



**LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)
INFILL REDEVELOPMENT (IR) SUBCOMMITTEE**

TOPIC: PRIORITY REDEVELOPMENT AREA OVERLAY (PRAO)

**THURSDAY, APRIL 29, 2010, 3:00 P.M. – 5:00 P.M.
2300 NORTH JOG ROAD, WEST PALM BEACH
2ND FLOOR CONFERENCE ROOM VC-2E-12**

AGENDA

A. CALL TO ORDER

1. Roll Call
2. Amendments to the Agenda
3. Motion to Adopt the Agenda
4. Adoption of Prior Meeting Minutes

B. PRAO DRAFT

1. PRAO Draft Review
2. Treasure Coast Regional Planning Council (TCRPC) amendments to the draft

C. RECOMMENDATION TO FORWARD PROPOSED AMENDMENTS TO LDRAB

D. ADJOURN

**PRIORITY REDEVELOPMENT AREA
SUMMARY OF AMENDMENTS
(Updated 04/28/10)**

1
2 **Part 1. ULDC Art. 1.F.1.A, Purpose and Intent (page 75 of 94, Ord. 2010-005), is hereby**
3 **amended as follows:**
4

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

5 **CHAPTER F NONCONFORMITIES**

6 **Section 1 General**

7 **A. Purpose and Intent**

8 **....**
9 In addition, this Chapter addresses projects within the Redevelopment Areas in Art.3.B (IRO,
10 ~~LWRCCO, URA-PRA,~~ and WCRAO) where new developments and redevelopments are
11 regulated by form-based design standards....
12

14 **Part 2. ULDC Table 1.F.1.F, Non-conformities – Percentage and Approval Process for**
15 **Expansion (page 76 of 94, Ord. 2010-005) and Table 1.F.1.G, Nonconformities,**
16 **Percentage and Approval Process for Maintenance, Renovation and Natural Damage**
17 **Disaster Repair (page 77 of 94, Ord. 2010-005), is hereby amended as follows:**
18

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

19
20 **Table 1.F.1.F, Nonconformities – Percentage and Approval Process for Expansion**

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

21
22
23 **Table 1.F.1.G – Nonconformities, Percentage (1) and Approval Process for Maintenance, Renovation and Natural Disaster Damage Repair**

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

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Notes:
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PRIORITY REDEVELOPMENT AREA
SUMMARY OF AMENDMENTS
(Updated 04/28/10)

1 Part 3. ULDC Art. 1.I, Definitions and Acronyms (page 26 of 110), is hereby amended as
2 follows:
3

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

4 CHAPTER I DEFINITIONS & ACRONYMS

5 Section 2 Definitions

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

7

8 2. Alley –

9 a. A R-O-W providing a secondary means of access to property ~~that and~~ is not intended or
10 used for principal traffic circulation.

11 b. for the purposes of Art. 3.B.17, PRA, may provide for primary vehicular access to a
12 building, parking and service areas.

13 80. Arcaded Sidewalk –

14 a. a covered pedestrian walkway contiguous to a street, plaza or square that is open to the
15 public.

16 b. For the purposes of Art. 3.B.15, WCRAO, Westgate Community Redevelopment Agency
17 Overlay and Art. 3.B.17, Priority Redevelopment Areas (PRAs), an arcaded sidewalk
18 shall require usable floor area above the roof of the arcade. [Ord. 2006-004]
19

20

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

21

22 52. ~~Build-to-Line or Zone~~ – an alignment establishing established a certain location for a
23 building distance away from either the R-O-W for a public street or the curb line along internal
24 streets which the front elevation of a building must be built for a TMD, TND Neighborhood
25 Center, LCC, WCRAO, ~~or~~ IRO or PRAO project.
26

27

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

28

29 14. Fenestration – windows, doors and openings in a building façade or wall allowing light and
30 views between interior and exterior.

31 [Renumber accordingly.]

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

33

34 43. Mixed Use –

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

38 b. for the purposes of Art. 13, means a group of different uses of land within a tract of land
39 or a building for which applications for development permits are sought.
40

41

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

42

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

47 [Renumber accordingly.]

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

49

50 34. Parking Garage/Structure –

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

54 b. a building or structure that provides parking for motor vehicles as an accessory use to a
55 principal use.
56

57

57 33. Pedestrian Circulation Zone – for the purposes of Art. 3.B.17, PRAO, a continuous
58 unobstructed space reserved for pedestrian movement.

59 [Renumber accordingly.]

60 49. Planting/Amenity Zone – for the purposes of Art. 3.B.17, PRAO, accommodating streets
61 and, landscaping or hardscaped areas, providing a transition between vehicular travel lanes
62 and pedestrian circulation zones.

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PRIORITY REDEVELOPMENT AREA
SUMMARY OF AMENDMENTS
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[ReNUMBER accordingly.]

78. Principal Entrance - the main point of pedestrian access into a building or storefront.

[ReNUMBER accordingly.]

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

....
46. Specialized District - For the purposes of Art. 3.B.17, PRAO:

a. an optional district established to accommodate projects that cannot conform to the PRAO requirements for building types or mixed use requirements of the PRAO, or are generally desirable and contribute to the furthering of County directions and characteristics of a livable community.

[ReNUMBER accordingly.]

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

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

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

50. Transect – a distinct category of physical form ranging from the most urban to the least urban. Generally, the classifications range from highest to lowest density or intensity and are: urban core, urban center, general urban, suburban, rural and natural.

~~51 50. Transect Zones, IRO – For the purposes of the IRO, a distinct category of physical form ranging from the most urban to the least urban.~~ The IRO requires the application of one or more of four transect zones: Core, General, Edge and Open Space.

[ReNUMBER accordingly.]

Section 3 Abbreviations and Acronyms

....
IRO Infill Redevelopment Overlay

....
PRA Priority Redevelopment Area
PRAO Priority Redevelopment Area Overlay

....
UC Urban Center
UI Urban Infill

....
SD Specialized Development District

Part 4. ULDC Art. 2.A.1.E, Pre-Application Conference (pages 8 and 9 of 57) and Art. 2.A.1.G.3.d, Master Plan (page 10 of 57), is hereby amended, as follows:

Reason for amendments: [PZB] 1) Expand PAC to accommodate standards for the PRAO. Note detailed outline for Transect Zones has been simplified to recognize the different naming conventions for IRO Transects as compared to the UC and UI Transects/Sub-areas; and, 2) Allow rezoning to IR, UC or UI to use a Preliminary Master Plan.

CHAPTER A GENERAL

Section 1 Applicability

E. Pre-Application Conference (PAC)

1. Plan Review

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

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

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**PRIORITY REDEVELOPMENT AREA
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Table 2.A.1.E, Conceptual Master Site Plan Requirements for PAC

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

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G. Application Procedures

3. Plan Requirements

d. Master Plan

1) Preliminary Master Plan (PMP) for Public Hearing Approval

The BCC shall approve a PMP for the following PDDs: PUD, RVPD, MHPD, PIPD; and PDDs with a MLU or EDC future land use designation; and, an application for a rezoning to the IR, UC or UI districts. [Ord. 2009-040]

a) Preliminary Site Plan (PSP) or Subdivision Plan (PSBP) Options

For a PUD application with no proposed subdivision, the applicant may submit a PSP prior to certification for public hearing process, which includes but not limited to: layout of lots and buildings, ingress/egress, recreation areas, exemplary design standards, if applicable, etc. for the purpose of a BCC review at the hearing. For a PUD application proposing to subdivide, the applicant may submit a PSBP pursuant to Preliminary Subdivision Plan. [Ord. 2009-040]

b) IR, UC, UI or SD District Requirements

A Preliminary Master Plan shall include all of the requirements for a Conceptual Master Plan.

Part 5. ULDC Art. 2.A.1.Q, Development Order Abandonment (page 18 of 57), is hereby amended, as follows:

Reason for amendments: [PZB] 1) Glitch to add Ord. 2003-067, as amended. No special notation is required for a PRA DOA as prior conditions of approval for UC or UI properties will be carried forward as part of the rezoning resolution.

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CHAPTER A GENERAL

Section 1 Applicability

Q. Development Order Abandonment

1. General

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

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PRIORITY REDEVELOPMENT AREA
SUMMARY OF AMENDMENTS
(Updated 04/28/10)

1
2 Part 6. ULDC Art. 2.D.1, Development Review Officer (pages 29 through 33 of 57), and Ord.
3 2010-005 page 43 of 94), is hereby amended, as follows:
4

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

5 CHAPTER D ADMINISTRATIVE PROCESS

6 Section 1 Development Review Officer

7
8 **B. Application Types**

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

13
14 d. All proposed Development Orders within the UC, UI or SD districts, excluding any
15 improvements permitted under Art. 1.E, Prior Approvals or Art. 1.F, Non-conformities;
16 [ReNUMBER Accordingly.]

17 **G. Administrative Review**

18
19 **1. Amendments to BCC/ZC Approvals**

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

26
27 j. Modification to a ~~n IRO or PRAO Master Plans~~, provided that there are no conflicts with
28 prior conditions of approval, any improvement or amenity used to garner support for a
29 project, or testimony from Public Hearing(s). [Ord. 2010-005]
30
31

32
33 Part 7. ULDC Art. 3.A.1.B.1, Overlays (page 20 of 154), is hereby in it's entirety, as follows:
34

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

35 CHAPTER A GENERAL

36 Section 1 Districts

37 **B. Overlays and Zoning Districts**

38 **1. Overlays**

39
40 ~~LWRCCO, Lake Worth Road Commercial Corridor Overlay~~
41
42

43 Part 8. ULDC Art. 3.B.7, Overlays (page 13 of 154), is hereby deleted in entirety.
44

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

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PRIORITY REDEVELOPMENT AREA
SUMMARY OF AMENDMENTS
(Updated 04/28/10)

1
2 **Part 9. ULDC Art. 3.B, Overlays (page 14 of 154), is hereby amended to add a new Section**
3 **titled Art. 3.B.17, Urban Redevelopment Area, as follows:**
4

Reason for amendments: [PZB] See White Paper.

5 **CHAPTER B OVERLAYS**

6 **Section 17 Priority Redevelopment Area Overlay (PRAO)**

7 **A. Purpose and Intent**

- 8 The purpose and intent of the Priority Redevelopment Area Overlay (PRAO) is as follows:
- 9 1. Implement the concepts of the July 2007 Palm Beach County Urban Redevelopment Area
 - 10 Planning Study and Corridor Master Plan, prepared by the Treasure Coast Regional Planning
 - 11 Council, inclusive of the 2009 Planning Division addendum;
 - 12 2. Implement the Urban Redevelopment Area (URA) Objectives and Policies of the Plan, with
 - 13 an emphasis on Priority Redevelopment Area (PRA) Policies;
 - 14 3. Utilize Smart Growth and Form Based Coding principles to establish standards that create a
 - 15 predictable regulatory framework and built form that improves the aesthetics of the
 - 16 streetscape and establishes, enhances the pedestrian realm and encourages redevelopment
 - 17 of the PRAs;
 - 18 4. Encourage a compact, mixed use and walkable development form, with an emphasis on
 - 19 safety, comfort and ecological responsibility;
 - 20 5. Create an interconnected pedestrian-friendly street network that establishes parallel,
 - 21 alternate vehicular routes between the PRAs and creates new blocks that are a walkable
 - 22 scale;
 - 23 6. Advocate walking, cycling, mass transit or other modes of transportation as viable
 - 24 alternatives to automobile use by encouraging the development of commercial, civic and
 - 25 recreational uses that provide for the daily needs of residents within walking distance;
 - 26 7. Promote mixed use development that balances housing with employment, commercial, and
 - 27 civic uses;
 - 28 8. Provide a variety of housing types to support residents of diverse ages, incomes, family
 - 29 sizes, ethnicities and lifestyles;
 - 30 9. Promote sustainability by integrating the social, economic and ecological needs of the
 - 31 community with overall regional, state and national policy advocating management of
 - 32 resources for future generations;
 - 33 10. Redevelop retail uses along the PRA corridors along stipulated street frontages; and,
 - 34 11. Simplify and facilitate the permitting process.

35 **B. Applicability**

36 **1. FLU Designation**

37 The provisions of the PRAO shall apply to Development Orders for parcels having an Urban
38 Center (UC) or Urban Infill (UI) FLU designation, unless permitted otherwise under Art. 1.E,
39 Prior Approvals, Art. 1.F, Non-Conformities, or any other provisions herein.

40 **2. Boundaries**

41 UC and UI parcels, along with opt out parcels eligible to apply for a UC or UI FLU Plan
42 amendment or rezoning, are located within the PRA corridors of the URA as depicted in
43 [Maps LU 9.1 and LU 9.2, Urban Redevelopment Area Regulating Plan.](#)

44 **3. Other Overlays**

45 As the PRAO may not be used in conjunction with any other overlays.

46 **4. Zoning District Requirements**

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

49 **a. UC and UI Districts**

50 As of August 2010, all parcels that opted in to the PRA and have a UC or UI FLU
51 designation, were rezoned to the corresponding UC and UI districts (Zoning applications
52 2010-00667 and 00668, respectively). Rezoning applications shall only be required for
53 parcels which initially opted out of the PRA, and have since processed or are applying for
54 a concurrent FLU amendment to the UC or UI FLU designation.

55 **b. Specialized Development District (SD)**

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

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

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SUMMARY OF AMENDMENTS
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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.17.F – URA Permitted Use Schedule.

C. Future Land Uses and Density/Intensity

Deviations from this section shall be prohibited.

1. Density/Intensity

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

2. Density Bonus Program Prohibitions

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

3. Required Workforce Housing Units

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

4. Mixed Use

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

D. Application Requirements

1. Pre Application Conference (PAC)

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

2. Plan Requirements

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

a. Other Plans

The DRO shall approve a Master Sign Plan, and a Regulating Plan or Alternative Design Standards.

3. Waivers

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

a. Standards

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

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

b. Appeal

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

E. General Design Standards

PRAO projects shall be designed in a manner that establishes an enhanced pedestrian environment by providing a functional interface with perimeter streets, existing neighborhoods and 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.

1. Permitted Uses

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

2. Streets, Access and Interconnectivity

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

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1 have access directly from the street. Alleys lessen necessary trips on the thoroughfare and
2 provide a physical separation between the existing residential neighborhoods and
3 redevelopment.

4 **3. Frontage Classifications**

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

10 **a. Slip Street Frontage**

11 The Slip Street is designated for areas that were determined to have sufficient depth to
12 accommodate landscaping along the existing thoroughfare, a one-way vehicular lane, a
13 parallel parking lane, and a wide pedestrian zone. Applicants in areas designated for Slip
14 Streets are required to use this frontage type in the following instances:

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

18 Applicants may opt to utilize the slip street in areas not designated for slip street,
19 provided the parcel or group of parcels has at least 400 feet of frontage where a Primary
20 Frontage type is identified.
21

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



[ORD. 2010-...]

22 **b. Primary Frontage**

23 Primary Frontages are located along adjacent thoroughfares or new internal streets, and
24 accommodate a wide pedestrian zone, lined by the main building façade and entrance(s).
25
26

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



[ORD. 2010-...]

27 **c. Secondary Frontage**
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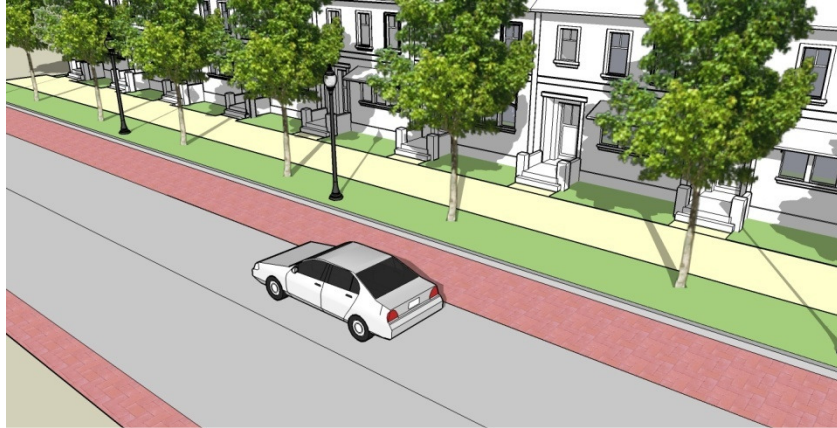
PRIORITY REDEVELOPMENT AREA
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Secondary frontages are located along existing side streets that intersect the main commercial thoroughfare, or new internal side streets. Secondary frontages provide a planting strip for street trees and a pedestrian zone appropriate for less intense uses and building sides.

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



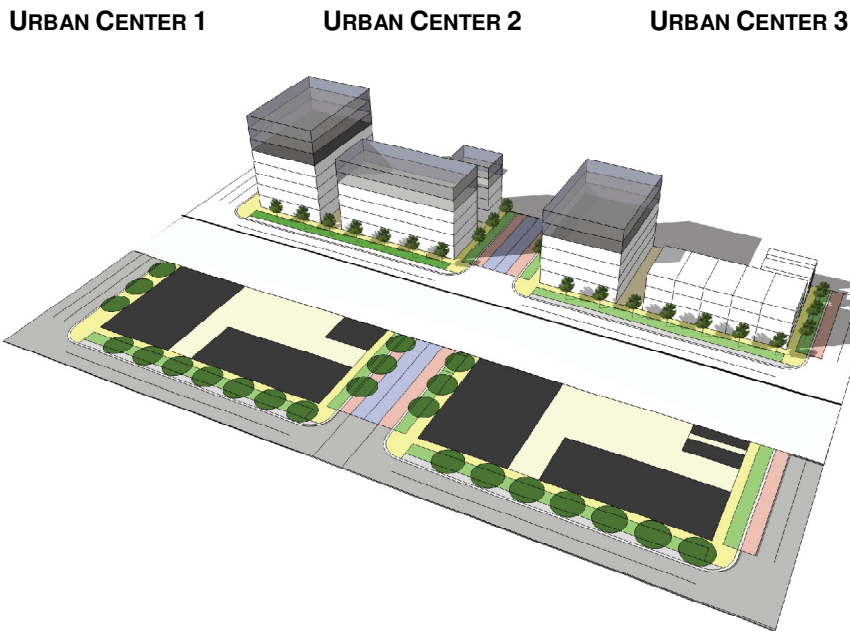
[ORD. 2010-...]

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4. **Transect Zones (TZ)**

Transect Zones are distinct categories that define and organize density and intensity ranging from the most urban to the least urban. The PRAO establishes the Urban Center (UC) and Urban Infill (UI) FLU designations, 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 PRAO Transect Zones shall be in accordance with the PRAO GIS Regulating Plan maintained by PZB.

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



[ORD. 2010-...]

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

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:

1) **UC 1 Sub-area**

The most intense Sub-area accommodates the most intense types of uses and largest building scale permitted in the PRAO. Building heights shall be at least two

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**PRIORITY REDEVELOPMENT AREA
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- 1 stories and are permitted up to five stories by right, with green building incentives
2 allowing up to eight stories for certain building types.
- 3 **2) UC 2 Sub-area**
4 This Sub-area allows for the same intensity of uses, but begins a physical transition
5 to the UC 3 Sub-area. Buildings shall be at least two stories in height and are
6 permitted up to four stories by right, with green building incentives allowing up to six
7 stories for certain building types.
- 8 **3) UC 3 Sub-area**
9 The least intense UC Sub-area intended to provide for a transition between the more
10 intense UC 1 and 2 Sub-areas, and abutting residential neighborhoods or adjacent UI
11 Sub-areas. Buildings shall be at least two stories in height and are limited to a
12 maximum of three stories by right.
- 13 **b. Urban Infill (UI) Sub-area Transects**
14 The UI accommodates mixed use redevelopment along the corridors, while providing a
15 transition to the adjacent, existing residential neighborhoods. The UI is broken down into
16 two distinct sub-areas, as follows:
- 17 **1) UI 1 Sub-area**
18 A moderately intense Sub-area accommodating commercial, mixed use, and
19 residential uses. Building heights up to three stories are permitted by right, with
20 green building incentives allowing up to four stories for some building types.
- 21 **2) UI 2 Sub-area**
22 The least intense UI Sub-area providing for a gradual transition between the UI 1
23 Sub-area and adjacent residential areas. Buildings shall be at least two stories in
24 height and are limited to a maximum of three stories by right.
- 25 **c. TZ Sub-area Deviations**
26 The DRO shall have to authority to allow deviations to the location and boundaries of the
27 default UC or UI Sub-area Transects illustrated in the PRAO GIS Regulating Plan, where
28 in compliance with the standards of Table 3.B.17.E, PRAO TZ Standards.
29

TABLE 3.B.17.E – PRAO SUB-AREA TRANSECT STANDARDS

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

- 30
- 31 **5. Building Types**
32 Six general building types are permitted in the PRAO, however the variation of building height
33 by transect zones in effect yields a wider range of buildings. Permitted building types are
34 determined by Sub-area Transect, and deviations shall be prohibited unless except where
35 permitted by the Specialized Development district.
- 36 **a. Mixed Use**
37 A two to six story mixed use building having retail or other non-residential uses at street
38 level, residential units or office uses located on the second floor, and exclusively
39 residential uses on the remaining floors.
- 40 **b. Block Building**
41 A two to eight story building limited to the UC Sub-areas, accommodating a predominant
42 single use such as offices, other type of employment center, or residential uses. The
43 provision of ground floor retail or non-residential uses serving the needs of building
44 tenants is encouraged.
- 45 **c. Liner Building**
46 A two to six story building limited to the UC 1 and 2 Sub-areas, used to conceal parking
47 garages, offices or other non-residential structures from view of streets or residential
48 neighborhoods. Liner buildings shall have retail or other non-residential uses at street
49 level, with residential or office uses in the upper floors, may be attached to or have rear
50 alley access between the structure to be concealed, and shall be the same height or
51 greater than the use to be concealed.
- 52 **e. Civic Building**
53 An architecturally distinctive building comprised of or appearing to be between two to six
54 stories, of which a minimum of sixty percent of building area is used to accommodate
55 public or private civic uses. Limited retail or non-residential uses in the form of
56 storefronts or second floor offices serving the needs of the community or building tenants

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- 1 are encouraged. Residential uses providing for workforce of affordable housing are also
2 encouraged. A civic building may also front a plaza, courtyard or square.
- 3 **f. Row house**
4 A two to four story town house, or multi-family building built with similar characteristics,
5 with accessory structures, vehicular access and parking located to the rear of the
6 building.
- 7 **g. Apartment Building**
8 A two to four story multi-family residential building. The principal entrance is typically
9 recessed from the sidewalk via a courtyard, forecourt or other similar means. A limited
10 amount of ground floor retail or non-residential uses may be permitted to provide for the
11 needs of tenants where fronting usable open space areas or a primary street frontage.
- 12 **6. Parking and Loading**
13 Parking and loading for each tenant shall be located behind buildings or a street wall.
14 Parking shall only be permitted in front of buildings in the form of on-street parking.
- 15 **7. Streetscape and Usable Open Space**
16 Examples of required PRAO streetscape improvements include:
17 a. A pedestrian oriented streetscape along all street frontages;
18 b. Plazas, squares and other forms of usable open space in front of or adjacent to buildings;
19 c. Additional sidewalks or pathways to establish a complete pedestrian circulation network
20 that links all uses and parking lots to perimeter street frontages; and,
21 d. Public art.
- 22 **8. Landscape and Open Space Transitional Elements**
23 Landscaping in the PRAO shall be in an urban form that compliments the intended intensity
24 and density of the PRA corridors, with an emphasis on the use of materials and design that
25 enhances pedestrian areas, allows for improved visual surveillance from building windows,
26 but also minimizes impacts to adjacent residential developments. Drainage retention areas,
27 preserves and other similar low intensity open space areas shall be located to provide a
28 transition between commercial uses and existing adjacent residential neighborhoods, or
29 parcels with a residential FLU designation, when possible.
- 30 **F. Design and Development Standards**
31 **1. General Uses Permitted by Building Type or Floor**
32 Table 3.B.17.F, General Uses Permitted by Building Type or Floor, identifies permitted
33 building types by Sub-area Transect, building height, and allowable uses by floor, to ensure
34 development will serve the needs of residents while mitigating adverse impacts to existing
35 neighborhoods. This section shall only apply to uses in PRAO projects. See Art. 3.B.17.F.7,
36 for a listing of specific uses permitted and related approval processes.

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TZ	URBAN CENTER								URBAN INFILL																	
	UC 1				UC 2				UC 3				UI 1				UI 2									
ELEVATION																										
PLAN VIEW																										
SUB-AREAS	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
FLOOR																										
MIXED USE	C, O V	R	O	R	R (gs)	N/A	N/A	N/A	C, O CV	O	R	R	R	R	C, O V	O	R	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
BLOCK (1)	All	All	All	All	All (gs)	All (gg)	All (gg)	All (gg)	All	All	All	All	All	All (gg)	All	All	All	All	All	All	All	All	All	All	All	All
LINER (2)	All	O, R	O, R	O, R	R (gs)	R (gs)	N/A	N/A	All	O, R	O, R	R	R	R (gs)	All	O, R	O, R	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
CIVIC (3)		CV	CV	CV	CV (gs)	N/A	N/A	N/A		CV	CV	CV	CV	CV		CV	CV	CV		CV	CV	CV		CV	CV	CV
APARTMENT	R (4)	R	R	R	R (gs)	N/A	N/A	N/A	R (4)	R	R	R	R	R (gs)	R (4)	R	R	R	R	R	R	R	R	R	R	R
ROWHOUSE	R	R	R	R	R (gs)	N/A	N/A	N/A	R	R	R	R	R	R (gs)	R	R	R	R	R	R	R	R	R	R	R	R

[Ord. 2010-...] **USE CLASSIFICATION KEY:** R = RESIDENTIAL C = COMMERCIAL, OTHER O = COMMERCIAL, OFFICE CV = PUBLIC AND CIVIC

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

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2. Access and 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.

a. External

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.

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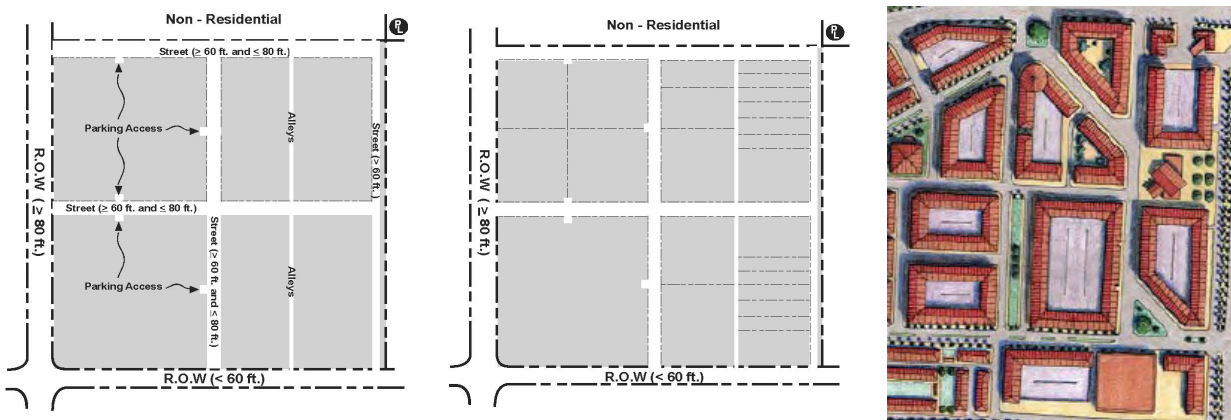
- 1 **b. Internal**
- 2 No more than one access point or alley shall be permitted for each 160 linear feet of
- 3 street frontage to allow for access to parking and loading, drive through facilities, or other
- 4 similar uses. A maximum of two access points shall be permitted per block face.
- 5 **c. Small Parcel Exception**
- 6 Parcels with less than 160 feet of frontage shall be permitted to establish one access
- 7 point along a perimeter street; however, alley access shall be encouraged as the primary
- 8 means of vehicular access where feasible.
- 9 **3. Block Standards Design**
- 10 Blocks shall be created by utilizing streets and alleys to provide continuous pedestrian and
- 11 vehicular circulation, interconnectivity and accessibility in PRAO projects. Cul-de-sacs and
- 12 other dead-end streets shall not be permitted unless it can be demonstrated that physical
- 13 constraints prohibit practical alternatives. Any new blocks shall comply with the following:
- 14 **a. Applicability**
- 15 Blocks are required for projects five or more acres in size, or where the subdivision of
- 16 land is proposed, excluding lot recombination.
- 17 **b. Minimum Dimensions**
- 18

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

TRANSECT ZONE	BLOCK FACE (2)		BLOCK PERIMETER	
	AVERAGE	MAXIMUM	AVERAGE	MAXIMUM
UC	300 – 500 ft.	600 ft.	1,500 – 1,800 ft.	2,500 ft.
UI			1,200 – 1,500 ft.	1,800 ft.
NOTES:				
1. Exceptions may be permitted only where PBC DEPW requirements preclude required vehicular access points necessary to complete the block structure.				
2. A block face greater than 400 ft. shall provide for an alley, lobby, or other mid-block pedestrian pass through connecting to another street, alley, parking structure or other internal block use.				
Deviations shall be prohibited.				
[ORD. 2010-...]				

- 19
- 20 **c. Block Frontage**
- 21 All blocks shall have frontage on a perimeter or internal street. Streets shall be used to
- 22 interconnect blocks. When using alleys to meet block requirements, they shall only be
- 23 permitted along the side or rear of a block where streets are not required.
- 24 **d. Subdivision**
- 25 Any subdivision of land shall comply with all lot dimensions applicable to the UC, UI or
- 26 SD district, with exception to townhouse lots.
- 27 **e. PDD Subdivision Alternative**
- 28 A PRAO project may apply for an exemption from subdivision recordation requirements
- 29 and subdivide by fee title conveyance of individual lots in accordance with the approval
- 30 process and requirements of Art. 11.A.6.B, Subdivision of Commercial and Industrial
- 31 Building Sites.
- 32

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



[ORD. 2010-...]

- 33
- 34 **4. Street Standards**
- 35 This code addresses the design of perimeter and internal streets and establishes related
- 36 standards to ensure that pedestrian amenities and walkways, buildings and other
- 37 improvements are properly and safely situated.
- 38 **a. Perimeter Street Frontages**

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

3 **1) Slip Streets**

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

- 6 a) Vehicular traffic shall be one way, in the direction of the closest lanes on the
7 abutting R-O-W;
8 b) The street shall be a minimum of 12 feet wide, or as required by the County
9 Engineer;
10 c) Vehicle stacking and interaction with any access points shall be as required by
11 the County Engineer; and,
12 d) On-street parking shall only be required on one side of the street.

13 **2) Primary Street Frontages**

14 Shall comply with streetscape standards.

15 **3) Secondary Street Frontages**

16 Shall comply with streetscape standards.

17 **b. Internal Streets**

18 The design for the street and on-street parking shall comply with Figure 3.F.2.A, TDD
19 Commercial Street, or the TMD design exception summarized in Art. 3.F.4.D.2.a.1),
20 Design Exception as illustrated in Figure 3.F.4.D, Typical Example of TMD Commercial
21 Street with Angled Parking. Internal streetscapes shall be designed as either Primary or
22 Secondary Frontages. Internal streets may include access ways designed to comply with
23 minimum street standards.

24 **c. Alleys**

25 Alleys shall provide primary access to parking lots, service areas, residential garages or
26 driveways. Alleys provide vehicular interconnectivity between abutting PRAO projects or
27 other non-residential uses. A continuous network of alleys shall serve as the primary
28 means of vehicular ingress/egress to individual parcels. Alleys shall provide rear access
29 to all buildings except for Block and Liner Buildings. Alleys shall conform to the
30 requirements of Art. 3.F.2.A.a.e, Alleys.

31 **5. Interconnectivity Standards**

32 Interconnectivity to adjacent residential parcels is encouraged, but not required.
33 Interconnectivity shall be required to any non-residential development or vacant parcel with a
34 non-residential use, FLU designation or Zoning district abutting an PRAO project. In addition,
35 the following shall apply. Deviations shall be prohibited unless stated otherwise herein.

36 **a. Street Connections**

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

39 **b. Parallel Alley**

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

46 **c. Gates**

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

49 **d. Cross Access Agreement**

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

52 **6. Building Standards**

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

55 **a. Building Placement**

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

59 **1) General**

- 60 a) All buildings shall be a minimum of two stories, except civic buildings, or other
61 buildings approved as a Special Development district.
62 b) To maximize the street frontage of buildings and minimize the visibility of parking
63 areas from the street, a building should be articulated so that the longest side
64 fronts the street. When located at an intersection, the façade with the greatest
65 length shall be considered the front. This standard does not preclude two or
66 more facades from being designated as front facades.

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- 1 c) Taller buildings should not cast a shadow line on existing neighborhoods. To
2 avoid this, building height should be compatible with adjacent development,
3 which may require reducing building heights or stepping back upper stories in
4 certain instances.
- 5 **2) Corners**
6 Where a parcel is located at the intersection of two streets, at least one building shall
7 be placed at the corner meeting the build-to-lines for both streets.
- 8 **3) Building Hierarchy**
9 Building placement shall follow an established order, with initial buildings required to
10 meet minimum placement and frontage requirements along the most intense
11 perimeter streets. Additional buildings may be located on interior main streets, but
12 shall be ordered so as to create a consistent streetscape. Frontage requirements
13 must be addressed for the most intense perimeter streets first.
- 14 **4) Civic Buildings**
15 If civic buildings are proposed they shall be located in visually prominent centralized
16 locations, easily recognizable and accessible to the public.
- 17 **5) Parking Structures**
18 Parking structures may be allowed within a block provided they are located in the
19 interior of a block and are completely screened by buildings with habitable uses on all
20 stories. Parking structures located on a secondary frontage shall be completely
21 screened by habitable uses on at least the first story. Parking structures are allowed
22 to face an alley without meeting the requirement for habitable screening on the alley
23 façade.
- 24 **c. Building Property Development Regulations**
25 The primary façade of all buildings shall front a street and shall be designed in
26 compliance with the following.
- 27 **1) Perimeter Street Building Frontage**
28 Building frontage is the percentage of the total width of a lot which is required to be
29 occupied by the primary façade of a building.
- 30 **2) Perimeter Frontage Exceptions**
31 Buildings located on secondary frontages, except for Row Houses, are not required
32 to meet minimum building frontage requirements. Frontage requirements may be
33 reduced for lots with no rear or side access to required parking as necessary to
34 accommodate a drive isle for ingress/egress.
- 35 **3) Internal Building Frontage**
36 Internal buildings shall only be permitted when located facing an internal street
37 frontage, unless exempted herein.
- 38 **4) Setback Measurement**
39 Setbacks shall be in accordance with Table 3.B.17.F, Building Configuration PDRs,
40 and the following:
- 41 **a) Perimeter Streets**
42 Setbacks shall be measured from the edge of ultimate R-O-W, or from the
43 property line, whichever is applicable.
- 44 **b) Internal Streets**
45 Setbacks shall be measured from the proposed building frontage façade to the
46 outside edge of curb.
- 47 **c) Row houses**
48 Building placement setbacks shall be used to establish the location of fee simple
49 townhouse lots. Additional building setbacks may be permitted. This may also
50 be applied to multi-family buildings that are constructed to row house standards.
- 51 **d) Side Setback Reduction**
52 If permitted, a zero side setback reduction shall comply with the following:
53 (1) Windows, doors or other openings shall not be permitted. No portion of a
54 building, including roof eaves, gutters and soffits may encroach onto adjacent
55 parcels;
56 (2) Openings, attachments, or any item requiring maintenance other than
57 cleaning and painting, when visible, shall not be permitted; and,
58 (3) A maintenance easement a minimum of two feet in width shall be provided to
59 ensure access to exposed portions of the building.
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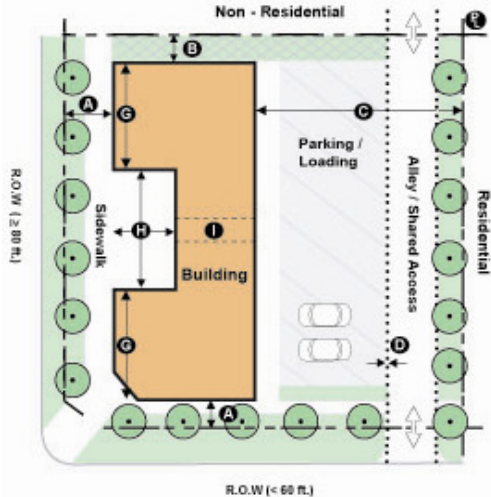
PRIORITY REDEVELOPMENT AREA
SUMMARY OF AMENDMENTS
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TABLE 3.B.16.E. – MIXED USE, BLOCK, CIVIC AND APARTMENT BUILDING PDRS

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 (PRAO Project)	6 ft. (2)	N/A
	Residential (non PRAO) (5)	30 ft.	N/A
D.	Between rear parking and alley	5 ft. (3)	N/A
BUILDING FRONTAGE % (4)		MIN.	MAX.
G.	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 (4)(6)		MIN.	MAX.
I.	Separation	100 ft.	300 ft.
	Width	10 ft.	N/A

[Ord. 2010-...]	
NOTES	
1.	Required maximum build to line may be increased, where necessary, to accommodate utility easements, landscape buffer, slip street, safe sight lines, corner clips, or other similar need as may be required by the County Engineer.
2.	May be reduced to 0 ft. where in compliance with provisions for side setback reduction.
3.	Shall be exempt for parcels eligible to use parking drive isles to comply with alley requirements.
4.	Shall be based upon length of applicable property line. Where multiple buildings are proposed, the applicable length shall be the result of the overall length divided by the number buildings.
5.	Means adjacent residential parcels that are not located within a development using PRAO regulations.
6.	Maximum pedestrian pass thru requirement does not apply for buildings with a length of 300 ft. or less.

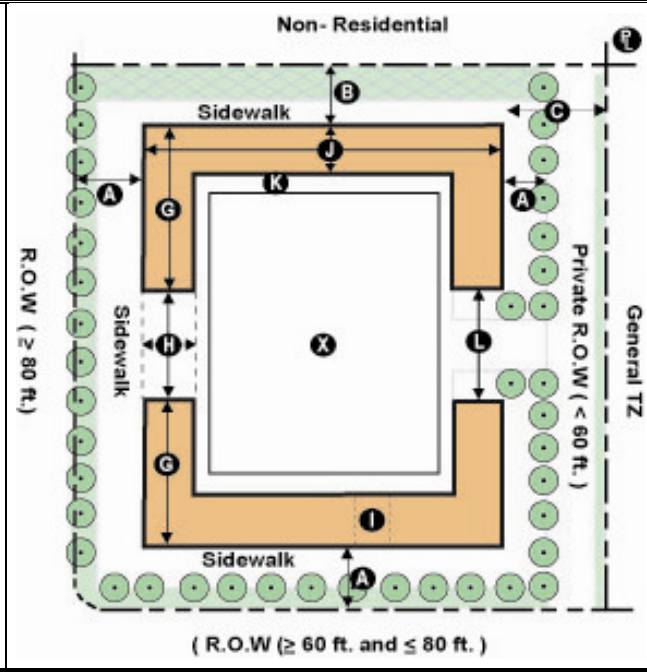


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TABLE 3.B.17.F. – LINER BUILDING CONFIGURATION PDRS

BUILDING PLACEMENT		MIN.	MAX. (1)
A.	Slip Street Frontage	45 ft.	50 ft.
	Primary Frontage	20 ft.	25 ft.
	Secondary Frontage	10 ft.	20 ft.
B.	Non-Residential	6 ft. (2)	N/A
C.	Residential (PRAO Project)	6 ft. (2)	N/A
	Residential (Non-PRAO) (7)	30 ft.	N/A
D.	Between rear parking and alley	5 ft. (3)	N/A
BUILDING FRONTAGE % (4)		MIN.	MAX.
G.	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 (4)(5)		MIN.	MAX.
I.	Separation ⁴	100 ft.	300 ft.
	Width	10 ft.	20 ft.
LINER AND INTERIOR STANDARDS		MIN.	MAX.
J.	Depth	30 ft.	100 ft.
(6)	Length	75 %	100 %
K.	Separation	N/A	N/A
L.	Parking Access	N/A	10%
X.	Internal Use	N/A	N/A

[Ord. 2010-...]	
NOTES	
1.	Required maximum build to line may be increased, where necessary, to accommodate utility easements, landscape buffer, slip street, safe sight lines, corner clips, or other similar need as may be required by the County Engineer.
2.	May be reduced to 0 ft. where in compliance with provisions for side setback reduction.
3.	Shall be exempt for parcels eligible to use parking drive isles to comply with alley requirements.
4.	Percentage shall be based upon length of applicable property line. Where multiple buildings are proposed, the applicable length shall be result of the overall length divided by the number buildings.
5.	Maximum pedestrian pass thru requirement does not apply for buildings with a length of 300 ft. or less.
6.	Liner dimensions shall apply to all façades used to conceal a large footprint tenant that front a perimeter-street, slip-street, primary-street, and usable open space. Additional standards may apply to parking garage structures.
7.	Means adjacent residential parcels that are not located within a development using IRO regulations.



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Notes:

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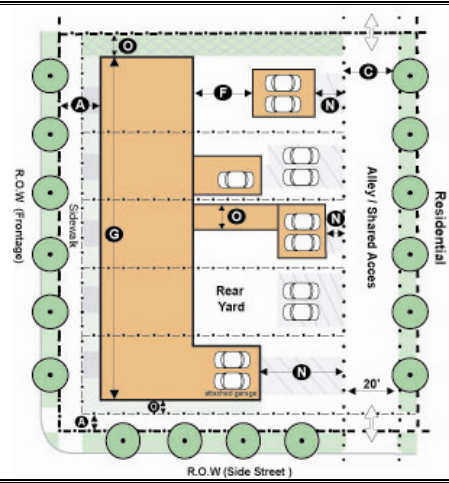
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PRIORITY REDEVELOPMENT AREA
SUMMARY OF AMENDMENTS
(Updated 04/28/10)

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

LOT PLACEMENT		MIN.	MAX. (1)
A	Required Frontage	45 ft.	50 ft.
	Primary Street Frontage	15 ft.	25 ft.
	Secondary Street Frontage	10 ft.	15 ft.
B	Non-Residential	6 ft.	N/A
C	Residential (PRAO Project)	6 ft.	N/A
	Residential (non PRAO) (4)	30 ft.	N/A
BUILDING FRONTAGE % (2)		MIN.	MAX.
G.		70%	96%
INDIVIDUAL BUILDING LENGTH		MIN.	MAX.
G.		32 ft.	250 ft.
WING STANDARD (3)		MIN.	MAX.
M.	Wing Width	N/A	50%
BUILDING SETBACKS (3)		MIN.	MAX.
N.	Rear Setback to Alley	5 ft.	N/A
O.	Front/End Setbacks	5 ft.	10 ft.



[Ord. 2010-...]

NOTES

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

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d. Building Height

1) Exterior Height

- All building frontages abutting a required, primary, secondary or side street shall be exempt from Art. 3.D.1.E.2, Height.
- Maximum building height shall be in accordance with the maximum floor limitations of Table 3.B.17.F. – General Uses Permitted by Building Type or Floor, and the following:

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

FLOOR #	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-...]

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2) 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:

- Applicability**
Allowable increases in building height are indicated in Tables 3.B.17.F, Building Height and Use by Floor.
- Standard for Certification**
The standard for certification shall be the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) Green Building Rating System (LEED Silver or Gold/Platinum levels), appropriate Florida Green Building Coalition designation standards, or other similar standard approved by the County.
- 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.
- Review Process**
 - 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.
 - DRO Approval**
Documentation indicating the project has been registered with the Green Building Certification Institute (GBCI) as a LEED project. If applicable, bonus

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PRIORITY REDEVELOPMENT AREA
SUMMARY OF AMENDMENTS
(Updated 04/28/10)

1 height requested at time of BCC approval may be reduced if the GBCI
2 registration is inconsistent with the original LEED scorecard and proposed
3 level of certification.

4 **(3) Monitoring**

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

14 **(4) Amendments**

15 If during construction of the building, the developer is unable to include all of
16 the approved green building components previously identified in the GBCI
17 registration, the developer may be permitted to replace components not
18 provided with other green building components where documented as
19 approved by the GBCI for the project. Any amendment to an exterior
20 component shall require DRO approval.

21 **(5) Completion**

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

23 **e) Surety**

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

35 **(1) Default**

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

40 **(2) Release of Surety**

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

44 **e. Special Civic Building Standards**

45 A single story civic building shall be designed and constructed to have the appearance of
46 a two to six story building for each facade fronting a street or usable open space area.
47 The visual number of floors required to be applied to the façade shall be determined by
48 the height of each applicable façade, with a minimum of two stories with additional floors
49 in accordance with Table 3.B.17.F, Maximum Building Height.

50 **f. Additional Building Standards**

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

53 **1) Primary Entrances**

54 A primary entrance shall occur at a minimum of every 75 feet for primary facades.
55 The primary entrance for all 1st floor tenants must directly face a street, courtyard,
56 plaza, square or other form of usable open space fronting a street. Access for
57 tenants located on upper floors shall provide similar entrances, but may be permitted
58 to deviate from this requirement on sites less than one acre in size. Street access
59 may be in the form of common lobbies, elevators, stairwells, or other form of
60 consolidated access.

61 **2) Secondary Entrances**

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

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

66 **3) Fenestration**

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**PRIORITY REDEVELOPMENT AREA
SUMMARY OF AMENDMENTS
(Updated 04/28/10)**

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

5 **4) Storefronts**

6 The storefront is a first floor façade improvement required for all retail uses that face
7 a street or usable open space area:

- 8 a) Storefronts shall extend across 70 percent of the commercial space;
- 9 b) Storefronts shall have transparent glazing of at least 70 percent of the façade
10 area, comprised of storefront windows and doors;
- 11 c) Storefront windows shall have a base one and one-half feet to three feet high,
12 with transparent glazed areas extending from the base to at least eight feet in
13 height as measured from sidewalk grade.
- 14 d) A minimum of 50 percent of all required storefronts shall have an awning, gallery,
15 or arcade shading the sidewalk.

16 **5) Architectural Appurtenances**

17 Table 3.B.17.F, Appurtenances by Building Type identifies where appurtenances
18 shall be required, and what additional appurtenances are permitted.
19

TABLE 3.B.17.F – 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-...]									
NOTES:									
✓ Means that a minimum of one of the appurtenances checked shall be required for each building type.									
P Means that the appurtenance may also be permitted.									
(1) The clear height of appurtenances that project or hang from a building shall be at a minimum eight feet above the sidewalk elevation, unless specified otherwise.									
(2) Appurtenance may project into pedestrian circulation zone, subject to a minimum five foot setback from utility easements.									
(3) Shall not encroach into the pedestrian circulation zone, and may only encroach into the shy zone for upper stories.									
(4) Shall not encroach into the pedestrian circulation zone, but may extend into the shy zone.									

20 Additional minimum standards shall apply to the following types of appurtenances.
21

22 **a) Arcades and Galleries**

23 Arcades shall comply with Figure 3.B.15.G, WCRAO Arcades and Galleries.

24 **b) Balcony**

25 A balcony above a storefront shall be a minimum of three feet in depth.

26 **c) Forecourt**

- 27 (1) May be elevated up to 18 inches above ground level.
- 28 (2) 20 percent (maximum) of the front facade may be recessed beyond the build-
29 to zone at a depth no greater than the length, unless the forecourt serves as
30 an entry to a courtyard.
- 31 (3) Prohibited at all street corners.

32 **d) Porch or Stoop**

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

36 **6) Outdoor Uses**

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

41 **a) Residential Setbacks**

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

46 **b) Screening**

47 Outdoor uses shall be framed by either of the following, or a combination of both:
48 (1) Buildings or similar structures on all four sides; or,

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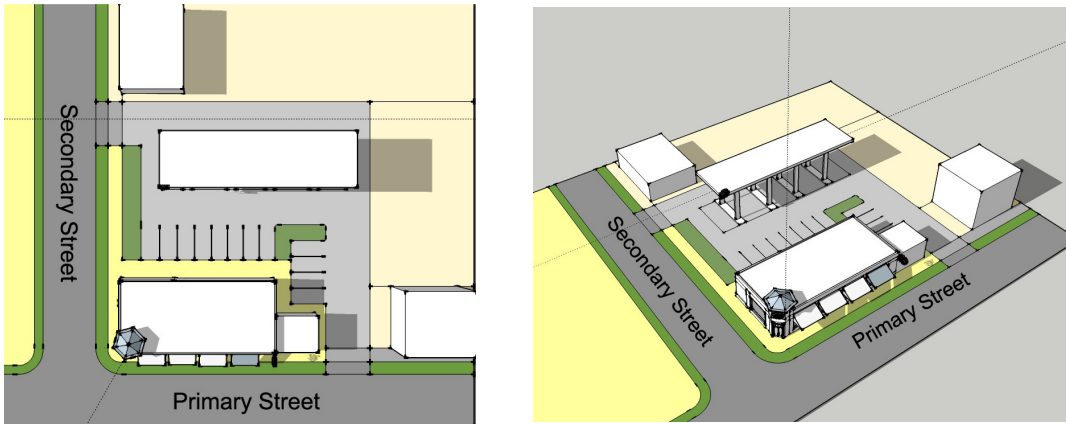
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PRIORITY REDEVELOPMENT AREA
SUMMARY OF AMENDMENTS
(Updated 04/28/10)

- 1 (2) A five foot wide landscape strip that includes a 30 inch high hedge or
- 2 concrete street wall, with multi-trunk or flowering trees planted 30 feet on
- 3 center. Breaks to allow for pedestrian access shall be permitted.
- 4 c) **BCC Standards for Drive-through Uses and Gasoline Service Facilities**
- 5 Drive through uses and gasoline service facilities shall only be permitted in the
- 6 Specialized Development District upon the BCC finding that such uses are in
- 7 compliance with the following standards:
- 8 (1) The vehicular circulation areas will not result in pedestrian-vehicular conflicts;
- 9 (2) Noise, lighting and other nuisances will not adversely impact residential
- 10 neighborhoods; and,
- 11 (3) The scale of the facilities are appropriate to the neighborhoods to be served.
- 12 d) **Drive-through and Gasoline Service Facilities Location**
- 13 All drive-through lanes and gasoline service areas, inclusive of pump islands,
- 14 canopies, and queuing areas shall be located behind buildings that comply with
- 15 minimum frontage standards, and shall be consistent with Figure 3.F.17.F,
- 16 Gasoline Service Station and Figure 3.B.17.F, Typical Drive-through
- 17 Configurations. Exceptions shall be permitted for drive through facilities that are
- 18 located inside a building or side façade where vehicular traffic exits onto a side
- 19 street, subject to approval by the County Engineer, where designed similar to
- 20 Figure 3.B.17.F, Typical Drive Through Configurations.

21 1)
22

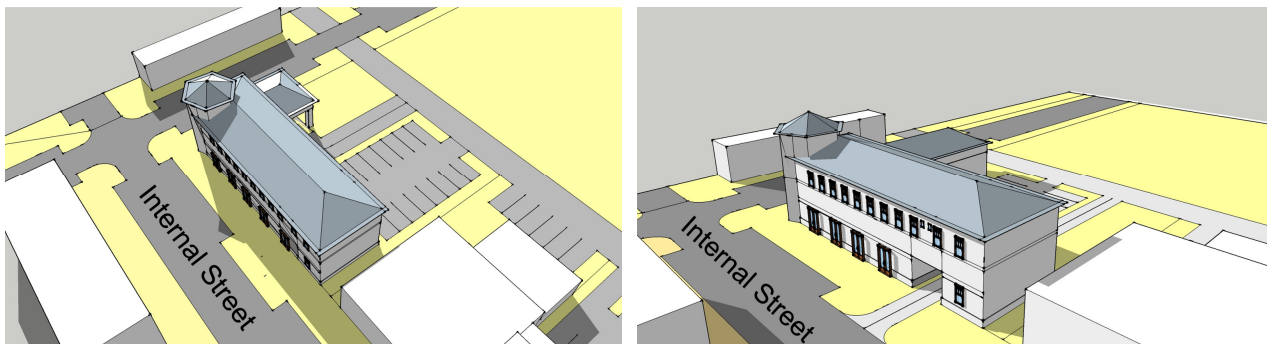
FIGURE 3.F.17.F – TYPICAL GASOLINE SERVICE FACILITIES



[ORD. 2010-...]

23

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



[ORD. 2010-...]

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7. 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.17.F, PRAO Permitted Use Schedule, identifies the uses permitted in the PRAO by TZ sub-area, SD district, and for non-conforming prior approvals, and the required approval processes.

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DRAFT EXHIBIT X DRAFT

**PRIORITY REDEVELOPMENT AREA
SUMMARY OF AMENDMENTS
(Updated 04/28/10)**

1

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

USE TYPE	TRANSECT SUB-ZONES							NOTE
	UC 1	UC 2	UC 3	UI 1	UI 2	SD (2)	NON-CONFORMING (3)	
RESIDENTIAL USES								
Townhouse		D	D	D	D	D		132
Multi-family	D	D	D	D	D	D		82
Accessory Dwelling			D	D	D	D		1
Congregate Living Facility, Type I	D	D	D	D	D	D		34
Congregate Living Facility, Type II	D	D	D	D	D	D		34
Congregate Living Facility, Type III	D	D	D	D	D	D		34
Garage Sale			D	D	D	D		60
Guest Cottage			D	D	D	D		66
Home Occupation	D	D	D	D	D	D		70
kennel, Type I (Private)			D		D	D		73
Nursing Convalescent Facility	D	D	D	D	D	D		90
Security or Caretaker Quarters	D	D	D	D	D	D		119
COMMERCIAL USES								
Adult Entertainment	S	S		S		S		2
Auto Paint or Body Shop						A		17
Auto Service Station						A		18
Bed and Breakfast			D		D	D		20
Broadcast Studio	D	D	D	D	D	D	D	21
Building Supplies						A		22
Car Wash						A		25
Catering Services	D	D	D	D	D	D	D	26
Convenience Store	D	D	D	D	D	D		36
Convenience Store with Gas Sales						A		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
Retail Sales, Auto	D	D		D		D		113
Retail Sales, General	D	D	D	D	D	D	P	114
Retail Sales, Mobile or Temporary	S	S	S	S	S	S	S	115
Self-Service Storage	A	A		A		A		120
Theater, Indoor	D	D	A	D	A	A		129
Vehicle Sales and Rental	L	L		L		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

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**PRIORITY REDEVELOPMENT AREA
SUMMARY OF AMENDMENTS
(Updated 04/28/10)**

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

USE TYPE	TRANSECT SUB-ZONES						NOTE
	UC 1	UC 2	UC 3	UI 1	UI 2	SD (2)	
Special Event	S	S	S	S	S	S	124
AGRICULTURAL USES							
Community Vegetable Garden	D	D	D	D	D	D	32
Farmers Market	D	D	D	D	D	D	52
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-...]							
NOTE:							
1. Further restrictions may depend on building type and floor location.							
2. Any project that wishes to operate a use with a drive-thru must receive a Specialized District designation.							
3. New uses permitted in non-conforming prior approvals.							
KEY:							
S Permitted subject to Special Permit approval.							
D Permitted subject to DRO approval.							
A Permitted subject to Board of County Commission Approval.							
L Limited use - Permitted 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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8. Streetscape Standards

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

a. General Standards

The following standards shall apply to all streetscapes.

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

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SUMMARY OF AMENDMENTS
(Updated 04/28/10)**

c) Street trees may be located in utility easements subject to use of tree root barrier approved by County Landscape and easement holder.

b. Streetscape Components

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

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 the pedestrian part of the public realm. Bus stop locations, lighting, benches, trash receptacles, public art and street trees, groundcovers and pavers may be placed in this part of the public realm.

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

2) Pedestrian Circulation Zone

The pedestrian circulation zone is a continuous unobstructed space reserved for pedestrian movement typically located adjacent to the planting/amenity zone. Minimum width shall be eight feet for slip street and primary frontages, and five feet for secondary frontages.

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

3) Slip Street Planting/Amenity Zone

The following standards shall apply for all slip street frontages:

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

9. Civic and Usable Open Space Standards

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

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

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

a. General

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

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PRIORITY REDEVELOPMENT AREA
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- 1 **b. Plazas and Squares**
- 2 A plaza or square shall be defined by building facades or streets. It is primarily
- 3 comprised of hardscape/pavers, with trees and containerized plants serving as the
- 4 primary vegetative material.
- 5 **c. Playground**
- 6 Playgrounds shall be interspersed within residential areas, and may be placed within a
- 7 block, adjacent to street frontage. Playgrounds may also be included in greens. There is
- 8 no minimum or maximum size.
- 9 **d. Greens**
- 10 Greens are commonly developed with grassy lawn areas unstructured recreation,
- 11 intended for less intensive foot traffic. It shall be defined by building facades or streets on
- 12 two or more sides. The minimum size shall be 0.25-acre and the maximum shall be 6
- 13 acres. It may also be partially depressed below the street grade for the purposes of
- 14 accommodating temporary storm-water retention.
- 15 1) Minimum 80 percent unpaved surface area (turf, groundcover, soil or mulch).
- 16 2) The remaining balance may be any paved surface up to a maximum 20 percent of
- 17 the green.
- 18 **e. Streetscape Credit**
- 19 Projects that have net land areas of less than two and one-half acres in size may count
- 20 all streetscape areas towards the usable open space requirement. All others may count
- 21 up to fifty percent of streetscape areas towards usable open space requirements.
- 22 **f. Street Frontage**
- 23 If applicable, required usable open space areas shall front on a secondary or side street
- 24 frontage and be located in a prominent or central area internal to the development.
- 25 Frontage on a required or primary frontage shall not be permitted unless there are no
- 26 secondary or side streets abutting or internal to the development.
- 27 **g. Shade**
- 28 A minimum of 15 percent of each plaza, square or other usable open space area shall be
- 29 shaded by landscape material or shade structures at time of construction. Where applied
- 30 to streetscape galleries, awnings or other building amenities may be counted towards
- 31 shade requirement.
- 32 **h. Pervious Areas and Landscaping**
- 33 A minimum of 30 percent of all usable open space areas, excluding streetscape where
- 34 applicable, shall be pervious, and covered with appropriate ground cover in accordance
- 35 with Art. 7, Landscaping.
- 36 **i. Pedestrian Amenities**
- 37 a) Required usable open space areas shall have a minimum of one linear foot of
- 38 seating for each 200 square feet of overall area. Movable chairs are encouraged,
- 39 and shall count as two-and one-half linear feet of seating area.
- 40 b) One trash receptacle for each 5,000 square feet of each physically separated Civic
- 41 Open Space.
- 42 c) Public art is encouraged to be placed within usable open space areas..
- 43 d) One drinkable water fountain for each 5,000 square feet of each landscaped Civic
- 44 Open Space.
- 45 **10. Parking and Loading Standards**
- 46 Parking and loading shall comply with Art. 6, Parking, unless otherwise stated below:
- 47 **a. Location and Access**
- 48 Parking may be provided in surface lots, attached/detached garages or outbuildings, or a
- 49 parking structure. Parking and service areas shall be located along or at the rear of
- 50 building(s) with exception to on-street parking, including required frontage streets.
- 51 **1) On-street Parking**
- 52 Parking in front of buildings shall only be permitted where on-street parking is
- 53 allowed.
- 54 **2) Parking Lots**
- 55 It is the intent that parking lots shall be located behind buildings to screen from view
- 56 from all street frontages and usable open space areas, unless specified otherwise
- 57 herein. Exceptions shall be permitted for secondary streets. The perimeter of
- 58 parking lots shall be framed by a street-wall using:
- 59 a) Buildings; or,
- 60 b) A five foot wide landscape strip that includes a minimum 30 inch high hedge or
- 61 concrete street-wall, with canopy trees planted 30 feet on center. Breaks to allow
- 62 for pedestrian access shall be permitted.
- 63 c) Separation between parking and parallel alleys shall not be required for any
- 64 project that does not have streets or blocks, and alleys may be incorporated into
- 65 parking lots as standard drive isles.
- 66

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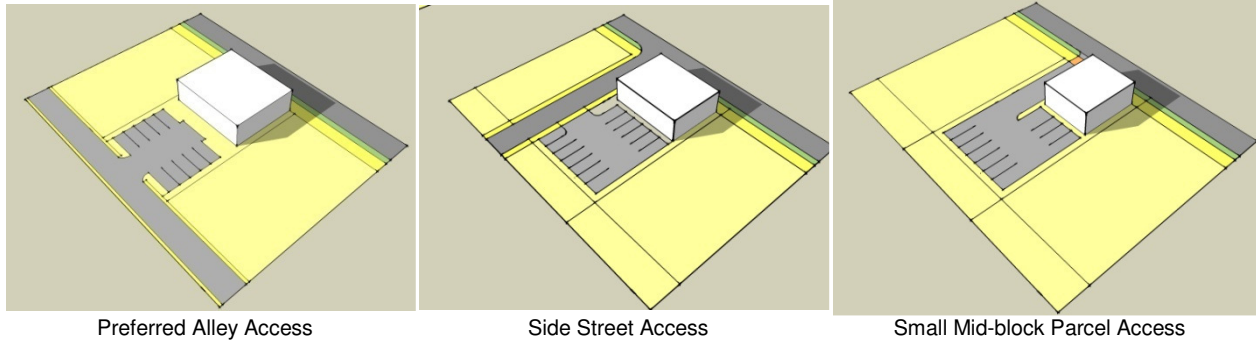
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PRIORITY REDEVELOPMENT AREA
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FIGURE 3.B.17.F – TYPICAL PARKING LOCATION AND ACCESS



[ORD. 2010-...]

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:

- (1) Parking structures located on Slip Street and Primary frontages shall be completely screened by buildings with habitable uses on all stories.
- (2) Parking structures located on a Secondary frontage shall be completely screened by buildings with habitable uses on at least the first story.
- (3) Parking structures facing alleys do not have a habitable use screening requirement on the alley façade.

b) **Threshold**

Parking for any use in excess of five spaces per 1,000 square feet of non-residential floor area shall be located in a parking structure/garage.

4) **Row House and Certain Multi-family Parking**

Parking for Row Houses shall only be permitted to the rear and shall meet the requirements for town house parking. These standards may also be applied to multi-family buildings that are designed to appear and function as Row Houses. Garage setbacks shall be in accordance with PDRs for Row Houses.

5) **Service and Loading Areas**

All service and loading areas shall be located along the rear or side of buildings, and shall not be visible from usable open space areas, streets or abutting residential neighborhoods. The service areas shall be located within the footprint of the building or immediately adjacent to the building. Required loading space areas may be waived, reduced in number or dimension, in accordance with Art. 6.B, Loading Standards, or by PRAO waivers.

- 1) Waste and recycling containers shall be integrated within in the building or entirely screened from view.
- 2) Loading docks, service areas and trash disposal facilities shall not face usable open space areas, a street frontage or an abutting residential neighborhood unless screened from view or integrated within a building.
- 3) Trash collection and other services shall be accessed through the alley.

b. **Parking Ratios**

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

1) **Non-residential**

- a) Minimum: one space per 333 square feet of GFA (3/1000) excluding assembly, and 1 space per 5 seats for assembly uses;
- b) Where uses are not intended to allow for transition to other uses, the general parking standards outlined in Art. 6, Parking may be applied, provided that use limitations are identified on the DRO approved site plan;
- c) Reduction in required parking through use of a shared parking study, as defined in Art. 6, Parking; or,
- d) If eligible, credit may be given for any perimeter on-street parking spaces located along secondary streets, subject to approval by the County Engineer (use of this option may be limited to where the developer pays for required improvements), or for any new slip street or internal street parking developed.

2) **Residential**

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

c. **Bicycle Parking**

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PRIORITY REDEVELOPMENT AREA
SUMMARY OF AMENDMENTS
(Updated 04/28/10)

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

7 **11. Landscape Standards**

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

9 **a. Perimeter Buffers**

10 **1) Streetscape Exemptions**

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

13 **2) Compatibility Buffers**

14 The PRAO shall be exempt from compatibility buffer requirements.

15 **3) Alternative Incompatibility Buffer**

16 The following incompatibility buffer option may be utilized subject to the following:

- 17 a) Landscape buffer planting area shall be a minimum of ten feet in width;
- 18 b) Easement encroachment shall be prohibited, with exception to drainage
19 easements;
- 20 c) An eight foot tall solid concrete block or panel wall shall be installed along the
21 affected property line, with a setback a minimum of two feet to allow for
22 maintenance of the exterior side of the wall. Setback may be increased as
23 needed to accommodate required footers;
- 24 d) The required wall shall be constructed of materials and with a design consistent
25 with the principal building, and shall have the same architectural finish treatment
26 and color on both sides of the wall.
- 27 e) Exterior landscape areas shall have groundcover that is low maintenance and
28 does not impede necessary access for maintenance;
- 29 f) Canopy trees shall be planted along the internal side of the wall to be spaced a
30 minimum of 20 feet on center;
- 31 g) A hedge shall be installed in accordance with the standards for medium shrubs,
32 as specified in Table 7.F.7, Shrub Planting Requirements; and,
- 33 f) A drainage easement may be permitted within the buffer on the interior side of
34 the wall to be used as a storm-water management system, subject to approval by
35 Land Development.

36 **b. Foundation Planting**

37 The PRAO shall be exempt from foundation planting requirements.

38 **c. Alternative Parking Lot Design Options**

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

43 **1) Option 1**

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

46 **2) Option 2**

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

49 **3) Option 3**

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

55 **4) Option 4**

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

60 **5) Option 5**

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

- 63 a) The number of required terminal, interior and divider median trees are doubled;
- 64 b) Trees are protected by curbing, wheel stops or other similar methods of
65 protection;
- 66 c) Green building standards for tree wells and related root growth areas are utilized;

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**PRIORITY REDEVELOPMENT AREA
SUMMARY OF AMENDMENTS
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- 1 d) All abutting parking spaces utilize pervious pavement that has an SRI of at least
2 29 to improve solar reflectance; and,
3 e) Land Development approval.
4 **6) Option 6**
5 No interior island required if parking spaces are abutting landscape buffers, street
6 walls or tree planting areas.
7 **d. Rear or Side Entrances**
8 Buildings with secondary entrances located on the side or rear facades shall either apply
9 the streetscape standards for a side street building frontage; or shall provide foundation
10 planting along a minimum of 50 percent of the applicable façade, with a minimum depth
11 of five feet, to be planted in accordance with Art. 7, Landscaping, with a sidewalk a
12 minimum of five feet in width as needed to separate pedestrians from abutting vehicle
13 use areas along the building façade.
14 **13. Freestanding Signage Prohibitions**
15 Freestanding signs, including outparcel identification signs, shall be prohibited, with exception
16 to Development Orders that include buildings located on internal streets that do not have any
17 frontage on a perimeter street, subject to the limits of Table 8.G.2.A or the following,
18 whichever is more restrictive:
19 a. Signs shall not exceed 150 square feet of sign face area, and shall be limited to 15 feet in
20 height; and,
21 b. A maximum of one freestanding sign per right of way frontage shall be permitted.
22 **G. PRAO Waivers**
23 The applicant may apply for waivers for development standards in accordance with Art.
24 3.F.17.D.5, Zoning Director Waivers and Table 3.B.17.G, IRO Waivers. Waiver requests shall be
25 reviewed by the Zoning Director for denial, approval or approval with conditions, prior to either
26 DRO certification or approval. The following table summaries the development standards that
27 could be requested through a waiver process:
28

TABLE 3.B.17.G – PRAO WAIVERS

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

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**PRIORITY REDEVELOPMENT AREA
SUMMARY OF AMENDMENTS
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TABLE 3.B.17.G – PRAO WAIVERS

REQUIREMENTS	MAXIMUM WAIVER	MINIMUM CRITERIA OF REVIEW
		including alleyways, drive isles, handicapped accessibility, or other similar functional considerations. - Document that any loading alternatives will not conflict with DEPW or FDOT requirements.
[Ord. 2010-...]		

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Part 10. ULDC, Table 3.C.1.A, Future Land Use (FLU) Designation and Corresponding Standard Zoning Districts (page 52 of 155), and is hereby amended as follows:

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

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

FLU Designation	Zoning District					
....						
LR-1	AR ³²	RE	RT	AP ²		
LR-2	AR ³²	RE ³²	RT			
LR-3	AR ³²	RE ³²	RT			
MR-5	AR ³²	RE ³²	RT ³²	RS	RM	
HR-8	AR ³²	RE ³²	RT ³²	RS	RM	
HR-12	AR ³²	RE ³²	RT ³²	RS ³²	RM	
HR-18	AR ³²	RE ³²	RT ³²	RS ³²	RM	
Commercial						
....						
	<u>UC</u>	<u>UC</u>	<u>SD</u>			
	<u>UI</u>	<u>UI</u>	<u>SD</u>			
....						
[Ord. 2006-004] [Ord. 2008-003] [Ord. 2008-037] [Ord. 2010-005] [Ord. 2010-...]						
Notes:						
1.	Unless exempted otherwise by Art. 3.C.1.B, Standard District Exceptions and Limitations, or where a parcel is rezoned to a PDD or TDD, all new development such as any application for a rezoning, conditional use or subdivision of property shall require the subject site be rezoned to a shaded district.					
2.	Typical Example of a "shaded district."					
3.	Existing zoning districts by FLU designation that may qualify for SFD exemption in accordance with Art. 3.C.1.B.1.					

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Part 11. ULDC, Table 3.D.1.A – Property Development Regulations (page 56 of 155), and is hereby amended as follows:

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

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

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Part 12. ULDC, Art. 3.C.1, Future Land Use (FLU) Designation and Corresponding Districts (page x of y), and is hereby amended as follows:

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PRIORITY REDEVELOPMENT AREA
SUMMARY OF AMENDMENTS
(Updated 04/28/10)

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

CHAPTER C STANDARD DISTRICTS

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

H. PRA, Priority Redevelopment Area Districts

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

1. UC, Urban Center District

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

2. UI, Urban Infill District

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

3. SD, Specialized Development District

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

a. Applicability

The SD is an optional Zoning district established to accommodate projects that cannot conform to the mixed use requirements of the PRAO, or are generally desirable and contribute to the furthering of County directions and characteristics of a livable community.

b. Permitted Deviations

The following deviations from the requirements of the PRAO shall be subject to BCC approval:

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

c. Standards for Approval

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

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

d. Specific Deviations– Congress Avenue

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

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

e. Conditions of Approval

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

Part 13. ULDC, Art. 4.B.1.A, General (page 20 of 155), and is hereby amended as follows:

Reason for amendments: [PZB] Incorporate language to ensure that specific outdoor uses (drive through, car wash, service stations, fueling stations, etc.) are only permitted within the PRAO where

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**PRIORITY REDEVELOPMENT AREA
SUMMARY OF AMENDMENTS
(Updated 04/28/10)**

approved as a Specialized Development district. This is in accordance with the Policies of the Plan mandating specific building types, with exemptions only permitted within the SD district.

CHAPTER B SUPPLEMENTARY USE STANDARDS

Section 1 Uses

A. Definitions and Supplementary Standards for Specific Uses

18. Auto Service Station

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

25. Car Wash

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

37. Convenience Store with Gas Sales

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

55. Financial Institution

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

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

....
64. Green Market

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

....
107. Repair and Maintenance, General

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

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

Notes:
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**PRIORITY REDEVELOPMENT AREA
SUMMARY OF AMENDMENTS
(Updated 04/28/10)**

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109. **Restaurant, Type I**
- g. Priority Redevelopment Area Overlay (PRAO)**
Drive through shall only be permitted in the the SD district.
-
135. **Vehicle Sales and Rental**
-
- f. Priority Redevelopment Area Overlay (PRAO)**
Outdoor sales or rental display or storage areas shall only be permitted in the SD district.
-
136. **Veterinary Clinic**
-
- c. Infill Redevelopment Overlay (IRO) and Priority Redevelopment Area Overlay (PRAO)**
A veterinary clinic shall not include outdoor runs. Boarding facilities shall comply with the standards for a type III commercial kennel.
-

Part 14. ULDC, Table 5.G.1.B, Workforce Housing Program (page 89 of 94, Ord. 2010-005), is hereby amended as follows:

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

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

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

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Part 15. ULDC, Art. 7.C, MGTS Compliance [Related to Landscaping] (page 73 of 94, Ord. 2010-005) and is hereby amended as follows:

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

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CHAPTER C MGTS TIER COMPLIANCE

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

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**PRIORITY REDEVELOPMENT AREA
SUMMARY OF AMENDMENTS
(Updated 04/28/10)**

1 Section 1 U/S Tier

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

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Table 7.C.3 – Minimum Tier Requirements

Code Requirements	U/S Tier	AGR and Glades Tiers	Exurban and Rural Tiers
Landscape Buffers ⁷			
....			
Interior Landscaping ⁷			
....			
Plant Standards ⁷			
....			
Foundation Planting ⁷			
....			
[Ord. 2005-002] [Ord. 2006-004] [Ord. 2009-040]			
Notes			
....			
5. Interior quantities for shrub planting shall be calculated based on gross lot area, excluding preservation areas and lake tracts. [Ord. 2009-040]			
6. TDDs, <u>LCC, IRO and PRAO projects</u> are exempt from foundation planting requirements for primary and secondary, <u>or other similar types of</u> building frontages, buildings along an alleyway or accessway to a parking area, or where buildings front on a plaza or square. [Ord. 2005-002] [Ord. 2006-004]			
....			

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Part 16. ULDC Art. 17.C.1.B, Installation (page 19 of 26), is hereby amended, as follows:

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

20 CHAPTER C Appointed Bodies

21 Section 13 Zoning Commission

22 B. Powers and Duties

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

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25 8. to consider and render a final decision on appeals of denials for Zoning Waivers.

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