulevard to the north and extend as far south as the Lake Worth Drainage District L-8 Canal. Additional locations are along Lake Worth Road and 10th Avenue North. The PRA boundaries are depicted in Maps LU 9.1 and 9.2 of the Plan. [Ord. 2010-022]

43. Other Overlays

Development Orders with UC or UI FLU designation may not be used in conjunction with any other overlays. [Ord. 2010-022]

Reason for amendments: [Zoning] Deletion of Specialized Development (SD) District from the Plan allows for Zoning District Requirements to be simplified (consolidation prevents a list of one item "a" that would have been created due to deletion of SD district "b").

54. Zoning District Requirements

The There are three Zoning districts permitted within the PRAs are as follows: Urban Center (UC), and Urban Infill (UI) and Specialized Development (SD) 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 00668, respectively). Rezoning applications shall only be required for parcels which initially opted out of the PRA and are applying for a concurrent FLU amendment to the UC or UI FLU designation. [Ord. 2010-022]

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 00668, 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. [Ord. 2010-022]

b. SD District

The SD district is an optional district to accommodate projects that cannot conform to the mixed use requirements of the PRAs, 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 district shall be optional, and subject to the standards below: [Ord. 2010-022]

1) Permitted Deviations

The following deviations from the requirements of Art. 3.B.16, URAO shall be permitted within a SD district where approved by the BCC at time of a rezoning, or as a DOA: [Ord. 2010-022]

a) Minimum standards for building types (new or existing structures), including requirements for two stories, frontage, build to line, and other general placement standards; and, [Ord. 2010-022]

b) Location and configuration of uses. [Ord. 2010-022]

2) Standards for Approval of Deviations

When considering a Development Order application that includes any requests for deviations, the BCC shall consider the extent to which development meets standards a) through e) below. [Ord. 2010-022]

a) The extent to which development of new buildings demonstrates similar mass and disposition as illustrated in the PRA Master Plan. [Ord. 2010-022]

b) Redevelopment or expansion of existing structures that do not meet the building placement requirements of the PRAs shall utilize innovative site design elements, such as the introduction of plazas, squares, streets, or other urban configurations to minimize any deviation from the purpose and intent of the URAO. [Ord. 2010-022]

c) The density, intensity and maximum building height shall not exceed that which would be allowed by the building types permitted in the applicable PRA Sub-area Transect. [Ord. 2010-022]

d) The extent to which buildings front a street or usable open space area, and should not feature principal entrances accessible from parking lots. [Ord. 2010-022]

e) Surface parking lots and outdoor uses shall be screened from view of streets, usable open space areas, and abutting residential neighborhoods to the maximum extent feasible by the use of a street wall or incompatibility buffers. [Ord. 2010-022]

3) Specific Deviations - Congress Avenue

The following deviations shall be allowed by right upon approval of a rezoning to the SD: [Ord. 2010-022]

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SUMMARY OF AMENDMENTS
(Updated 3/25/11)

- a) ~~Between the L-14 Canal and Melalouca 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, [Ord. 2010-022]~~
- b) ~~Between Melalouca 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. [Ord. 2010-022]~~

4) **Conditions of Approval**

~~In granting approval of a rezoning to the SD District, the BCC may adopt conditions of approval that address the goals and objectives of the PRA Master Plan and implementing Policies of the Plan. [Ord. 2010-022]~~

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

~~The list of allowable uses permitted for any previously approved Development Orders that do not comply with the requirements of this section shall be in accordance with Table 3.B.16.F— PRA Permitted Use Schedule. [Ord. 2010-022]~~

C. **Future Land Uses and Density/Intensity**

Deviations from this section shall be prohibited. [Ord. 2010-022]

1. **Density and Intensity**

The maximum density and intensity for a PRA Development Order 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. [Ord. 2010-022]

2. **Density Bonus Program Prohibitions**

The use of TDR, AFH or WHP density bonus incentives are not eligible within the PRAs. [Ord. 2010-022]

3. **Required Workforce Housing Units**

Residential projects comprised of 10 units or more shall comply with Art. 5.G.1, Workforce Housing Program. [Ord. 2010-022]

4. **Mixed Use**

Only those projects that are subject to the requirements of the PRA TCEA may be required to develop as mixed use. [Ord. 2010-022]

D. **Application Requirements**

1. **Pre-Application Conference (PAC)**

All PRA applications requiring DRO approval shall require a PAC pursuant to procedures in Art. 2.A.1.E, Pre-Application Conference, with exception to amendments to prior approvals and non-conformities that do not comply with the provisions of the URAO. [Ord. 2010-022]

Reason for amendments: [Zoning] Deletion of redundant requirements listed under Art. 2.A.1.G.3, Plan Requirements – which is sufficiently referenced here.

2. **Plan Requirements**

Required plans shall comply with Art. 2.A.1.G.3, Plan Requirements ~~, and the following:~~ [Ord. 2010-022]

a. ~~Other Plans~~

~~The DRO shall approve a Master Sign Plan, and a Regulating Plan or Alternative Design Standards. [Ord. 2010-022]~~

3. **Waivers**

An applicant may apply for a waiver from a specific regulation if listed in Table 3.B.17.G, PRA Waivers. [Ord. 2010-022]

Reason for amendments: [Zoning] 1) Administrative Waiver Standards have been relocated and consolidated with other similar standards in Art. 2, Development Review Procedures; and, 2) The deletion of the SD District and the subsequent creation of “Alternative Standards” in the Plan will allow for the creation of Legislative Waivers, for which standards will also be added into Art. 2, while the scope and limitations will be added to existing Table 3.B.17.G, PRA Waivers, as included toward the end of this amendment.

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: [Ord. 2010-022]~~

~~1) The waiver does not create additional conflicts with this Section of the ULDC, and is consistent with the stated purpose and intent for the URAO; [Ord. 2010-022]~~

~~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, [Ord. 2010-022]~~

~~3) The alternative design option recommended as part of the waiver approval, if granted, will not adversely impact adjacent properties. [Ord. 2010-022]~~

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SUMMARY OF AMENDMENTS
(Updated 3/25/11)

b. Appeal

~~An appeal of the Zoning Director's decision 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. [Ord. 2010-022]~~

Reason for amendments: [Zoning] 1) Deletes redundant language addressed under Purpose and Intent; and, 2) Relocates specific requirements to Art. 3.B.16.F, PRA Design and Development Standards, to improve ease of use.

~~E. PRA General Design Standards~~

~~PRA Development Orders shall be designed in a manner that establishes an enhanced pedestrian environment by providing a functional interface with perimeter streets, existing neighborhoods and adjacent uses. This is accomplished by regulating the following: building and parking disposition, building configuration, function and intensity, site layout, interconnectivity; provision of an enhanced streetscape and usable pedestrian amenities. [Ord. 2010-022]~~

~~1. Built Form Regulates Uses Permitted~~

~~The PRA requirements are 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 PRAs also serve 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. [Ord. 2010-022]~~

~~2. Streets, Access and Interconnectivity~~

~~Blocks, streets and alleys are the fundamental components for creating traditional neighborhoods. Blocks are formed by streets which provide an interconnected pedestrian and vehicular circulation system, while regulating the physical and functional relationship between buildings and open space. To improve the pedestrian environment are detailed with pedestrian crossings, street trees, and traffic calming measures such as on-street parking. Regulating block sizes, vehicular access points, and the use of alleys to access parking and service areas are intended to disperse traffic to create a more pedestrian friendly oriented form of development. The alley is located behind buildings, to allow buildings to face and have access directly from the street. Alleys lessen necessary trips on the thoroughfare and provide a physical separation between the existing residential neighborhoods and redevelopment. [Ord. 2010-022]~~

~~3. Frontage Classifications~~

~~Frontage classifications define the details of the pedestrian realm located between the public R-O-W or internal streets and the build facade. Three frontage types are established, as follows: Slip Street, Primary, and Secondary. The default location for the PRA Frontage Types shall be in accordance with Maps LU 9.1 and LU 9.2, Urban Redevelopment Area Regulating Plan. [Ord. 2010-022]~~

~~a. Slip Street Frontage~~

~~The Slip Street is an optional designation for areas that were determined to have sufficient depth to accommodate landscaping along the existing thoroughfare, a one-way vehicular lane, a parallel parking lane, and a wide pedestrian zone. Applicants in areas designated for Slip Streets are encouraged to utilize this frontage type when identified on Maps LU 9.1 and LU 9.2, or in the following instances:~~

- ~~1. The parcel, or group of parcels, has 400 feet of frontage; or~~
- ~~2. The parcel, or group of parcels, is located between two side streets; or~~
- ~~3. The parcel, or group of parcels, is located adjacent to an existing slip street.~~

~~Applicants may opt to utilize the slip street in areas not designated for slip street, provided the parcel or group of parcels has at least 400 feet of frontage where a Primary Frontage type is identified. [Ord. 2010-022]~~

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EXHIBIT B

URBAN REDEVELOPMENT AREA OVERLAY (URAO)
SUMMARY OF AMENDMENTS
(Updated 3/25/11)

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~~Figure 3.B.16.E – Typical Example of Slip Street Frontage~~



[Ord. 2010-022]

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~~**b. Primary Frontage**~~

~~Primary frontages are located along adjacent thoroughfares or new internal streets, and accommodate a wide pedestrian zone, lined by the main building façade and entrance(s).~~
[Ord. 2010-022]

~~Figure 3.b.16.E – Typical Example of Primary Frontage~~



[Ord. 2010-022]

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~~**c. Secondary Frontage**~~

~~Secondary frontages are located along existing side streets that intersect the main commercial thoroughfare, or new internal side streets. Secondary frontages provide a planting strip for street trees and a pedestrian zone appropriate for less intense uses and building sides.~~ [Ord. 2010-022]

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(Updated 3/25/11)

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Figure 3.B.16.E—Typical Example of Secondary Street Frontage



[Ord.2010-022]

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4. ~~PRA Transect Zones (TZ)~~

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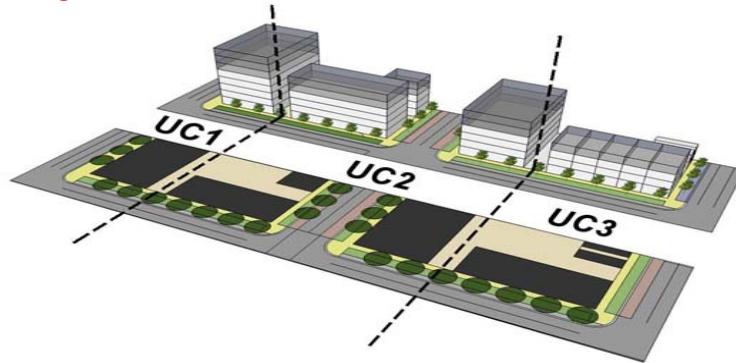
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~~Transect Zones are distinct categories that define and organize density and intensity ranging from the most urban to the least urban. The URAO establishes the Urban Center (UC) and Urban Infill (UI) FLU designations for the PRAs, and further refines these designations using sub-areas as transect zones. Transect zones 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 URAO Transect Zones shall be in accordance with the PRA GIS Regulating Plan maintained by PZB. [Ord. 2010-022]~~

Figure 3.B.16.E—PRA Transect Zones and Sub-areas



[Ord. 2010-022]

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a. ~~Urban Center (UC) Sub-area Transects~~

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~~The UC is designated at prominent intersections and is the most intense PRA district, typically comprised of larger interconnected commercial and buildings containing a wide variety of uses, of at least two stories in height that create a continuous street wall along designated street frontages. A well balanced mix of residential, commercial, civic, and recreational uses is encouraged, but may also be a requirement of the PRA TCEA. The UC is broken down into three distinct Sub-areas, as follows: [Ord. 2010-022]~~

~~1) UC 1 Sub-area~~

~~The most intense Sub-area accommodates the most intense types of uses and largest building scale permitted in the PRAs. Building heights shall be at least two stories and are permitted up to five stories by right, with green building incentives allowing up to eight stories for certain building types. [Ord. 2010-022]~~

~~2) UC 2 Sub-area~~

~~This Sub-area allows for the same intensity of uses, but begins a physical transition to the UC 3 Sub-area. Buildings shall be at least two stories in height and are permitted up to four stories by right, with green building incentives allowing up to six stories for certain building types. [Ord. 2010-022]~~

~~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 adjacent UI Sub-areas. Buildings shall be at least two stories in height and are limited to a maximum of three stories by right. [Ord. 2010-022]~~

Notes:

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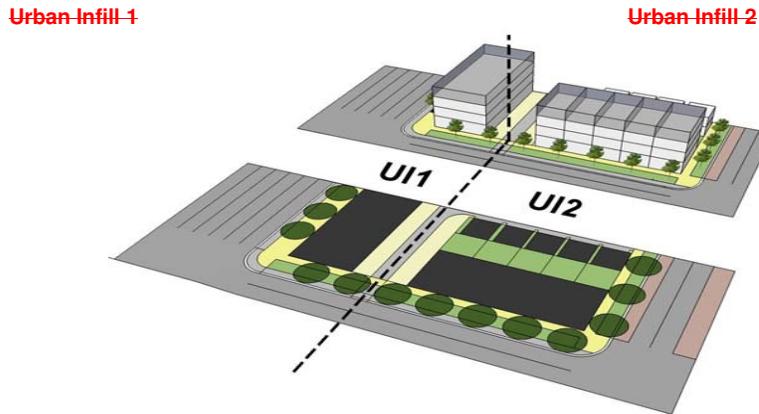
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EXHIBIT B

URBAN REDEVELOPMENT AREA OVERLAY (URAO)
SUMMARY OF AMENDMENTS
(Updated 3/25/11)

Figure 3.B.16.e—PRA Transect Zones and Sub-areas



[Ord. 2010-022]

b. Urban Infill (UI) Sub-area Transects

The UI accommodates mixed use redevelopment along the corridors, while providing a transition to the adjacent, existing residential neighborhoods. The UI is broken down into two distinct sub-areas, as follows: [Ord. 2010-022]

1) UI 1 Sub-area

A moderately intense Sub-area accommodating commercial, mixed use, and residential uses. Building heights up to three stories are permitted by right, with green building incentives allowing up to four stories for some building types. [Ord. 2010-022]

2) UI 2 Sub-area

The least intense UI Sub-area providing for a gradual transition between the UI 1 Sub-area and adjacent residential areas. Buildings shall be at least two stories in height and are limited to a maximum of three stories by right. [Ord. 2010-022]

c. TZ Sub-area Deviations

The DRO shall have to authority to allow deviations to the location and boundaries of the default UC or UI Sub-area Transects illustrated in the PRA GIS Regulating Plan, where in compliance with the standards of Table 3.B.16.E, PRA Sub-Area Transect Standards. [Ord. 2010-022]

Table 3.B.16.E – PRA Sub-area Transect Standards

Parcel Standards	Transect Zone				
	UC 1	UC 2	UI 1	UC 3	UI 2
Minimum Setback from Abutting Residential	400 ft.	200 ft.	200 ft.	N/A	N/A

[ORD. 2010-022]

Reason for amendments: [Zoning] Building type requirements are proposed to be deleted in Plan text amendments, and do not need to be relocated.

5. Building Types

Six general building types are permitted in the PRAs; however the variation of building height by transect zones in effect yields a wider range of buildings. Permitted building types are determined by Sub-area Transect, and deviations shall be prohibited unless except where permitted by the Specialized Development district. [Ord. 2010-022]

a. Mixed Use

A two to six story mixed use building having retail or other non-residential uses at street level, residential units or office uses located on the second floor, and exclusively residential uses on the remaining floors. [Ord. 2010-022]

b. Block Building

A two to eight story building limited to the UC Sub-areas, accommodating a predominant single use such as offices, other type of employment center, or residential uses. The provision of ground floor retail or non-residential uses serving the needs of building tenants is encouraged. [Ord. 2010-022]

c. Liner Building

A two to six story building limited to the UC 1 and 2 Sub-areas, used to conceal parking garages, offices or other non-residential structures from view of streets or residential neighborhoods. Liner buildings shall have retail or other non-residential uses at street level, with residential or office uses in the upper floors, may be attached to or have rear alley access between the structure to be concealed, and shall be the same height or greater than the use to be concealed. [Ord. 2010-022]

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EXHIBIT B

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SUMMARY OF AMENDMENTS
(Updated 3/25/11)

~~d. 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 are also encouraged. A civic building may also front a plaza, courtyard or square. [Ord. 2010-022]~~

~~e. 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. [Ord. 2010-022]~~

~~f. Apartment Building~~

~~A two 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 retail or non-residential uses may be permitted to provide for the needs of tenants where fronting usable open space areas or a primary street frontage. [Ord. 2010-022]~~

~~6. Parking and Loading~~

~~Parking and loading for each tenant shall be located behind buildings or a street wall. Parking shall only be permitted in front of buildings in the form of on-street parking. [Ord. 2010-022]~~

~~7. Streetscape and Usable Open Space~~

~~Examples of required PRA streetscape improvements include: [Ord. 2010-022]~~

- ~~a. A pedestrian oriented streetscape along all street frontages; [Ord. 2010-022]~~
- ~~b. Plazas, squares and other forms of usable open space in front of or adjacent to buildings; [Ord. 2010-022]~~
- ~~c. Additional sidewalks or pathways to establish a complete pedestrian circulation network that links all uses and parking lots to perimeter street frontages; and, [Ord. 2010-022]~~
- ~~d. Accommodations for Art. [Ord. 2010-022]~~

~~8. Landscape and Open Space Transitional Elements~~

~~Landscaping in the PRA 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 to provide a transition between commercial uses and existing adjacent residential neighborhoods, or parcels with a residential FLU designation, when possible. [Ord. 2010-022]~~

Reason for amendments: [Zoning] 1) Relocate permitted use schedule for PRAs; 2) Clarify applicability of URAO for parcels located outside of the PRA or having opted out of the PRA Future Land Use Amendment process; and, 3) Clarify applicability of PRA Use Matrix for existing development for parcels with UC or UI Zoning.

E. Permitted Use Schedule

The list of land uses permitted within the URAO shall be in accordance with the Zoning district or Overlay requirements for the subject parcel.

1. Standard Districts, PDDs or Other Overlays

Uses permitted in standard Zoning districts, PDDs or Zoning Overlays shall be in accordance with Table 4.A.3.A, Use Matrix, Table 3.E.1.B, PDD Use Matrix, or any applicable Art. 3.B, Overlays use matrices.

2. UC or UI Districts

The list of permitted land uses for parcels with UC or UI Zoning shall be in accordance with Table 3.B.16.F, PRA Permitted Use Schedule, and the following:

a. Right to Continue or Change Uses

Those uses that were legally established prior to the adoption of Zoning Resolutions R-10-1344 and R-10-1345 (applications 2010-00667 and 00668, UC and UI Districts, respectively) shall be permitted to continue in accordance with Art. 1.E, Prior Approvals, or 1.F, Non-conformities. A change in use shall only be permitted if the proposed use complies with all of the following:

- 1) Listed in Table 3.B.16.F, PRA Permitted Use Schedule under the column heading for Non-conforming Prior Approvals;
- 2) Does not exceed the limitations of Art. 1.F, Non-conformities;
- 3) Is entirely located within existing buildings; and,
- 4) Sufficient parking is provided in accordance with Art. 1.E, Prior Approvals, or for Conditional Uses, Art. 6, Parking.

b. New Uses in Compliance PRA Requirements

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EXHIBIT B

URBAN REDEVELOPMENT AREA OVERLAY (URAO)
SUMMARY OF AMENDMENTS
(Updated 3/25/11)

New Uses for Development Orders for new construction of buildings, structures or outdoor uses that complies with all PRA requirements, including any approved Waivers, shall be permitted in accordance with Table 3.B.16.F, PRA Permitted Use Schedule, for the applicable Zoning District and Transect Zone.

3. Uses Permitted by Building Floor

a. Non-residential Uses

Non-residential uses shall be limited to the first floor, except for the following if located below any residential uses:

1) 2nd floor: general retail sales, restaurants, dispatching office, cocktail lounge, personal services, printing and copying services, self service storage, assembly uses, fitness center, , and laboratory uses;

2) All floors: broadcast studio, financial institution, hotel, medical or dental office, business or professional office, college or university, elementary or secondary schools, hospital or medical center, and data information processing; and,

3) Parking garages shall be permitted on all floors when in compliance with Liner Building or Street Wall requirements.

b. Residential Uses

Residential uses shall be permitted on any floor, with exception to the following:

1) Single-family uses shall not be permitted to front Slip Street or Primary Frontages; and,

2) Multi-family uses on the first floor of building facades that front Slip Street or Primary Frontages shall not exceed 40 percent.

4. Deviations Prohibited

Deviations, Variances or Waivers shall not be permitted from the requirements of Table 3.B.16.F, PRA Permitted Use Schedule.

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EXHIBIT B

URBAN REDEVELOPMENT AREA OVERLAY (URAO)
SUMMARY OF AMENDMENTS
(Updated 3/25/11)

Reason for amendments: [Zoning] 1) Delete Specialized Development (SD) District category; 2) Allow for uses previously limited to the SD District to be permitted in UC and UI; 3) Require Class A Conditional Use Approval for uses that might adversely impact the public or adjacent residential properties; and, 4) Provide for streamlined approvals of some uses that typically require BCC approval where located in the more intense Transect Zones, as a redevelopment incentive; and, 5) Add new uses previously not permitted, based on public or interested party input, as permitted by concurrent amendments to the Plan.

Table 3.B.16.F – PRA Permitted Use Schedule (1)

Use Type	Transect Sub-Zones							Note
	UC 1	UC 2	UC 3	UI 1	UI 2	SD (2)	Non-Conforming Prior Approvals (2 3)	
Residential Uses								
Single Family	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>		<u>P</u>	122
Townhouse	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	132
Multi-family	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	82
Accessory Dwelling	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	1
Congregate Living Facility, Type I	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>P</u>	34
Congregate Living Facility, Type II	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>A</u>	34
Congregate Living Facility, Type III	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>A</u>	34
Garage Sale	<u>P</u>	<u>P</u>	<u>P</u> <u>D</u>	<u>P</u> <u>D</u>	<u>P</u> <u>D</u>	<u>D</u>	<u>P</u>	60
Guest Cottage	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	66
Home Occupation	<u>P</u> <u>D</u>	<u>P</u> <u>D</u>	<u>P</u> <u>D</u>	<u>P</u> <u>D</u>	<u>P</u> <u>D</u>	<u>D</u>	<u>P</u>	70
Kennel, Type I (Private)	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	73
Nursing Convalescent Facility	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>A</u>	90
Security or Caretaker Quarters	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>S</u>	119
Commercial Uses								
Adult Entertainment	<u>S</u>	<u>S</u>		<u>S</u>		<u>S</u>		2
Auto Paint or Body Shop	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	17
Auto Service Station							<u>A</u>	18
Bed and Breakfast	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>S</u>	20
Broadcast Studio	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	21
Building Supplies	<u>D</u>	<u>D</u>	<u>A</u>	<u>D</u>	<u>A</u>	<u>A</u>	<u>A</u>	22
Car Wash	<u>D</u>	<u>D</u>	<u>A</u>	<u>D</u>	<u>A</u>	<u>A</u>		25
Catering Services	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	26
Convenience Store	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>		36
Convenience Store with Gas Sales	<u>D</u>	<u>D</u>	<u>A</u>	<u>D</u>	<u>A</u>	<u>A</u>		37
Dispatching Office	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>B</u>	42
Dog Daycare	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	43
Financial Institution	<u>D</u> <u>L</u>	<u>D</u> <u>L</u>	<u>A</u> <u>L</u>	<u>D</u> <u>L</u>	<u>A</u> <u>L</u>	<u>L</u>	<u>A</u> <u>L</u>	55
Flea Market, Enclosed	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>B</u>	57
Funeral Home or Crematory	<u>D</u>	<u>D</u>	<u>A</u>	<u>D</u>	<u>A</u>	<u>A</u>		59
Green Market	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>S</u>	64
Hotel, Motel, SRO, Rooming and Boarding	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>A</u>	72
Kennel, Type II (Commercial)				<u>D</u>		<u>A</u>		74-1
Kennel, Type III (Commercial Enclosed)	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>B</u>	74-2
Kennel, Type IV (Animal Shelter)	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>			74-3
Laundry Services	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>P</u>	78
Lounge, Cocktail	<u>D</u>	<u>D</u>	<u>A</u>	<u>D</u>	<u>A</u>	<u>D</u>	<u>A</u>	79
Medical or Dental Office	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>P</u>	83
Office, Business or Professional	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>P</u>	91
Parking Garage, Commercial	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>		95
Pawnshop	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	97
Personal Services	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>P</u>	98
Printing and Copying Services	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>P</u>	100
Repair and Maintenance, General	<u>D</u>	<u>D</u>	<u>A</u>	<u>D</u>	<u>A</u>	<u>A</u>	<u>A</u>	107
Repair Services, Limited	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>P</u>	108
Restaurant, Type I	<u>A</u> <u>L</u>	<u>A</u> <u>L</u>	<u>A</u> <u>L</u>	<u>A</u> <u>L</u>	<u>A</u> <u>L</u>	<u>L</u>	<u>A</u> <u>L</u>	109
Restaurant, Type II	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	111
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.							
2 3.	Change in use permitted subject to limitations of Art. 3.B.16.E.2.a, Right to Continue or Change Use. New uses permitted in non-conforming prior approvals.							
Key:								
<u>P</u>	Permitted by Right (limited to new uses permitted for non-conforming prior approvals).							
<u>S</u>	Permitted subject to Special Permit approval.							
<u>D</u>	Permitted subject to DRO approval.							
<u>A</u>	Permitted subject to Board of County Commission Approval.							
<u>L</u>	Limited use – Permitted in the UC or UI districts only where allowed as a P or D under Supplementary Standards, and shall not include any drive through uses, or other similar outdoor vehicular related uses such as fueling stations or vehicle sales or rental display or storage.							

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EXHIBIT B

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SUMMARY OF AMENDMENTS
(Updated 3/25/11)

Table 3.B.16.F – PRA Permitted Use Schedule (1)

Use Type	Transect Sub-Zones						Non-Conforming Prior Approvals (2 3)	Note
	UC 1	UC 2	UC 3	UI 1	UI 2	SD (2)		
Commerical Uses								
Retail Sales, Auto Accessories and Parts	D	D	<u>D</u>	D	<u>D</u>	<u>D</u>	<u>P</u>	113
Retail Sales, General	D	D	D	D	D	<u>D</u>	P	114
Retail Sales, Mobile or Temporary	S	S	S	S	S	S	S	115
Self-Service Storage	<u>DA</u>	<u>DA</u>	A	A	A	A		120
Theater, Indoor	D	D	A	D	A	A		129
Vehicle Sales and Rental	<u>DL</u>	<u>DL</u>	A	<u>DL</u>	A	L		135
Veterinary Clinic	<u>DL</u>	<u>DL</u>	<u>D</u>	<u>DL</u>	<u>D</u>	<u>D</u>	<u>DL</u>	136
Vocational School	D	D	<u>D</u>	D	<u>D</u>	P	P	137
Public and Civic Uses								
Assembly, Nonprofit Institutional	D	D	D	D	D	<u>D</u>	A	14
Assembly, Nonprofit Membership	D	D	D	D	D	<u>D</u>	A	15
College or University ³	D	D	D	D	D	<u>D</u>	A	30
Day Camp	D	D	D	D	D	<u>D</u>	A	39
Day Care, General	D	D	A	D	A	<u>D</u>		40
Day Care, Limited	D	D	A	D	A	<u>D</u>		40
Government Services	D	D	D	D	D	<u>D</u>	D	63
Hospital or Medical Center	<u>DA</u>	<u>DA</u>	A	<u>DA</u>	A	A	A	71
Place of Worship	D	D	D	D	D	<u>D</u>	A	29
School, Elementary or Secondary	D	D	D	D	D	<u>D</u>	A	118
Recreational Uses								
Entertainment, Indoor	D	D	D	D	D	<u>D</u>	<u>BL</u>	45
Fitness Center	D	D	D	D	D	<u>D</u>	<u>AL</u>	56
Gun Club, Enclosed	A	A		A		A	B	67
Park, Passive	D	D	D	D	D	<u>D</u>		93
Park, Public	D	D	D	D	D	<u>D</u>		94
Park, Neighborhood	D	D	D	D	D	<u>D</u>		92
Special Event	S	S	S	S	S	S	S	124
Agricultural Uses								
Community Vegetable Garden	D	D	D	D	D	<u>D</u>	P	32
Farmers Market	D	D	<u>D</u>	D	<u>D</u>	<u>D</u>	P	52
Utilities and Excavation								
Communication Cell Sites on Wheels (COWS)	S	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	<u>D</u>	D	134
Water or Treatment Plant	A	A	A	A	A	A		139
Industrial Uses								
<u>Data Information Processing</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>		<u>D</u>	<u>38</u>
Film Production Studio	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	A	<u>D</u>	54
Laboratory, Industrial Research	D	D	A	D	A	A		76
Machine or Welding Shop						A		80
Medical or Dental Laboratory	D	D	<u>D</u>	D	<u>D</u>	A	P	84
Transportation Facility	A	A		A		A		133
[Ord. 2010-022]								
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.								
Change in use permitted subject to limitations of Art. 3.B.16.E.2.a. Right to Continue or Change Use. New uses permitted in non-conforming prior approvals.								
2 3. uses permitted in non-conforming prior approvals.								
Key:								
P Permitted by Right (limited to new uses permitted for non-conforming prior approvals).								
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 in the UC or UI districts only where allowed as a P or D under Supplementary Standards, and shall not include any drive through uses, or other similar outdoor vehicular related uses such as fueling stations or vehicle sales or rental display or storage.								

F. PRA 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 Sub-area Transect, building height, and allowable uses by floor, to ensure development will serve the needs of residents while mitigating adverse impacts to existing neighborhoods. This section shall only apply to uses in the PRAs. See Art. 3.B.16.F.7, for a listing of specific uses permitted and related approval processes. [Ord. 2010-022]~~

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EXHIBIT B

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TZ		URBAN CENTER																URBAN INFILL											
		UC-1				UC-2				UC-3				UI-1				UI-2											
ELEVATION	PLAN-VIEW	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		C-O CV	O R	R R	R (gs)	R (gs)	N/A			C-O CV	O R	R R	R (gs)	n/a		C-O CV	O R	R R	R (gs)	C-O CV	O R	R R	R (gs)	n/a					
BLOCK (1)		All	O-R-CV	O-R-CV	(gs)	(gs)				All	O-R-CV	O-R-CV	(gs)	(gs)		All	O-R-CV	O-R-CV	(gs)	All	O-R-CV	O-R-CV	(gs)	(gs)					
LINER (2)		All	O-R	O-R	R-(gs)	N/A				All	O-R	O-R	R	(gs)		All	O-R	O-R	R	(gs)	All	O-R	O-R	R	(gs)				
CIVIC (3)																													
APARTMENT		R (4)	R	R	R	(gs)	N/A			R (4)	R	R	R	(gs)		R (4)	R	R	R	(4)	R	R	R	R	(4)				
ROWHOUSE																													

[ORD-2010-022]

USE CLASSIFICATION KEY:

R = RESIDENTIAL

C = COMMERCIAL, OTHER

O = COMMERCIAL, OFFICE

CV = PUBLIC AND CIVIC

gs = GREEN STAR

(4) = 40% FRONTAGE

(gs) = GREEN STAR

n/a = NOT APPLICABLE

R = RESIDENTIAL

C = COMMERCIAL, OTHER

O = COMMERCIAL, OFFICE

CV = PUBLIC AND CIVIC

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(4) = 40% FRONTAGE

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(gs) = GREEN STAR

n/a = NOT APPLICABLE

(4) = 40% FRONTAGE

(gs) = GREEN STAR

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EXHIBIT B

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The UI accommodates mixed use redevelopment along the corridors, while providing a transition to the adjacent, existing residential neighborhoods. The UI is broken down into two distinct sub-areas, as follows: [Ord. 2010-022]

1) **UI 1 Sub-area**

A moderately intense Sub-area accommodating commercial, mixed use, and residential uses. Building heights up to three stories are permitted by right, with green building incentives allowing up to four stories for some building types. [Ord. 2010-022]

2) **UI 2 Sub-area**

The least intense UI Sub-area providing for a gradual transition between the UI 1 Sub-area and adjacent residential areas. Buildings shall be at least two stories in height and are limited to a maximum of three stories by right. [Ord. 2010-022]

c. **TZ Sub-area Deviations**

The DRO shall have to authority to allow deviations to the location and boundaries of the default UC or UI Sub-area Transects illustrated in the PRA GIS Regulating Plan, where in compliance with the standards of Table 3.B.16.E, PRA Sub-Area Transect Standards. [Ord. 2010-022]

Table 3.B.16.E – PRA Sub-area Transect Standards

Parcel Standards	Transect Zone				
	UC 1	UC 2	UI 1	UC 3	UI 2
Minimum Setback from Abutting Residential	400 ft.	200 ft.	200 ft.	N/A	N/A
[Ord. 2010-022]					

2. **Access and Lot Frontage**

Access shall be limited to minimize curb cuts to streets to improve traffic flow and reduce pedestrian-vehicular conflicts. Where available, access from rear alleys is required. [Ord. 2010-022]

a. **External Access**

One access point shall be permitted for each 160 linear feet of street frontage. Access shall be in the form of a street or alley, unless exempted otherwise herein. ~~Parcels with secondary street frontages shall be required to provide rear alley access or a wider street, unless bounded by a street along the rear property line.~~ [Ord. 2010-022]

b. **Internal Access**

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. [Ord. 2010-022]

c. **Existing Small Parcel Exception**

Parcels that existing prior to the adoption of the URAO 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.~~ [Ord. 2010-022]

3. **Block Standards Design**

Blocks, streets and alleys are the fundamental components for creating traditional neighborhoods. Blocks are formed by streets which provide an interconnected pedestrian and vehicular circulation system, while regulating the physical and functional relationship between buildings and open space. To improve the pedestrian environment, streets are detailed with pedestrian crossings, street trees, and traffic calming measures such as on-street parking. Regulating block sizes, vehicular access points, and the use of alleys to access parking and service areas are intended to disperse traffic to create a more pedestrian friendly oriented form of development. The alley is located behind buildings, to allow buildings to face and have access directly from the street. Alleys lessen necessary trips on the thoroughfare and provide a physical separation between the existing residential neighborhoods and redevelopment. Blocks shall be created by utilizing streets and alleys to provide continuous pedestrian and vehicular circulation, interconnectivity and accessibility in PRA projects. Cul-de-sacs and other dead-end streets shall not be permitted unless it can be demonstrated that physical constraints prohibit practical alternatives. Any new blocks shall comply with the following: [Ord. 2010-022]

a. **Applicability**

Blocks are required for projects five or more acres in size, or where the subdivision of land is proposed, excluding lot recombination. [Ord. 2010-022]

b. **Minimum Dimensions**

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Table 3.B.16.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.				
Deviations shall be prohibited.				
[ORD. 2010-022]				

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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. [Ord. 2010-022]

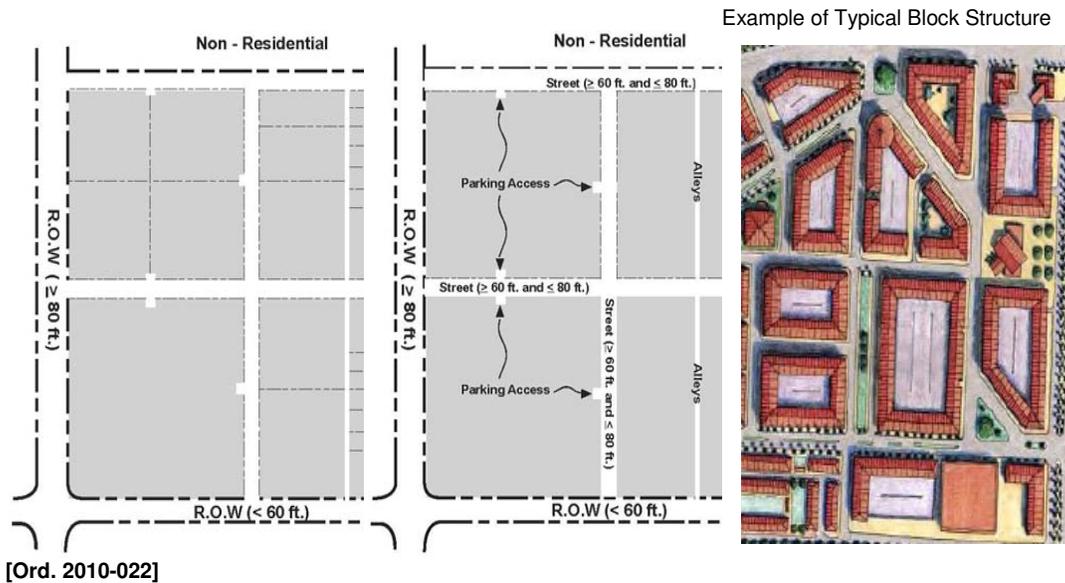
d. Subdivision

Any subdivision of land shall comply with all lot dimensions applicable to the UC, UI or SD district, with exception to townhouse lots. [Ord. 2010-022]

e. PDD Subdivision Alternative

A PRA Development Order 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. [Ord. 2010-022]

Figure 3.B.16.F – Typical Example of PRA Blocks, Streets and Subdivision



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4. Frontage Classifications and 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. [Ord. 2010-022]

a. Frontage Classifications

Frontage classifications define the details of the pedestrian realm located between the public R-O-W or internal streets and the building facade. Three frontage types are established, as follows: Slip Street, Primary, and Secondary. The default location for the PRA Frontage Types shall be in accordance with Maps LU 9.1 and LU 9.2, Urban Redevelopment Area Regulating Plan. [Ord. 2010-022]

1. Slip Street Frontage

The Slip Street is an optional designation for areas that were determined to have sufficient depth to accommodate landscaping along the existing thoroughfare, a one-way vehicular lane, a parallel parking lane, and a wide pedestrian zone. Applicants in areas designated for Slip Streets are encouraged to utilize this frontage type when identified on Maps LU 9.1 and LU 9.2, or in the following instances:

- a) *The parcel, or group of parcels, has 400 feet of frontage; or*

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*b) The parcel, or group of parcels, is located between two side streets; or
c) The parcel, or group of parcels, is located adjacent to an existing slip street.
Applicants may opt to utilize the slip street in areas not designated for slip street,
provided the parcel or group of parcels has at least 400 feet of frontage where a
Primary Frontage type is identified. [Ord. 2010-022]*

Figure 3.B.16.E – Typical Example of Slip Street Frontage



[Ord. 2010-022]

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2. Primary Frontage

*Primary Frontages are located along adjacent thoroughfares or new internal streets,
and accommodate a wide pedestrian zone, lined by the main building façade and
entrance(s). [Ord. 2010-022]*

Figure 3.b.16.E - Typical Example of Primary Frontage



[Ord. 2010-022]

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3. Secondary Frontage

*Secondary frontages are located along existing side streets that intersect the main
commercial thoroughfare, or new internal side streets. Secondary frontages provide
a planting strip for street trees and a pedestrian zone appropriate for less intense
uses and building sides. [Ord. 2010-022]*

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Figure 3.B.16.E – Typical Example of Secondary Street Frontage



[Ord.2010-022]

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ba. 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. [Ord. 2010-022]

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1) Slip Streets

The slip street establishes a pedestrian oriented parallel street with on-street parking accommodations immediately abutting a commercial corridor. [Ord. 2010-022]

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a) Vehicular traffic shall be one way, in the direction of the closest lanes on the abutting R-O-W; [Ord. 2010-022]

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b) The street shall be a minimum of 12 feet wide, or as required by the County Engineer; [Ord. 2010-022]

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c) Vehicle stacking and interaction with any access points shall be as required by the County Engineer; and, [Ord. 2010-022]

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d) On-street parking shall only be required on one side of the street. [Ord. 2010-022]

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2) Primary Street Frontages

Shall comply with streetscape standards. [Ord. 2010-022]

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3) Secondary Street Frontages

Shall comply with streetscape standards. [Ord. 2010-022]

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cb. Internal Streets

The design for the street and on-street parking 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. Internal streetscapes shall be designed as either Primary or Secondary Frontages. Internal streets may include access ways designed to comply with minimum street standards. [Ord. 2010-022]

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de. Alleys

Alleys shall provide primary access to parking lots, service areas, residential garages or driveways. 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. Alleys shall conform to the requirements of Art. 3.F.2.A.a.1, Alleys. [Ord. 2010-022]

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5. Interconnectivity Standards

Interconnectivity to adjacent residential parcels is encouraged, but not required. Interconnectivity shall be required between similar uses. In addition, the following shall apply. ~~Deviations shall be prohibited unless stated otherwise herein.~~ [Ord. 2010-022]

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a. Street Connections

Parcels required to or proposing to establish a block structure, shall provide interconnectivity where any new internal intersections abut adjacent parcels. [Ord. 2010-022]

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b. Parallel Alley

All parcels with frontage on a commercial corridor shall provide 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. [Ord. 2010-022]

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c. Gates

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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. [Ord. 2010-022]

d. Cross Access Agreement

When interconnectivity is required, an irrevocable cross access easement shall be provided prior to final DRO plan approval. [Ord. 2010-022]

Reason for amendments: [Zoning] Requested amendments to Plan FLUE Policy 1.2.2-h to allow Zoning to establish exemptions from inter-connectivity for small parcels where multiple connections would adversely impact ability for site to develop. Emphasis is to be placed on establishing a parallel alley system with existing or new blocks being the preferred method to address improved vehicular circulation.

e. Existing Small Parcel Exemptions

Parcels existing prior to the adoption of the URAO that are less than one acre in size, may be exempt from interconnectivity standards, for any of the following:

- 1) Interconnectivity has been provided to adjacent parcels establishing or allowing for a future parallel alley;
- 2) It can be demonstrated that interconnectivity requirements, other than those allowing for the establishment of a parallel alley, would adversely impact the development potential of the project; or,
- 3) Others?

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. [Ord. 2010-022]

Reason for amendments: [Zoning] 1) Deletion of redundant text; and, 2) Relocate minimum story requirements to subsequent section for building height.

a. Building Placement

~~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. [Ord. 2010-022]~~

1) General

~~a) All buildings shall be a minimum of two stories, except civic buildings, or other buildings approved as a Special Development district. [Ord. 2010-022]~~

~~ab) 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 longest side fronts the street. When located at an intersection, the façade with the greatest length shall be considered the front. This standard does not preclude two or more facades from being designated as front facades. Exceptions shall be permitted for buildings on legal lots of record existing prior to the adoption of the URAO that have a depth more than twice the width of the lots most intense street frontage, provided that the minimum frontage requirements have been met and the building proportions for width and length do not exceed those of the lot. [Ord. 2010-022]~~

~~be) Taller buildings should not cast a shadow line on existing neighborhoods. To avoid this, building height should be compatible with adjacent development, which may require reducing building heights or stepping back upper stories in certain instances. [Ord. 2010-022]~~

2) Corners

Where a parcel is located at the intersection of two streets, at least one building shall be placed at the corner meeting the build-to-lines for both streets. [Ord. 2010-022]

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. ~~Frontage requirements must be addressed for the most intense perimeter streets first.~~ [Ord. 2010-022]

4) Civic Buildings

If civic buildings are proposed they shall be located in visually prominent centralized locations, easily recognizable and accessible to the public. [Ord. 2010-022]

5) Parking Structures

Parking structures may be allowed ~~within a block~~ provided they are located in the interior of a block and are completely screened by buildings with habitable uses on all stories for Slip Street and Primary Frontages. Parking structures located on a

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~~secondary frontage~~ Secondary Frontage shall be completely screened by habitable uses on at least the first story. Parking structures are allowed to face an alley without meeting the requirement for habitable screening on the alley façade. [Ord. 2010-022]

b. **Building Property Development Regulations**

~~The primary façade of all buildings shall front a street and shall be designed in compliance with the following: [Ord. 2010-022]~~

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. [Ord. 2010-022]

2) **Perimeter Frontage Exceptions**

Buildings located on secondary frontages, except for Row Houses, are not required to meet minimum building frontage requirements. 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. [Ord. 2010-022]

3) **Internal Building Frontage**

Internal buildings shall only be permitted when located facing an internal street frontage, unless exempted herein. [Ord. 2010-022]

4) **Setback Measurement**

Setbacks shall be in accordance with [Table 3.B.16.F, PRA Liner Building Configuration PDRs](#), and the following: [Ord. 2010-022]

a) **Perimeter Streets**

Setbacks shall be measured from the edge of ultimate R-O-W, or from the property line, whichever is applicable. [Ord. 2010-022]

b) **Internal Streets**

Setbacks shall be measured from the proposed building frontage façade to the outside edge of curb. [Ord. 2010-022]

c) **Row Town Houses**

~~Building placement setbacks shall be used to establish the location of fee simple townhouse lots. Additional building setbacks may be permitted. This Townhouse PDRs may also be applied to multi-family buildings that are constructed to row Town House house standards. [Ord. 2010-022]~~

d) **Side Setback Reduction**

If permitted, a zero side setback reduction shall comply with the following: [Ord. 2010-022]

(1) Windows, doors or other openings shall not be permitted. No portion of a building, including roof eaves, gutters and soffits may encroach onto adjacent parcels; [Ord. 2010-022]

(2) Openings, attachments, or any item requiring maintenance other than cleaning and painting, when visible, shall not be permitted; and, [Ord. 2010-022]

(3) A maintenance easement a minimum of two feet in width shall be provided to ensure access to exposed portions of the building. [Ord. 2010-022]

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1

Reason for amendments: [Zoning] Deletion of building types allows for removal of restrictions for specific building types; 2) Allows standards to apply to building shapes to address compatibility, screening of parking garages, or ensure minimum frontage requirements are addressed; and, 3) Clarify that increased setbacks from non-PRA residential properties do not apply to residential PRA buildings (i.e. single-family dwelling, townhouse or multi-family dwellings, where less than 35 feet in height.

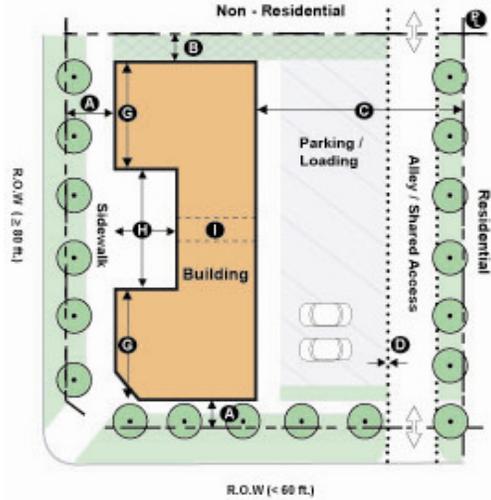
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Table 3.B.16.F. – PRA Mixed Use, Block, Civic and Apartment Building PDRs

Building Placement	Min.	Max. (1)
A. Slip Street Frontage	45 ft.	50 ft.
Primary Frontage	20 ft.	25 ft.
Secondary Frontage	10 ft.	20 ft.
B. Non-Residential	6 ft. (2)	N/A
C. Residential (PRA) (4)	6 ft. (2)	N/A
Residential (non PRA) (5)	30 ft.	N/A
D. Between rear parking and alley	5 ft. (3)	N/A
Building Frontage % (6 4)	Min.	Max.
G. Slip Street and Primary	65%	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 (6 4)(7 6)	Min.	Max.
I. Separation	100 ft.	300 ft.
Width	10 ft.	N/A



[Ord. 2010-022]

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 apply for any PRA single-family or multi-family building 35 feet in height or less within 30 feet of property line.
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 PRA regulations.
6. ~~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.~~
7. 6. Maximum pedestrian pass thru requirement does not apply for buildings with a length of 300 ft. or less.

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Table 3.B.16.F. – PRA 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	10 ft.	20 ft.
B.	Non-Residential	6 ft. (2)	N/A
C.	Residential (PRA)	6 ft.	N/A
	Residential (Non-PRA) (4 7)	30 ft.	N/A
D.	Between rear parking and alley	5 ft. (3)	N/A
Building Frontage % (5 4)		Min.	Max.
G.	Slip Street and Primary	65%	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 (5 4)(6 5)		Min.	Max.
I.	Separation ⁴	100 ft.	300 ft.
	Width	10 ft.	20 ft.
Liner and Interior Standards		Min.	Max.
J. (7 6)	Depth	30 ft.	100 ft.
	Length	75 %	100 %
K.	Separation	N/A	N/A
L.	Parking Access	N/A	10%
X.	Internal Use	N/A	N/A

The diagram illustrates a U-shaped building configuration within a Right-of-Way (R.O.W). The building is shown in orange, with a central courtyard area labeled 'X'. Sidewalks are shown in green along the perimeter of the building. Various dimensions are labeled with letters: A (setback from street), B (setback from top boundary), C (setback from side boundary), D (setback from bottom boundary), E (setback from bottom boundary), F (setback from side boundary), G (building depth), H (building length), I (width of pedestrian pass thru), J (depth of pedestrian pass thru), K (separation between buildings), L (parking access), and X (internal use area). The diagram also shows a 'General TZ' (General Traffic Zone) and a 'Private R.O.W (< 60 ft.)' area. The overall R.O.W is labeled as 'R.O.W (>= 80 ft.)'.

[Ord. 2010-022

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. *Means adjacent residential parcels that are not located within a development using PRA regulations.*
- 5 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.
- 6 5. Maximum pedestrian pass thru requirement does not apply for buildings with a length of 300 ft. or less.
- 7 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.*

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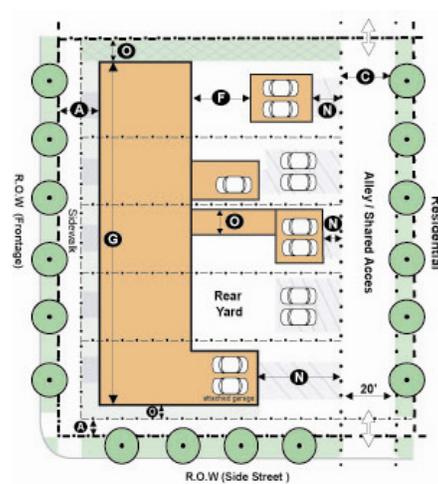
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EXHIBIT B

URBAN REDEVELOPMENT AREA OVERLAY (URAO)
SUMMARY OF AMENDMENTS
(Updated 3/25/11)

Table 3.B.16.F. – PRA Town Row house Lot and Building Configuration PDRs

Lot Placement	Min.	Max. (1)
A. <u>Required Slip Street</u> Frontage	45 ft.	50 ft.
Primary Street Frontage	15 ft.	25 ft.
Secondary Street Frontage	10 ft.	15 ft.
B. Non-Residential	6 ft.	N/A
C. <u>Residential (PRA)</u>	<u>6 ft.</u>	<u>N/A</u>
<u>Residential (non PRA) (4)</u>	<u>30 ft.</u>	<u>N/A</u>
F. <u>No minimum or maximum</u>	<u>N/A</u>	<u>N/A</u>
Building Frontage % (2)	Min.	Max.
G.	70%	<u>N/A 96%</u>
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.
C. <u>Residential (PRA) (4)</u>	<u>6 ft.</u>	<u>N/A</u>
<u>Residential (non PRA) (5)</u>	<u>30 ft.</u>	<u>N/A</u>
F. <u>No minimum or maximum</u>	<u>N/A</u>	<u>N/A</u>



[Ord. 2010-022]

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, Prohibited Openings and Attachments except for any first floor that is set back a minimum of ten feet from the PL.
4. Shall apply for any PRA townhouse building 35 feet in height or less within 30 feet of the property line.
5. 4. Means adjacent residential parcels that are not located within a development using PRA iRO regulations.

Reason for amendments: [Zoning] Relocate and clarify minimum number of stories required by FLUE Policy 1.2.2-a, including requested amendments to allow for exemptions from minimum 2-story requirements.

c. **Building Height and Floors**

1) **Building Floors**

a) **Minimum Floors Required**

All buildings shall be a minimum of two stories, except that one story buildings shall be permitted in the UI Zoning District on legal lots of record less than one acres in size existing prior to the adoption of the URAO.

b) **Maximum Floors**

The maximum number of floors permitted in any building shall be determined by the parcels Zoning District and Transect Zone, as indicated in the following table:

Table 3.B.16.F - Maximum Building Floors

Zoning/ Transect Zone	FLOOR # (1)							
	2	3	4	5	6	7	8	
UC 1	P	P	P	P	P	(2)	(3)	
UC 2	P	P	P	P	(2)			
UC 3	P	P	P					
UI 1	P	P	P	(2)				
UI 2	P	P	P					

Notes:

P Permitted.
Not permitted.

1. LEED Silver or equivalent: Building floor only permitted where in compliance with Green Building Incentive Program.
2. LEED Gold or equivalent: Building floor only permitted where in compliance with Green Building Incentive Program.

[Ord. 2010-]

2) **Exterior Height**

a) All building frontages abutting Slip Street, Primary or Secondary Frontages ~~a required, primary, secondary or side street~~ shall be exempt from Art. 3.D.1.E.2, Multifamily, Nonresidential Districts and PDDs. [Ord. 2010-022]

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: [Ord. 2010-022]

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EXHIBIT B

URBAN REDEVELOPMENT AREA OVERLAY (URAO)
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Table 3.B.16.F - Maximum Building Height

Floor #	2	3	4	5	6	7	8
Maximum Height	35 ft.	45 ft.	60 ft.	75 ft.	90 ft.	105 ft.	120 ft.
[Ord. 2010-022]							

32) 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: [Ord. 2010-022]

a) Applicability

Allowable increases in building height are indicated in Table 3.B.17.F, General Uses Permitted by Building Type or Floor. [Ord. 2010-022]

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), or appropriate Florida Green Building Coalition designation standards, or other similar standard approved by the County. [Ord. 2010-022]

c) Application Procedures

All applications 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. [Ord. 2010-022]

d) Review Process

(1) Public Hearing Certification

If 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. [Ord. 2010-022]

(2) DRO Approval

Documentation indicating the project has been registered with the Green Building Certification Institute (GBCI) as a LEED project or other standard for certification as noted above. 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. [Ord. 2010-022]

(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, the County shall pursue enforcement, actions which may include revocation of building permits, remand back to DRO to remove the bonus height awarded, or release of surety to the County. [Ord. 2010-022]

(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, the developer may be permitted to replace components not provided with other green building components where documented as approved by the GBCI for the project. Any amendment to an exterior component shall require DRO approval. [Ord. 2010-022]

(5) Completion

UGCI certification shall be obtained within two years of the date of issuance of Certificate of Occupancy. [Ord. 2010-022]

e) Surety

Prior to DRO approval of the site plan, the County (Planning Division) and the developer shall 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

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EXHIBIT B

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1 dwelling units shall be multiplied by the BCC's established price for TDRs at the
2 date of the application. [Ord. 2010-022]
3 (1) **Default**
4 If the applicant fails to comply with the requirements above after CO, the
5 County may, at its discretion collect the surety and apply the funds to a TDR
6 contract to purchase an equivalent number of units to those proposed for the
7 original bonus height consideration. [Ord. 2010-022]
8 (2) **Release of Surety**
9 If in compliance with the review process requirements above, upon receipt of
10 the GBCI certification by the County, the property owner shall submit a in
11 writing to the Planning Director a request that the posted surety shall be
12 returned. [Ord. 2010-022]
13

Reason for amendments: [Zoning] Deleted by removal of Building Types from the Plan.

- 14
15 **d. ~~Special Civic Building Standards~~**
16 ~~A single story civic building shall be designed and constructed to have the appearance of~~
17 ~~a two to six story building for each facade fronting a street or usable open space area.~~
18 ~~The facade shall be designed to appear as a minimum of two stories, with additional~~
19 ~~floors based on the maximum height per floor indicated in Table 3.B.16.F, PRA Maximum~~
20 ~~Building Height. [Ord. 2010-022]~~
21 **e. Additional Architectural Design Standards**
22 Architecture shall be in accordance with [Art. 5.C, Design Standards](#), unless specified
23 otherwise herein. [Ord. 2010-022]
24 **1) Primary Entrances**
25 A primary entrance shall occur at a minimum of every 75 feet for primary facades.
26 The primary entrance for all 1st floor tenants must directly face a street, courtyard,
27 plaza, square or other form of usable open space fronting a street. Access for
28 tenants located on upper floors shall provide similar entrances, but may be permitted
29 to deviate from this requirement on sites less than one acre in size. Street access
30 may be in the form of common lobbies, elevators, stairwells, or other form of
31 consolidated access. [Ord. 2010-022]
32 **2) Secondary Entrances**
33 Each tenant may be permitted to have additional entrances located at side or rear
34 facades facing a parking lot or other area, subject to the following limitations: [Ord.
35 2010-022]
36 a) Shall not exceed the number of primary entrances; and, [Ord. 2010-022]
37 b) Limitations shall not apply to service access or emergency exits. [Ord. 2010-
38 022]
39 **3) Fenestration**
40 Non-residential and multi-family building facades facing perimeter and primary streets
41 or usable open space shall provide transparent windows covering a minimum of 35
42 percent of the wall area of each story as measured between finished floors, to allow
43 transmission of visible daylight. [Ord. 2010-022]
44 **4) Storefronts**
45 The storefront is a first floor facade improvement required for all retail uses that face
46 a street or usable open space area: [Ord. 2010-022]
47 a) Storefronts shall extend across 70 percent of the commercial space; [Ord. 2010-
48 022]
49 b) Storefronts shall have transparent glazing of at least 70 percent of the facade
50 area, comprised of storefront windows and doors; [Ord. 2010-022]
51 c) Storefront windows shall have a base one and one-half feet to three feet high,
52 with transparent glazed areas extending from the base to at least eight feet in
53 height as measured from sidewalk grade. [Ord. 2010-022]
54 d) A minimum of 50 percent of all required storefronts shall have an awning, gallery,
55 or arcade shading the sidewalk. [Ord. 2010-022]
56 **5) Architectural Appurtenances**
57 Table 3.B.16.F, PRA Appurtenances by Building Type identifies where
58 appurtenances shall be required, and what additional appurtenances are permitted.
59 Where indicated by a checkmark, each building type shall be required to provide a
60 minimum of one appurtenance. [Ord. 2010-022]
61

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EXHIBIT B

URBAN REDEVELOPMENT AREA OVERLAY (URAO)
SUMMARY OF AMENDMENTS
(Updated 3/25/11)

1

Table 3.B.16.F – PRA Appurtenances by Building Type

Building Type	Appurtenances (1)								
	Arcade (2)	Gallery (2)	Awning (2)	Balcony (2)	Bay (3)	Forecourt (3)	Patio (3)	Porch (3) (4)	Stoop (3) (4)
Mixed Use	✓ 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. 2010-022]									
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.									

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Additional minimum standards shall apply to the following types of appurtenances [Ord. 2010-022]

a) **Arcades and Galleries**

Arcades shall comply with Figure 3.B.14.G, WCRAO Arcades and Galleries. [Ord. 2010-022]

b) **Balcony**

A balcony above a storefront shall be a minimum of three feet in depth. [Ord. 2010-022]

c) **Forecourt**

(1) May be elevated up to 18 inches above ground level. [Ord. 2010-022]

(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. [Ord. 2010-022]

(3) Prohibited at all street corners. [Ord. 2010-022]

d) **Porch or Stoop**

(1) Required to be open, un-air-conditioned. [Ord. 2010-022]

(2) Minimum three feet deep by four feet wide. [Ord. 2010-022]

(3) Minimum elevation 18 inches above the adjacent sidewalk elevation [Ord. 2010-022]

6) **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. [Ord. 2010-022]

a) **Residential Setbacks**

Outdoor uses shall be setback a minimum of 200 feet from any abutting non-PRA residential use or parcel with a residential future land use designation, unless approved by the BCC as or in conjunction with a Conditional Use approval. This shall include vehicular access and parking for vehicular related uses such as gasoline sales, car washes, or drive through facilities, but excluding uses such as passive parks, plazas and squares. [Ord. 2010-022]

b) **Screening**

Outdoor uses, excluding outdoor dining uses in compliance with Residential Setbacks, shall be screened from all streets by the use of a streetwall comprised of either or a combination of the following: [Ord. 2010-022]

(1) Buildings or similar structures; or, [Ord. 2010-022]

(2) A five foot wide landscape strip that includes a four foot high concrete wall, a 30 inch high hedge, and multi-trunk or flowering trees planted 30 feet on center. Breaks to allow for pedestrian or vehicular access shall be permitted. [Ord. 2010-022]

c) **Drive-through Uses and Gasoline Service Facilities**

(1) Shall only be permitted in the Specialized Development District or where approved by the BCC as a Conditional Use approval. [Ord. 2010-022]

(2) 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.B.16.F, Typical Gasoline Service Facilities and Figure 3.B.16.F, Typical

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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.16.F, Typical Drive Through Configurations. [Ord. 2010-022]

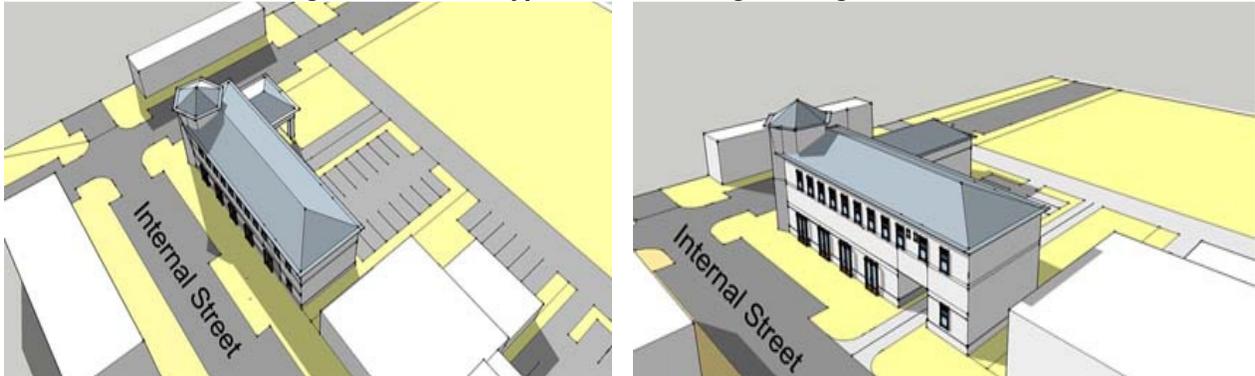
figure 3.B.16.F – typical gasoline service facilities



[Ord. 2010-022]

7

figure 3.B.16.F – typical drive through configurations



[Ord. 2010-022]

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~~7. PRA Use Standards~~

~~If 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.16.F, PRA Permitted Use Schedule, identifies the uses permitted in the PRA by TZ sub-area, SD district, and for non-conforming prior approvals, and the required approval processes. [Ord. 2010-022]~~

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EXHIBIT B

URBAN REDEVELOPMENT AREA OVERLAY (URAO)
SUMMARY OF AMENDMENTS
(Updated 3/25/11)

1

Table 3.B.16.F – PRA 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		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	L	L	55
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	L	L	L	L	L	L	L	109
Restaurant, Type II	D	D	D	D	D	D	D	111
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:								
P	Permitted by Right (limited to new uses permitted for non-conforming prior approvals).							
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 in the UC or UI districts only where allowed as a P or D under Supplementary Standards, and shall not include any drive through uses, or other similar outdoor vehicular related uses such as fueling stations or vehicle sales or rental display or storage.							

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Table 3.B.16.F – PRA 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)	
COMMERCIAL USES								
Retail Sales, Auto Accessories and Parts	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		L		135
Veterinary Clinic	L	L		L		D	L	136
Vocational School	D	D		D		P	P	137
PUBLIC AND CIVIC USES								
Assembly, Nonprofit Institutional	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		52
UTILITIES 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. 2010-022]								
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:								
P Permitted by Right (limited to new uses permitted for non-conforming prior approvals).								
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 in the UC or UI districts only where allowed as a P or D under Supplementary Standards, and shall not include any drive through uses, or other similar outdoor vehicular related uses such as fueling stations or vehicle sales or rental display or storage.								

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EXHIBIT B

URBAN REDEVELOPMENT AREA OVERLAY (URAO)
SUMMARY OF AMENDMENTS
(Updated 3/25/11)

7.8. 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 areas located between building facades and abutting streets. [Ord. 2010-022]

a. General Standards

The following standards shall apply to all streetscapes. [Ord. 2010-022]

- 1) Required street trees shall be located in the planting amenity zone; [Ord. 2010-022]
- 2) Required pedestrian sidewalks shall not be encumbered; [Ord. 2010-022]
- 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; [Ord. 2010-022]
- 4) Consistent paving patterns and materials for streetscapes are required for all individual projects, and are encouraged for parcels abutting a PRA Development Order; [Ord. 2010-022]
- 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; [Ord. 2010-022]
- 6) Where a street tree planting area is required, improvements shall be in accordance with the requirements of the planting/amenity zone; [Ord. 2010-022]
- 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; [Ord. 2010-022]
- 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; [Ord. 2010-022]
- 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, [Ord. 2010-022]
- 10) If 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: [Ord. 2010-022]
 - a) Utility easements may be improved hardscaped or landscaped to be consistent with required streetscape areas; [Ord. 2010-022]
 - 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, [Ord. 2010-022]
 - c) Street trees may be located in utility easements subject to use of tree root barrier approved by County Landscape and easement holder. [Ord. 2010-022]

b. Streetscape Components

The area between a front facade and the vehicular lanes of required, primary, secondary and side streets shall include two distinct zones: planting/amenity zone and pedestrian circulation zone. [Ord. 2010-022]

1) Planting/Amenity Zone

The planting/amenity zone shall be a minimum of five feet in width, and serves as the transition between the vehicular and pedestrian areas. Bus stop locations, lighting, benches, trash receptacles, art, street trees, groundcovers and pavers may be placed in these areas. [Ord. 2010-022]

- 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; [Ord. 2010-022]
- b) Street lights shall be required for all perimeter and internal streets in accordance with Art. 3.F.2.A.1.f.2, Lighting; [Ord. 2010-022]
- 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. [Ord. 2010-022]
- d) One bench shall be provided for every 50 linear feet of street frontage. Signage or advertising is prohibited on benches. [Ord. 2010-022]
- e) A minimum of one trash receptacle shall be provided at each bench location. [Ord. 2010-022]
- f) Moveable chairs and sidewalk cafes are strongly encouraged in the planting/amenity zone, but may not encroach into the pedestrian circulation zone. [Ord. 2010-022]

2) Pedestrian Circulation Zone

The pedestrian circulation zone is a continuous unobstructed space reserved for pedestrian movement typically located adjacent to the planting/amenity zone.

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EXHIBIT B

URBAN REDEVELOPMENT AREA OVERLAY (URAO)
SUMMARY OF AMENDMENTS
(Updated 3/25/11)

Minimum width shall be eight feet for slip street and primary frontages, and five feet for secondary frontages. [Ord. 2010-022]

- a) The surface shall be constructed entirely of plain poured concrete. [Ord. 2010-022]
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. [Ord. 2010-022]

3) Slip Street Planting/Amenity Zone

The following standards shall apply for all slip street frontages: [Ord. 2010-022]

- 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.2.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.

8.9. Civic and Usable Open Space Standards

A minimum of five percent of the gross acreage of all PRA 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, PRA Dimensions for Usable Open Space, unless exempted otherwise herein. [Ord. 2010-022]

Table 3.B.17.F - PRA Dimensions for Usable Open Space

Table with 4 columns: Category, Size Min., Length Min., Width Min. Rows include Central Plaza or Square, Other Plazas or Square, Greens, and Playground.

a. General

- 1) Required usable open space areas shall be provided prior to the issuance of CO for 50 percent any residential units within the subject site, if applicable. [Ord. 2010-022]
2) At least 95 percent of the residences within the subject site must be within a 1/4 mile walk of usable open space. [Ord. 2010-022]
3) Usable open space areas shall feature visible, open, and unimpeded pedestrian access from adjacent streets and sidewalks, allowing passersby to see directly into the open space. [Ord. 2010-022]

b. Plazas and Squares

A plaza or square shall be defined by building facades or streets. It is primarily comprised of hardscape/pavers, with trees and containerized plants serving as the primary vegetative material. [Ord. 2010-022]

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. [Ord. 2010-022]

d. Greens

Greens are commonly developed with grassy lawn areas unstructured recreation, intended for less intensive foot traffic. It shall be defined by building facades 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. [Ord. 2010-022]

- 1) Minimum 80 percent unpaved surface area (turf, groundcover, soil or mulch). [Ord. 2010-022]
2) The remaining balance may be any paved surface up to a maximum 20 percent of the green. [Ord. 2010-022]

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. [Ord. 2010-022]

f. Street Frontage

If 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.

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EXHIBIT B

URBAN REDEVELOPMENT AREA OVERLAY (URAO)
SUMMARY OF AMENDMENTS
(Updated 3/25/11)

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. [Ord. 2010-022]

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. [Ord. 2010-022]

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. [Ord. 2010-022]

i. **Pedestrian Amenities**

- 1) 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 encouraged, and shall count as two-and one-half linear feet of seating area. [Ord. 2010-022]
- 2) One trash receptacle for each 5,000 square feet of each physically separated Civic Open Space. [Ord. 2010-022]
- 3) Art is encouraged to be placed within usable open space areas. [Ord. 2010-022]
- 4) One drinkable water fountain for each 5,000 square feet of each landscaped Civic Open Space. [Ord. 2010-022]

9 10. Parking and Loading Standards

Parking and loading for each tenant shall be located behind buildings or a street wall. Parking shall only be permitted in front of buildings in the form of on-street parking. Parking and loading shall comply with Art. 6, PARKING, unless otherwise stated below: [Ord. 2010-022]

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 along or at the rear of building(s) with exception to on-street parking, including required frontage streets. [Ord. 2010-022]

1) **On-street Parking**

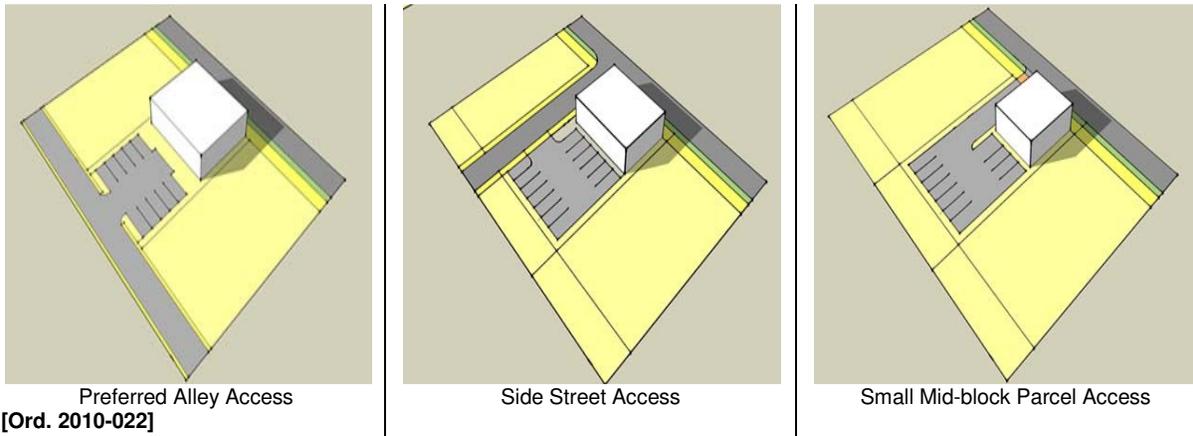
Parking in front of buildings shall only be permitted where on-street parking is allowed. [Ord. 2010-022]

2) **Parking Lots**

It is the intent that parking lots shall be located behind buildings to screen from view from all street frontages and usable open space areas, unless specified otherwise herein. Exceptions shall be permitted for secondary streets. The perimeter of parking lots shall be framed by a street-wall using: [Ord. 2010-022]

- 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) Separation between parking and parallel alleys shall not be required 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.16.F – TYPICAL PARKING LOCATION AND ACCESS



3) **Parking Garages**

a) **Liner Building Requirements**

Parking garages shall not front a street unless constructed as a Liner Building, and shall comply with the following: [Ord. 2010-022]

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EXHIBIT B

URBAN REDEVELOPMENT AREA OVERLAY (URAO)
SUMMARY OF AMENDMENTS
(Updated 3/25/11)

- 1 (1) Parking structures located on Slip Street and Primary ~~Frontages~~ frontages
2 shall be completely screened by buildings with habitable uses on all stories.
3 **[Ord. 2010-022]**
- 4 (2) Parking structures located on a Secondary ~~Frontage~~ frontage shall be
5 completely screened by buildings with habitable uses on at least the first
6 story. **[Ord. 2010-022]**
- 7 (3) Parking structures facing alleys do not have a habitable use screening
8 requirement on the alley façade. **[Ord. 2010-022]**
- 9 **b) Threshold**
- 10 Parking for any use in excess of five spaces per 1,000 square feet of non-
11 residential floor area shall be located in a parking structure/garage.
- 12 **4) ~~Town Row~~ House**
- 13 Parking for ~~Row~~ Town Houses shall only be permitted to the rear and shall meet the
14 requirements for town house parking. Garage setbacks shall be in accordance with
15 PDRs for Row Houses. **[Ord. 2010-022]**
- 16 **5) Service and Loading Areas**
- 17 All service and loading areas shall be located along the rear or side of buildings, and
18 shall not be visible from usable open space areas, streets or abutting residential
19 neighborhoods. The service areas shall be located within the footprint of the building
20 or immediately adjacent to the building. Required loading space areas may be
21 waived, reduced in number or dimension, in accordance with [Art. 6.B, Loading](#)
22 [Standards](#), or by PRA waivers. **[Ord. 2010-022]**
- 23 1) Waste and recycling containers shall be integrated within in the building or
24 entirely screened from view. **[Ord. 2010-022]**
- 25 2) Loading docks, service areas and trash disposal facilities shall not face usable
26 open space areas, a street frontage or an abutting residential neighborhood
27 unless screened from view or integrated within a building. **[Ord. 2010-022]**
- 28 3) Trash collection and other services shall be accessed through the alley. **[Ord.**
29 **2010-022]**
- 30 **b. Parking Ratios**
- 31 The required number of parking spaces shall correspond to broad uses and not to a
32 specific use, and shall be responsive to the long term transition of tenants within a non-
33 residential or mixed use development. The applicant may choose from the following
34 parking requirements: **[Ord. 2010-022]**
- 35 **1) Non-residential**
- 36 a) Minimum: one space per 333 square feet of GFA (3/1000) excluding assembly,
37 and 1 space per 5 seats for assembly uses; **[Ord. 2010-022]**
- 38 b) Where uses are not intended to allow for transition to other uses, the general
39 parking standards outlined in [Art. 6, PARKING](#), may be applied, provided that
40 use limitations are identified on the DRO approved site plan; **[Ord. 2010-022]**
- 41 c) Reduction in required parking through use of a shared parking study, as defined
42 in Art. 6, Parking; or, **[Ord. 2010-022]**
- 43 d) If eligible, credit may be given for any perimeter on-street parking spaces located
44 along secondary streets, subject to approval by the County Engineer (use of this
45 option may be limited to where the developer pays for required improvements),
46 or for any new slip street or internal street parking developed. **[Ord. 2010-022]**
- 47 **2) Residential**
- 48 Multi-family residential parking ratios may be reduced in accordance with [Table](#)
49 [3.B.14.I, WCRAO Mixed Use Parking Deviations](#). **[Ord. 2010-022]**
- 50 **c. Bicycle Parking**
- 51 One parking area shall be provided for every five units in multi-family housing and for
52 every 20 vehicle parking spaces serving non-residential uses. Bicycle parking spaces
53 shall be indicated on the site plan in visible, well-illuminated areas. For each bicycle
54 parking space required, a stationary object shall be provided to which a user can secure
55 the bicycle. The stationary object may either be a freestanding bicycle rack or a DRO
56 approved alternative. **[Ord. 2010-022]**
- 57 **10 11. Landscape Standards**
- 58 *Landscaping in the PRA shall be in an urban form that compliments the intended intensity*
59 *and density of the PRA corridors, with an emphasis on the use of materials and design that*
60 *enhances pedestrian areas, allows for improved visual surveillance from building windows,*
61 *but also minimizes impacts to adjacent residential developments. Drainage retention areas,*
62 *preserves and other similar low intensity open space areas shall be located to provide a*
63 *transition between commercial uses and existing adjacent residential neighborhoods, or*
64 *parcels with a residential FLU designation, when possible. Landscaping shall be in*
65 *accordance with [Art. 7, LANDSCAPING](#), unless stated otherwise herein: [Ord. 2010-022]*
- 66 **a. Perimeter Buffers**
- 67 **1) Streetscape Exemptions**

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EXHIBIT B

URBAN REDEVELOPMENT AREA OVERLAY (URAO)
SUMMARY OF AMENDMENTS
(Updated 3/25/11)

- 1 Required landscape perimeter buffers pursuant to Art. 7, Landscaping shall not be
2 required where an PRA streetscape is required. [Ord. 2010-022]
- 3 **2) Compatibility Buffers**
- 4 The PRAs shall be exempt from compatibility buffer requirements. [Ord. 2010-022]
- 5 **3) Alternative Incompatibility Buffer**
- 6 The following incompatibility buffer option may be utilized subject to the following:
7 [Ord. 2010-022]
- 8 a) Shall be a minimum of ten feet in width, and, easement encroachment shall be
9 prohibited, with exception to drainage easements; [Ord. 2010-022]
 - 10 b) An eight foot tall solid concrete block or panel wall shall be installed along the
11 affected property line, with a setback a minimum of two feet to allow for
12 maintenance of the exterior side of the wall. Setback may be increased as
13 needed to accommodate required footers; [Ord. 2010-022]
 - 14 c) The required wall shall be constructed of materials and with a design consistent
15 with the principal building, and shall have the same architectural finish treatment
16 and color on both sides of the wall. [Ord. 2010-022]
 - 17 d) Exterior landscape areas shall have groundcover that is low maintenance and
18 does not impede necessary access for maintenance; [Ord. 2010-022]
 - 19 e) Canopy trees shall be planted along the internal side of the wall to be spaced a
20 minimum of 20 feet on center; [Ord. 2010-022]
 - 21 f) A hedge shall be installed in accordance with the standards for medium shrubs,
22 as specified in [Table 7.F.7, Shrub Planting Requirements](#); and, [Ord. 2010-022]
 - 23 g) A drainage easement may be permitted within the buffer on the interior side of
24 the wall to be used as a storm-water management system, subject to approval by
25 Land Development. [Ord. 2010-022]
- 26 **b. Foundation Planting**
- 27 The PRAs shall be exempt from foundation planting requirements. [Ord. 2010-022]
- 28 **c. Alternative Parking Lot Design Options**
- 29 This section provides landscape or alternatives, or reductions for interconnectivity that
30 allow for the use of innovative design or green building materials necessary for smaller
31 sites or desired for larger projects. The following may be used individually or in
32 combination: [Ord. 2010-022]
- 33 **1) Option 1**
 - 34 Projects that are one-half acres or less in size, with 20 or fewer parking spaces may
35 relocate all interior landscape parking materials into one open space preserve; [Ord.
36 2010-022]
 - 37 **2) Option 2**
 - 38 Projects that are two acre or less in size may reduce required terminal island
39 landscape width to a minimum of five feet in width of landscape area; [Ord. 2010-
40 022]
 - 41 **3) Option 3**
 - 42 Landscape area and shrub requirements for terminal, interior and divider median
43 islands may be replaced with bio-swales and appropriate landscaping, provided that
44 required canopy trees can be accommodated. Alterations to required curbing may be
45 permitted subject to demonstration that vegetated areas are protected from vehicles
46 and that there will be no adverse impacts to pedestrians; [Ord. 2010-022]
 - 47 **4) Option 4**
 - 48 Up to a maximum of 25 percent of required terminal, interior and divider median
49 landscape areas shall not be required provided those parking areas provide shade
50 by installing covered parking that utilizes materials with appropriate solar reflectance
51 index (SRI) depending on the pitch of the roof of the structure. [Ord. 2010-022]
 - 52 **5) Option 5**
 - 53 Required terminal, interior and divider median landscape areas and required shrubs
54 shall not be required, subject to the following: [Ord. 2010-022]
 - 55 a) The number of required terminal, interior and divider median trees are doubled;
56 [Ord. 2010-022]
 - 57 b) Trees are protected by curbing, wheel stops or other similar methods of
58 protection; [Ord. 2010-022]
 - 59 c) Green building standards for tree wells and related root growth areas are utilized;
60 [Ord. 2010-022]
 - 61 d) All abutting parking spaces utilize pervious pavement that has an SRI of at least
62 29 to improve solar reflectance; and, [Ord. 2010-022]
 - 63 e) Land Development approval. [Ord. 2010-022]
 - 64 **6) Option 6**
 - 65 No interior island required if parking spaces are abutting landscape buffers, street
66 walls or tree planting areas. [Ord. 2010-022]
- 67 **d. Rear or Side Entrances**

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EXHIBIT B

URBAN REDEVELOPMENT AREA OVERLAY (URAO)
SUMMARY OF AMENDMENTS
(Updated 3/25/11)

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. [Ord. 2010-022]

11 12. Signage Standards

Signage shall be in accordance with Art. 8, SIGNAGE, unless stated otherwise herein. [Ord. 2010-022]

a. Freestanding Signage Prohibitions

Freestanding signs, including outparcel identification signs, shall be prohibited, with exception to Development Orders that include buildings located on internal streets that do not have any frontage on a perimeter street, subject to the limits of Table 8.G.2.A, Freestanding Sign Standards, or the following, whichever is more restrictive: [Ord. 2010-022]

- 1) Signs shall not exceed 150 square feet of sign face area, and shall be limited to 15 feet in height; and, [Ord. 2010-022]
- 2) A maximum of one freestanding sign per right of way frontage shall be permitted. [Ord. 2010-022]

G. PRA Waivers

The applicant may apply for waivers for development standards in accordance with Article 2.B.2.G, Legislative Waivers or Art. 2.D.5, Administrative Waivers, Article 3.B.16.D.3, Waivers and Table 3.B.16.G, PRA Waivers. Waiver requests shall be submitted concurrently with any DRO application, ~~and shall 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: [Ord. 2010-022]

Reason for amendments: [Zoning] Establish new PRA Waiver to implement proposed amendments to the Plan under Policy 1.2.2-c, Alternative Standards, which will include both standards for Administrative Waivers and the SD District PPM standards for Legislative Waivers, as may be amended.

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EXHIBIT B

URBAN REDEVELOPMENT AREA OVERLAY (URAO)
SUMMARY OF AMENDMENTS
(Updated 3/25/11)

Table 3.B.16.G – PRA Waivers

Requirements	Maximum Waiver	Minimum Criteria of Review
Street Standards		
Article 3.B.16.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		
Article 3.B.16.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.
Article 3.B.16.F.5.c, Gates	Allow use of gates within the development.	- Special circumstances between adjacent uses. - Specific user requirements within the PRA project requires the use of gates, provided such does not impact the continuity of required blocks, streets or alleys.
Building Standards		
Art. 3.B.16.F.6.a.3), Building Hierarchy	Allow deviations from perimeter placement.	- Internal streets shall be required to establish building frontage. - Necessary to allow for expansion of existing buildings or uses. - Will not result in inability of perimeter frontages to be developed in accordance with PRA requirements.
Article 3.B.16.F.6.e.1), Primary Entrances	Allow 100% increase in distance.	- Façade is less than 150 feet in length.
Art. 3.B.16.F.6.e.6), Outdoor Uses	Allow for required Day Care playgrounds.	- <u>Submission of a line of sight survey that demonstrates that the building placement within the subject parcel screens all playground areas from abutting residential uses.</u>
Usable Open Space Standards		
Art. 3.B.16.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		
Article 3.B.16.F.10.a.5, Service and Loading Areas, and, Article 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.
Landscape Standards		
Article 7.F.9, Incompatibility Buffer	Allow use of Compatibility Buffer in lieu of Incompatibility Buffer.	- Where abutting any PRA residential building type, provided that such buildings provide screening from any commercial or civic uses. - Upon demonstration of site design that uses preserves, passive open space areas, drainage retention areas a minimum of 50 feet in width, or other screening a minimum of 6 feet in height to create buffers between non-residential uses and residential neighborhoods.
[Ord. 2010-022]		

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Part 6. **ULDC Art. 3.B.15.D.3, Zoning Director Waivers [Related to IRO] (page 54-55 of 231), is hereby deleted as follows:**

Reason for amendments: [Zoning] Delete redundant waiver provisions and relocate/consolidate under Art. 2.D, Administrative Approval.

CHAPTER B OVERLAYS

Section 15 INFILL REDEVELOPMENT OVERLAY (IRO)

D. Application Requirements
~~3. Zoning Director Waivers~~

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EXHIBIT B

URBAN REDEVELOPMENT AREA OVERLAY (URAO)
SUMMARY OF AMENDMENTS
(Updated 3/25/11)

~~An applicant may apply for a waiver from as specified in Table 3.B.15.G, IRO Waivers. [Ord. 2010-005]~~

~~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: [Ord. 2010-005]~~

~~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 IRO; [Ord. 2010-005]~~

~~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, [Ord. 2010-005]~~

~~3) The alternative design option recommended as part of the waiver approval, if granted, will not adversely impact users of the IRO project or adjacent properties. [Ord. 2010-005]~~

~~b. Appeal~~

~~An appeal on any Zoning Director's decision 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. [Ord. 2010-005]~~

Part 7. ULDC Art. 3.E.8.A.4, Waivers [Related to LCC] (page 184 of 231), is hereby deleted:

Reason for amendments: [Zoning] Delete redundant waiver provisions and relocate/consolidate under Art. 2.D, Administrative Approval.

CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDS)

Section 8 Lifestyle Commercial Center Development (LCC)

A. General

~~4. Waivers~~

~~An applicant may apply for a waiver from the design and dimensional requirements indicated in Article 3.E.8.C, Design and Development Standards pursuant to Table 3.E.8.D, LCC Waivers. [Ord. 2010-005]~~

~~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: [Ord. 2010-005]~~

~~1) The waiver does not create additional conflicts with this Section of the ULDC, and is consistent with the stated purpose and intent and design principles of the LCC; [Ord. 2010-005]~~

~~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, [Ord. 2010-005]~~

~~3) The alternative design option recommended as part of the waiver approval, if granted, will not adversely impact LCC users and adjacent properties. [Ord. 2010-005]~~

~~b. Appeal~~

~~An appeal on any Zoning Director's decision 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. [Ord. 2010-005]~~

Part . ULDC Art. 4, (page of), is hereby amended as follows:

Reason for amendments: [Zoning]

Part . ULDC Art. , (page of), is hereby amended as follows:

Reason for amendments: [Zoning]

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.