

EXHIBIT O

ARTICLE 3.F - TRADITIONAL DEVELOPMENT DISTRICTS (TDD)
ARTICLE 4.B – SUPPLEMENTARY USE STANDARDS (RELATED TO TDD)

PART 1. Unified Land Development Code of Palm Beach County (ULDC), Article 3.F.1.E, Residential Density and Plan Land Uses Designations and Density (page 95 of 125), is amended as follows:

CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

Section 1 General Provisions for TDDs

....

E. Residential Density and Plan Land Uses Designations and Density

The Plan land use designations which correspond to the various TDDs shall be determined by Table 3.F.1.E-31, TDD Corresponding Land Use.

1. Land Use Categories

The Land ~~u~~ Use categories in the Plan, which corresponds to each TDD are indicated in Table 3.F.1.E-31, TDD Corresponding Land Use.

2. TDDs Split by Land Use

a. TMD Exception

A TMD with more than one underlying non-residential FLU designation may utilize either land use, or combination, to satisfy the minimum required land use mix for a TMD.

3. TND Density Bonus

A TNDs in the U/S Tier only, may qualify for a density bonus of up to two additional units per acre above the maximum density allowed for a planned development, provided that the TND is consistent with the standards and requirements of this Article.

* * *

PART 2. ULDC, Article 3.F.1.F, Uses Allowed (page 96 of 125), is amended as follows:

CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

Section 1 General Provisions for TDDs

....

F. Uses Allowed Regulations

~~Land uses allowed within a TND, TMD, or TTD are governed by Table 3.F.1.I-32, Traditional Development Permitted Use Schedule.~~

- ~~1. The permitted use schedule in Table 3.F.1.I-32, Traditional Development Permitted Use Schedule, includes four designations: "P" Permitted Use, "R" Requested Use, "S" Special Use, and "D" Development Review Officer.~~
- ~~2. A number in the "Note" column of Table 3.F.1.I-32, Traditional Development Permitted Use Schedule refers to the supplementary land use standards located in Art. 4.B, Supplementary Use Standards.~~
- ~~3. Blank cell in Table 3.F.1.I-32, Traditional Development Permitted Use Schedule, means the use is not permitted.~~

Uses permitted in a TDD shall be according to the land use zone designation on the master plan approved by the DRO, or the land use designation of the TDD, whichever is applicable. Uses may be further limited by the development order, concurrency reservation, or other applicable requirement.

1. Use Designations

Uses permitted in a TDD are classified as: permitted, special, DRO, or requested, as indicated in Table 3.F.1.I-32, TDD Use Matrix.

a. Permitted Uses (P)

These uses are allowed by right and are identified by a P in the matrix.

b. Special Uses (S)

These uses require approval of a special permit and are identified by a S in the matrix.

c. DRO Uses (D)

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These uses require approval by the Development Review Officer (DRO) and are identified by a D in the matrix.

d. Requested Uses (R)

These uses require approval by the BCC in accordance with the standards and procedures in Art. 2.B, Public Hearing Procedures, and are identified by an R in the matrix.

1) Location

Requested uses shall be shown on the master plan or site plan approved by the BCC and shall remain in the location shown.

2) Supplementary Use Standards

A number in the "Note" column of Table 3.E.1.B-10, PDD Use Matrix, refers to supplementary land use standards in Art. 4.B, Supplementary Use Standards, which are applicable to the use.

* * *

PART 3. ULDC, Article 3.F.1.G.1, Neighborhoods (page 96 of 125), is amended as follows:

CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

Section 1 General Provisions for TDDs

....
G. Design Objectives

1. Neighborhoods

- a. A mix of residential uses shall be required in a TND, to provide a variety of housing opportunities. TND residential uses, ~~that could~~ include:
 - 1) Single family dwellings;
 - 2) Zero lot line (ZLL) dwellings;
 - 3) Townhouses;
 - 4) Multifamily dwellings;
 - 5) Accessory dwellings; or
 - 6) Congregate living facilities.
- b. Centrally-located community focal points for the formal and informal interaction of neighborhood residents, such as a neighborhood square, community meeting hall, or neighborhood commercial center. These uses are within walking distance (~~approximately one-fourth mile~~ within 1,320 feet) of all neighborhood residents.
- c. A variety of open spaces and recreation areas to allow for both passive and active recreation. Small neighborhood parks and playgrounds should be located throughout the neighborhood; so all residents are closely located (within 1,320 feet) to a neighborhood park. Large outdoor recreation areas should be located at the periphery of neighborhoods rather than in central locations.
- d. An interconnected network of streets, bike lanes, and sidewalks throughout the neighborhood, providing multiple routes for vehicle, bicycle, and pedestrian travel, diffusing traffic and shortening walking distances. Streets are designed for slower speeds to encourage pedestrian safety. Alleys ~~and lanes~~ shall provide vehicular access to garages and open spaces in the rear of buildings.

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PART 4. ULDC, Article 3.F.1.G.2, Commercial Districts (page 97 of 125), is amended as follows:

CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

Section 1 General Provisions for TDDs

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....
G. Design Objectives

....
2. Commercial Districts

- b. Parking is provided on-street, behind buildings, and in shared parking lots. Parking lots in front of buildings, create barriers between pedestrians and storefronts and shall be discouraged.
- c. Buildings are human-scaled in design with a range of architectural features, which create an attractive and varied streetscape. Building frontages ~~are shall be~~ set near the sidewalk and building sizes are generally consistent, providing a sense of enclosure for the street, except where separations are permitted. Architectural detailing and applied decoration enliven facades and add texture. Building entrances and windows ~~are shall be~~ located along street frontages to break up blank walls and enhance the pedestrian environment.

* * *

PART 5. ULDC, Article 3.F.1.H, Development Standards (page 98 of 125), is amended as follows:

CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

Section 1 General Provisions for TDDs

....
H. Development Standards

~~All traditional developments are subject to the standards and requirements of Art. 3.F.3, TND, Art. 3.F.4, Traditional Market Development (TMD), and Art. 3.F.5, Traditional Town Development (TTD), in addition to the applicable standards of Art. 3.F, Traditional Development Districts (TDDs) applicable to all TDDs. All TDDs are further subject to the standards and requirements of Art. 3.E.1, General, and all other applicable standards.~~

[ReNUMBER accordingly.]

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PART 6. ULDC, Article 3.F.1.I, Development Phasing (page 98 of 125), is amended as follows:

CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

Section 1 General Provisions for TDDs

....
IH. Development Phasing and Platting

1. Phasing

TDDs shall be subject to the phasing, time limitations and review requirements of Art. 2.E, Monitoring.

a. U/S Tier

Phasing of TDD developments in the U/S Tier shall be limited to a maximum of four phases of up to three years each. The first phase of the project shall include a minimum of 25 percent of the total project, unless otherwise approved by the BCC.

2. Platting

All land in a TDD shall be platted in accordance with Art. 11, Subdivision, Platting and Required Improvements. All land within the TDD, including private civic tracts and open space areas (including but not limited to recreation and water retention) shall be platted prior to Technical Compliance for the last residential or commercial tract.

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PART 7. ULDC, Table 3.F.1.I-32, Traditional Development Permitted Use Schedule (page 99 of 125), is amended as follows:

Table 3.F.1.~~IF~~-32 - Traditional Development Permitted Use Schedule

District Tier ² Land Use Zone ³	TND ⁴						TMD ⁴				NOTES
	Urban/Suburban (U/S)			Exurban/Rural			U/S	Ex/Rural	AGR		
	Res	Neighborhood /Center (NC)	Open Space/ Rec	Res	N/C	Open Space/ Rec			Dev.	Preserve	
Residential Uses											
Single family	P			P							122
Zero lot line	P			<u>R</u>							142
Town house	P			R			P	<u>P</u>	<u>P</u>		132
Multi-family	P			P			P	P	P		87
Accessory dwelling	P			P							1
Congregate living facility, Type 1	P			P			P	P	P		34
Congregate living facility, Type 2	P	D		R			P	R	R		34
Congregate living facility, Type 3	R	R		R	R		R				34
Farm residence											50
Home occupation	P			P			P	P	P		70
Security or caretaker quarters	<u>P</u>	<u>S</u>		<u>R</u>	<u>S</u>		<u>S</u>	<u>S</u>	<u>S</u>	<u>R</u>	119
Agricultural Uses											
Agriculture, bona fide										P	3
Agriculture sales and service									P		6
Produce stand		<u>P</u>			<u>P</u>		<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	32
Community vegetable garden			P			P				P	32
Equestrian arena, private										<u>P</u>	47
Groom's quarters	-	-	-	-	-	-	-	-	-	<u>S</u>	65
Nursery, retail		P			P		P	P	P		88
Nursery, wholesale										S	89
Produce stand		<u>P</u>			<u>P</u>		<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	32
Stable, commercial						<u>P</u>				<u>D</u>	125
Stable, private	P			P						P	126

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PART 8. ULDC, Table 3.F.1.I-32, Traditional Development Permitted Use Schedule (page 100 of 125), is amended as follows:

Table 3.F.1.~~I~~F-32 - Traditional Development Permitted Use Schedule

District	TND ⁺						TMD ⁺				NOTES
	Urban/Suburban (U/S)			Exurban/Rural			U/S	Ex/Rural	AGR		
	Res	Neighborhood/Center (NC)	Open Space/Rec	Res	N/C	Open Space/Rec			Dev	Preserve	
Public and Civic Uses											
Assembly, nonprofit institutional		P			P		P	P	P		14
Assembly, nonprofit membership		P			P		P	P	P		15
Church or place of worship		R			R		R	R	R		29
Day care center, general		P <u>R</u>			P <u>R</u>		P <u>R</u>	P <u>R</u>	P <u>R</u>		40
Day care center, limited		P <u>D</u>			P <u>D</u>		P <u>D</u>	P <u>D</u>	P <u>D</u>		40
Government services		P			P		P	P	P	<u>P</u>	63
Hospital or medical center							R	R			71
Church or place of worship		R			R		R	R	R	R	29
School, elementary or secondary		R			R		R	R	R	R	118
Recreation Uses											
Amusements, temporary or special event		S			S		S	S	S		12
Entertainment, indoor		R			R		R	R	R		45
Fitness center		P			P		P	P	P		56
Park, passive							P	P	P	P	93
Park, public							P	P	P	P	94

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PART 9. ULDC, Table 3.F.1.I-32, Traditional Development Permitted Use Schedule (page 101 of 125), is amended as follows:

Table 3.F.1.I-32 - Traditional Development Permitted Use Schedule

District	TND ¹						TMD ¹				N O T E S
	Urban/Suburban (U/S)			Exurban/Rural Tier ²			U/S	Ex/Rural	AGR		
Tier ²	Res	Neighborhood /Center (N/C)	Open Space/ Rec	Res	N/C	Open Space/ Rec	Res	N/C	Dev	Preserve	
Land Use Zone ³											
Commercial Uses											
Auction, enclosed							P			D	16
Automotive service station							R	D R	D R		18
Bed and breakfast	S			S			S	S	S		20
Convenience store		P			P		P	D	D		36
Convenience store with gas sales							P R	R	R		37
<u>Dog Daycare</u>		<u>R</u>			<u>R</u>		<u>R</u>	<u>R</u>	<u>R</u>		<u>43</u>
Financial institution		P			P		P	P	P		55
Flea market, enclosed							R	R	R		57
Green market		P			P		P	P	P		64
Kiosk		P			P		P	P	P		75
Laundry services		P			P		P	P	P		78
Lounge, cocktail							R				79
Medical or dental office or clinic		P			P		P	P	P		83
Medical or dental laboratory							P	P	P		79
Office, business or professional		P			P		P	P	P		91
Personal services		P			P		P	P	P		98

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PART 10. ULDC, Table 3.F.1.I-32, Traditional Development Permitted Use Schedule (page 102 of 125), is amended as follows:

Table 3.F.1.F-32 - Traditional Development Permitted Use Schedule

District	TND ¹						TMD ¹				NOTES
	Urban/Suburban (U/S)			Exurban/Rural			U/S	Ex/Rural	AGR		
	Res	Neighborhood /Center (N/C)	Open Space/ Rec	Res	N/C	Open Space/ Rec			Dev	Preserve	
Commercial Uses Continued											
Printing and copying services		P					P	P	P		100
Repair services, limited		P			P		P	P	P		108
Restaurant, fast food							D <u>R</u>	D <u>R</u>	D <u>R</u>		109
Restaurant, high turnover, sit down							D	D	D		110
Restaurant, quality		P			P		P	P	P		111
Restaurant, specialty		P			P		P	P	P		112
Retail sales, general	P	P			P		P	P	P		114
Retail sales, mobile or temporary		S			S		S	S	S		115
Theater, indoor							P	P	P		129
Veterinary clinic		P			P		P	P	P		136
Work/Live Space							P	R <u>P</u>	P		141

PART 11. ULDC, Table 3.F.1.I-32, Traditional Development Permitted Use Schedule (page 103 to 125), is amended as follows:

Table 3.F.1.F-32 - Traditional Development Permitted Use Schedule

District	TND ¹						TMD ¹				NOTES
	Urban/Suburban (U/S)			Exurban/Rural			U/S	Ex/Rural	AGR		
	Res	Neighborhood /Center (N/C)	Open Space/ Rec	Res	N/C	Open Space/ Rec			Dev.	Preserve	
Utilities & Excavation											
Communication panel, antennas, commercial	S						D	D	D		31
Communication tower, commercial							D	D	D		31
Communication cell sites on wheels (COW)							<u>S</u>				33 <u>31</u>
Recycling collection station							S	S	S		106
Recycling drop-off bin	P	P		P	P		P	P	P		104
Utility, minor	P	P	P	P	P	P	P	P	P	P	134
Type II Excavation	P			P			P	P	P		49

Notes to Table 3.F.1.F.-32 Traditional Development Permitted Use Schedule

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ARTICLE 4.B – SUPPLEMENTARY USE STANDARDS (RELATED TO TDD)

Notes Table 3.F.1.I-32, Traditional Development Permitted Use Schedule:
~~P~~ = Permitted, ~~S~~ = Special Permit, ~~D~~ = Development Review Officer, ~~R~~ = Requested Use
1. ~~These use regulations also apply to land use zones within a TDD~~
2. ~~U/S – U/S; Ex-Exurban; AGR~~
3. ~~Res – Residential; NC – Neighborhood Center, OS/Rec – Open Space/Recreation.~~
P Permitted by right
D Permitted subject to approval by the DRO
S Permitted in the district only if approved by Special Permit
R Requested Use

* * *

PART 12. ULDC, Article 3.F.2.A.1, Streets, Sidewalks, and Alleys (page 103 of 125), is amended as follows:

Section 2 General Standards

A. Applicability

1. Streets, Sidewalks and Alleys

....

a. TDD Definition for Street

For the purposes of ~~the~~ this Section, the term streets shall include private access ways ~~and driveways.~~

b. Block Structure

....

1) Minimum Length of a Block

160 feet

2) Maximum Length of a Block

~~a) Single family Residential~~

660 feet. Up to 750 feet with pedestrian pass-thru.

~~b) All Others~~

~~500 feet.~~

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ARTICLE 4.B – SUPPLEMENTARY USE STANDARDS (RELATED TO TDD)**

PART 13. ULDC, Table 3.F.2.A-33, TTD Street Design Standards by Tier (page 105 of 125), is amended as follows:

Table 3.F.2.A-33 – TTD Street Design Standards by Tier

Type of Street	Street R-O-W Width	Travel Lanes		Curb & Gutter	Parking Lane (1)	Bicycle Lane	Utility Corridor	Sidewalk Pathway	Private Utility Easement (2)
		Number	Width						
All Tiers									
<i>Commercial Street</i>	<i>42 ft.</i>	<i>2</i>	<i>11 ft.</i>	<i>2 ft.</i>	<i>8 ft. (both sides)</i>	<i>No</i>	<i>27 ft.</i>	<i>15 ft. (3)</i>	<i>No</i>
U/S Tier									
Collector: without on-street parking	64 ft.	2	11 ft.	2 ft.	No	5 ft. (both sides)	24 ft.	6 ft.	10 ft.
Collector: with on-street parking	74 ft.	2	11 ft.	2 ft.	8 ft. (both sides)	5 ft. (both sides)	27 ft.	6 ft.	10 ft.
<i>Commercial Street</i>	<i>42 ft.</i>	<i>2</i>	<i>11 ft.</i>	<i>2 ft.</i>	<i>8 ft. (both sides)</i>	<i>No</i>	<i>27 ft.</i>	<i>15 ft.</i>	<i>No</i>
Local Residential Street	62-66 ft.	2	10 ft.	2 ft.	8 ft.	No	25 ft.	5 ft. (multi-purpose pathway)	10 ft.
Exurban/Rural/Agricultural Reserve Tier									
Plan Roadway Collector	104 ft.	2	11 ft.	4 ft. shoulder. No Curb & Gutter	No	No	27 ft.	8 ft. (multi-purpose pathway)	10 ft.
Non-Plan Roadway Collector	100 ft.	2	11 ft.	2 ft. shoulder. No Curb & Gutter	No	No	27 ft.	8 ft. (multi-purpose pathway)	10 ft.

Notes for Table 3.F.2.A-33, TTD Street Design Standards by Tier:

1. Parking lane dimensions include the curb and gutter dimensions.
2. Easements may be collocated with alleys.
3. Includes ten foot sidewalk, street trees and street lights.

* * *

Part 14. ULDC, Article 3.F.2.A.1.c.2)a), Dead End Streets (page 111 of 125), is amended as follows:

Section 2 General Standards

A. Applicability

1. Streets, Sidewalks, and Alleys

....

c. Streets

2) Connectivity

a) Dead-End Streets

No more than 20 percent of all streets may be dead-end streets, such as cul-de-sacs, and T-turnarounds, ~~and closes~~. The maximum length for dead-end streets shall be 660 feet and up to 750 feet, with a mid-block pedestrian pass-thru. The maximum length for dead-end streets shall be

* * *

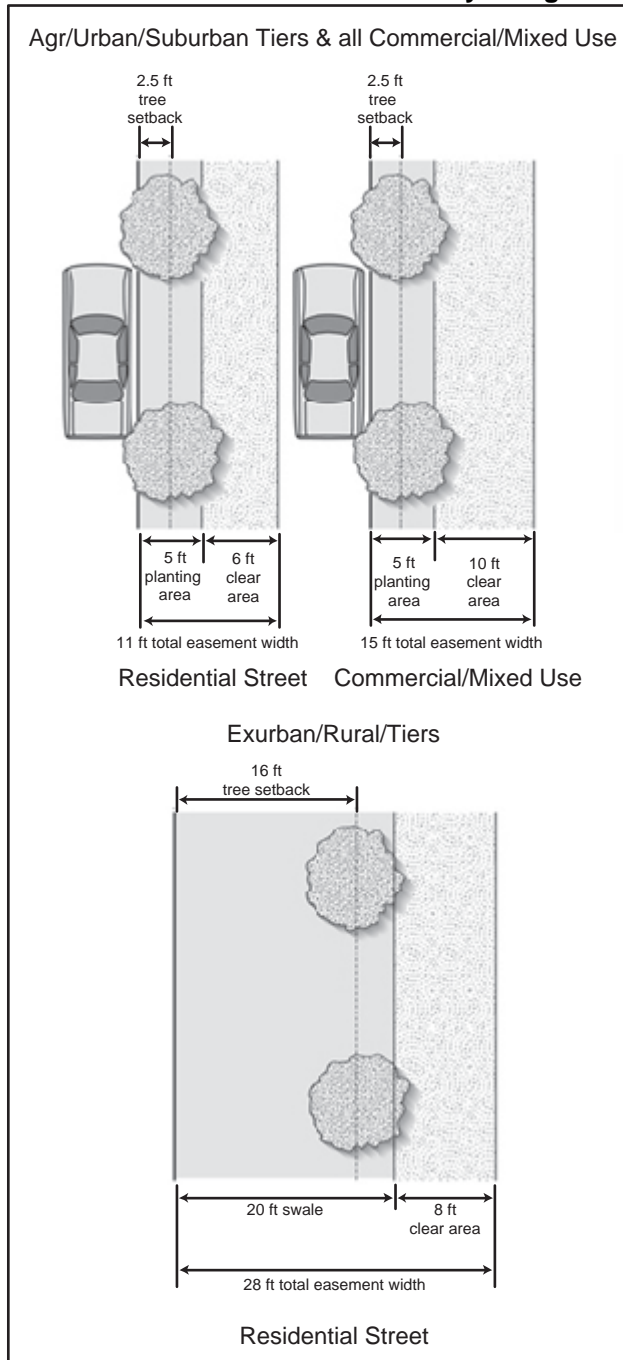
Part 15. ULDC, Figure 3.F.2.A-13, TDD Sidewalk/Pathway Design Standards (page 112 of 125), is amended as follows:

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Figure 3.F.2.A-13 – TDD - Sidewalk/Pathway Design Standards



* * *

Part 16. ULDC, Article 3.F.2.A.2., Parking and Access (page 114 of 125), is amended as follows:

CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

Section 2 General Standards

A. Applicability

2. Parking and Access

a. Number of Spaces

Parking shall be provided as follows. On-street spaces may be used to meet these parking requirements.

....

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- 2) Non-residential
 - a) Minimum Number of Parking Spaces
One parking space per 400 square feet of GFA (2.5/1000).
 - b) Maximum Number of Parking Spaces ~~(Exurban, Rural, and AGR Tiers)~~
 - (1) Exurban and Rural Tiers
One space per 250 square feet of GFA (4/1000).
 - (2) AGR Tier
One space per 200 square feet of GFA (5/1000).

....

- c. Location of Parking
Off-street parking is prohibited in required front or side street setbacks. No parking space shall be located further than 750 feet from a building entrance. Parking shall be equitably distributed throughout the project.

-
- d. Parking Structures
 - 1) U/S and AGR Tiers
Structured parking is required for any spaces in excess of one space per 250 gross square feet of non-residential floor area.
 - a) AGR Exception
The requirement for structured parking in the AGR Tier may be waived by the BCC.
 - 2) ~~Exurban, and Rural, and AGR Agricultural Reserve~~ Tiers
Structured parking is prohibited.

* * *

Part 17. ULDC, Article 3.F.2.A.2.e, Minimum Pervious Surface (page 114 of 125), is amended as follows:

CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

Section 2 General Standards

A. Applicability

....
2. Parking and Access

-
e 3. Minimum Pervious Surface
 - a4) U/S Tier
20 percent of the project site.
 - b2) ~~Exurban, Rural, and AGR Agricultural Reserve~~ Tiers
30 percent of the project site, or development area of an AGR TMD.

[Re-number accordingly.]

* * *

Part 18. ULDC, Article 3.F.2.A.3.a, Buffer Around Districts (page 115 of 125), is amended as follows:

CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

Section 2 General Standards

A. Applicability

....
3. Landscaping and Buffering

- a. Buffer Around Districts

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- 1) No buffers are required where one TDD abuts another TDD.
- 2) **AGR TMD Perimeter Buffer**
 - a) **Incompatibility Buffer**
A Type III Incompatibility Buffer shall be required between the Development Area and all abutting properties zoned AGR that support agricultural uses, or are vacant (unless deed restricted to non-agricultural or residential uses). The minimum buffer width shall be 25 feet.
 - b) **R-O-W Buffer**
 - (1) The R-O-W buffer width reduction permitted under Article 7.F.6, R-O-W Buffer, shall only be permitted for any property line which abuts a 100 foot wide rural parkway.
 - (2) A minimum six-foot high hedge, fence or wall visual screen shall be required in a R-O-W buffer adjacent to any surface parking area having more than two rows of parking.

* * *

Part 19. ULDC, Article 3.F.2.A.3.b, Compatibility and Incompatibility Buffers (page 115 of 125), is amended as follows:

CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

Section 2 General Standards

A. Applicability

....
3. Landscaping and Buffering

....
b. **Internal Compatibility and Incompatibility Buffers**

Buffers are not required within TDDs, except that a solid six-foot high wall or five-foot wide landscape planting area providing a visual screen at least six feet in height is required along an interior property line where a non-residential use abuts a residential use. The height of the wall or landscape screen shall not exceed three feet within required front setback areas.

1) **Exception for Multi-family and Townhouses**

The internal buffer requirement for multi-family and townhouse units may be waived when the units are constructed on a main street, or are attached to a commercial structure, or separated from a commercial structure by an alley, pedestrian walkway or plaza.

* * *

Part 20. ULDC, Article 3.F.4, Traditional Marketplace Development (TMD) (page 122 of 124), is amended as follows:

Section 4 Traditional Marketplace Development (TMD)

A. Specific Purpose

The purpose of the TMD district is to:

- 1. Provide a concentrated area for shopping, entertainment, business, services and cultural opportunities by allowing a mix of commercial and institutional uses and establishing physical development and design standards that create pedestrian-oriented development;
- 2. Provide housing opportunities through vertically integrated residential uses;
- 3. Promote a mix of uses in a manner that creates a stronger pedestrian orientation through design, placement and organization of buildings, plazas, common public space, and dispersed parking; and
- 4. Ensure traditional marketplaces are compatible with the overall design objectives of the Plan and it's MGTS.

Underlined language indicates proposed new language.
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EXHIBIT O

ARTICLE 3.F - TRADITIONAL DEVELOPMENT DISTRICTS (TDD) ARTICLE 4.B – SUPPLEMENTARY USE STANDARDS (RELATED TO TDD)

B. Further Purpose of a TMD District in the Agricultural Reserve Tier (AGR-TMD)

In addition to the above, a TMD district in the Agricultural Reserve Tier (AGR-TMD) shall:

1. Promote the preservation of agriculture by providing for compact commercial areas and preserved agricultural land;
2. Provide for commercial uses serving AGR residents at accessible locations on major arterials; and
3. Encourage design that is compatible with the surrounding agricultural or rural area.

C. Uses Allowed

Uses allowed in a TMD district are listed in Table 3.F.1.I-32, Traditional Development Permitted Use Schedule.

D. Development Standards for all TMDs

The following standards apply to TMDs located in all tiers:

1. General Standards

The following standards apply to all TMDs except those in the AGR Tier refer to Art. 3.F.4.B, further purposes of a TMD District in the Agricultural Reserve Tier, for TMDs in the AGR tier).

a. Minimum Site Area

Ten contiguous gross acres.

b. Permitted Locations

- 1) Within the CL designations in Exurban, ~~and Rural~~ and AGR Tiers.
- 2) Within the CL/CH designations in the U/S Tier.
- 3) A TMD must have at least 200 feet of frontage along an arterial or collector street.

c. Minimum Total Floor Area

In the U/S Tier, 200,000 square feet is required, with a minimum of 125,000 square feet in the first phase. In the Exurban and Rural tiers, 125,000 square feet is required. See Art. 3.F.4.E, Standards Applicable to AGR Tier, for AGR Standards. Additional development may be phased but shall not exceed a total of 200,000 square feet for the Exurban and Rural Tiers. Civic and Institutional uses are not subject to these floor area limitations.

The floor area standards for the Rural and Exurban Tiers are not applicable to the Central Western Communities Sector Plan area (Plan Map Series LU 3.1, Special Planning Areas Map), if governed by a Sector Plan pursuant to the provisions of the Plan.

d. Minimum FAR

0.4 in the U/S Tier.

e. Maximum Floor Area per Establishment

1) U/S Tier

No single tenant may occupy more than 50,000 sq. ft. unless approved as a requested use. Single tenants occupying more than 100,000 square feet are prohibited.

2) Exurban/Rural Tiers and AGR

No single tenant may occupy more than 25,000 sq. ft. unless approved as a requested use. Single tenants occupying more than ~~60,000~~ 65,000 sq. ft. are prohibited.

3) Maximum Ground Floor Area per Establishment

No single tenant may occupy more than 40 percent of the total ground floor area of a TMD.

4) Maximum Frontage per Establishment

No single tenant may occupy more than ~~420-linear~~ 200 feet of frontage to a depth of 40 feet, measured from the storefront.

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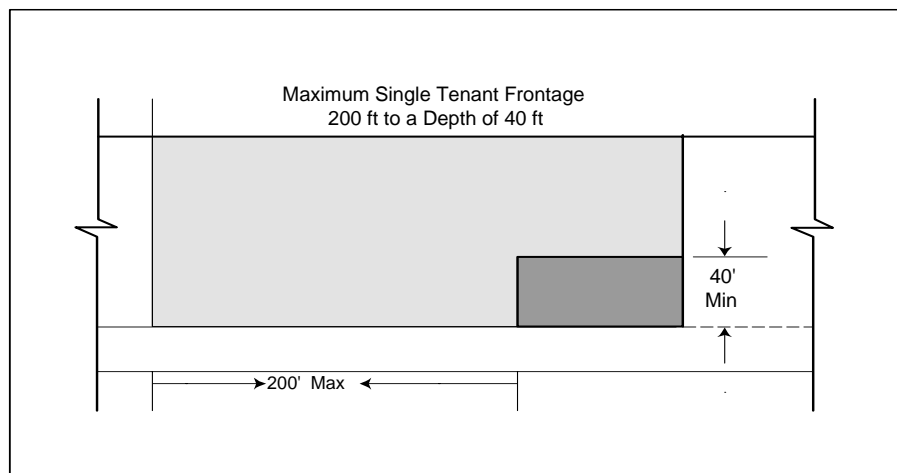
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EXHIBIT O

ARTICLE 3.F - TRADITIONAL DEVELOPMENT DISTRICTS (TDD) ARTICLE 4.B – SUPPLEMENTARY USE STANDARDS (RELATED TO TDD)

Figure 3.F.4.D-21 – TMD Maximum Floor Area and Frontage per Establishment



f. Residential Density/Intensity

1. Multiple Use Projects

Multiple Use Projects may be allowed to utilize up to 100 percent of the combination of a site's residential density and its commercial intensity equivalent. (Additional density or intensity is equivalent to the corresponding amount of non-utilized existing density or intensity). (A = percent of additional density or intensity, U = percent of utilized density or intensity. $A = 100 - U$).

2. Mixed Use Projects

Mixed Use Projects which vertically integrate at least 20 percent of their allowed residential units with non-residential uses may be allowed to utilize up to 100 percent of both a site's residential density and commercial intensity.

2. Street Designations and Configurations

All streets and alleys in a TMD dedicated to the public or meeting the definition of a private street shall conform to the standards of Art. 11, Subdivision, Platting and Required Improvements. All neighborhood centers and the central plaza of a TMD shall be directly connected by a non-gated street network.

a. Mainstreet

~~At least two two-way streets crossing each other perpendicularly forming an inter-section shall be designated as a Main streets. A minimum of 60 percent of Main street shall be designated Primary Frontage. A maximum of 40 percent of the Mainstreet shall be designated Secondary Frontage. The A minimum of one Mainstreets shall cross through the entire length and or width of a TMD, unless waived by the BCC. Main streets shall be designed to be consistent with Figure 3.F.2.A-6, TDD Commercial Street.~~

1) Design Exception

Main streets designed as an access way or non-residential parking lot may increase the overall width to provide for angled parking, not to exceed a 70 degree angle, as indicated in Figure 3.F.4.D-22, Typical Example of TMD Commercial Street with Angled Parking. Parking stall dimensions shall be in accordance with Table 6.A.1.D-3, Minimum Parking Dimensions for Non-residential Uses and Residential Uses with Shared Parking Lots.

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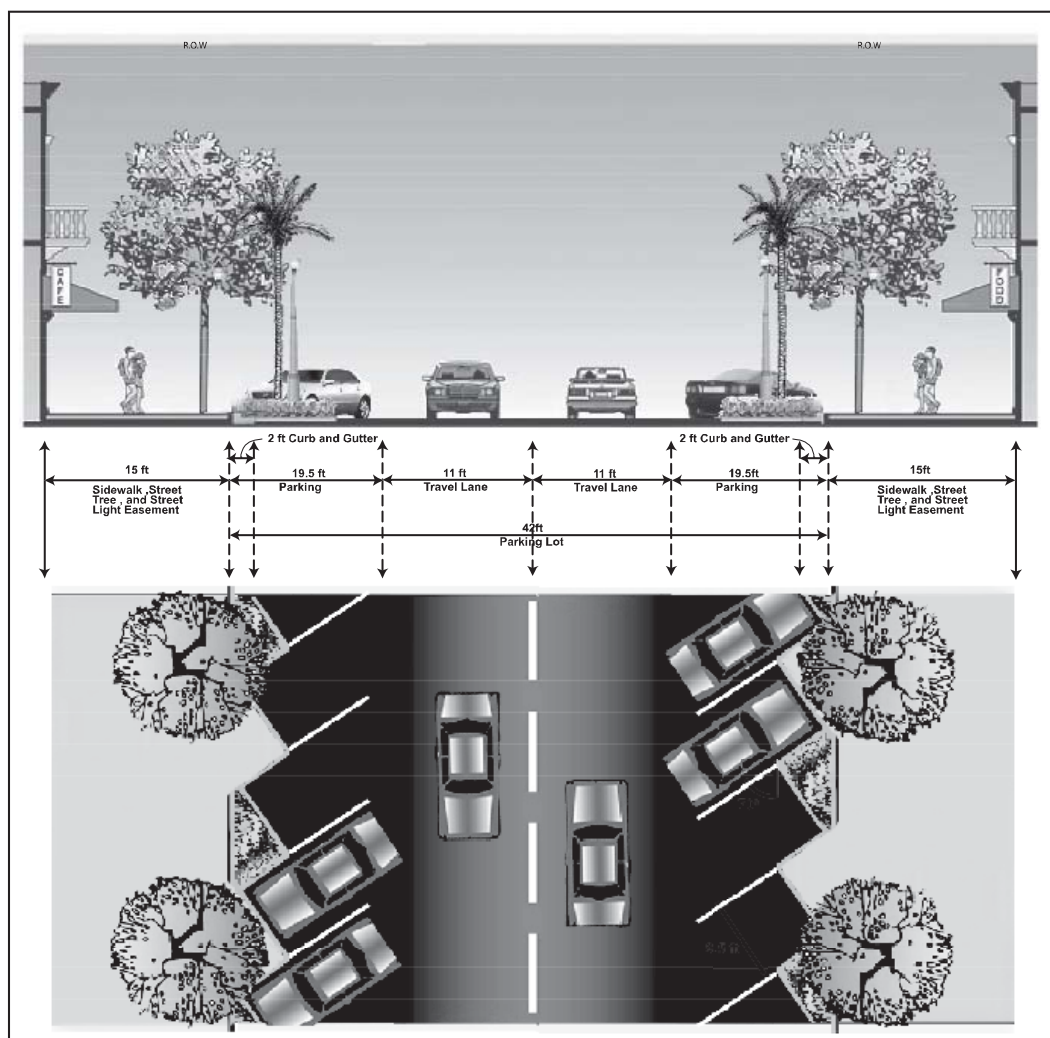
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EXHIBIT O

ARTICLE 3.F - TRADITIONAL DEVELOPMENT DISTRICTS (TDD) ARTICLE 4.B – SUPPLEMENTARY USE STANDARDS (RELATED TO TDD)

Figure 3.F.4.D-22. Typical Example of TMD Commercial Street with Angled Parking



- b. Sidewalks**

Sidewalks are required on both sides of all streets and shall be designed to be consistent with Figure 3.F.2.A-6, TDD Commercial Street, except for: alleys; drive isles between rows of parking in a surface parking lot; service streets; and the side of a street abutting a preserve area of an AGR-TMD; and, where one side of a street abuts a surface parking lot or open space. All sidewalks shall conform to the requirements of Art. 3.F.2.A.1, Streets, Sidewalks, and Alleys.
- c. Alley Access**

Alley access is not allowed from a Main Street.
- d. Prohibition of Vehicular Gates**

Vehicular gates are not allowed in a TMD.
- 3. Building Form**
 - a. Maximum Building Height**
 - 1) U/S Tier**
 - a) 45 feet and two stories. A third story is allowed if the top floor is dedicated to residential uses.
 - b) The height limit shall not apply to those exceptions listed in Art. 3.D.1.E.4, Height Exceptions.
 - b.2) Exurban, Rural, and Agricultural Reserve Tiers**

25 35 feet and two stories.

 - a) AGR Tier Exception**
 - 1) A third story is allowed if limited to residential uses where a garage is provided on the ground floor for each residential unit.

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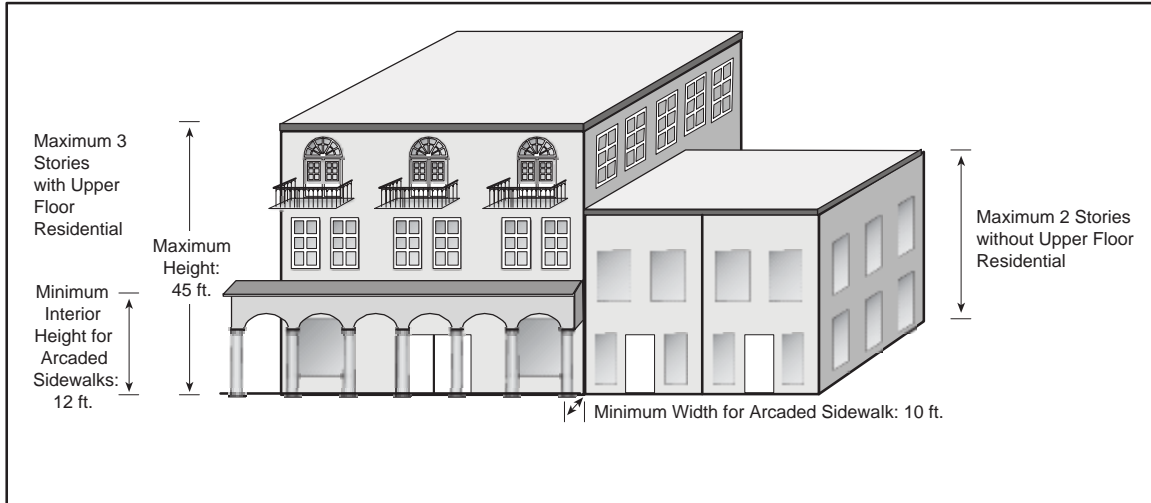
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EXHIBIT O

ARTICLE 3.F - TRADITIONAL DEVELOPMENT DISTRICTS (TDD)
ARTICLE 4.B – SUPPLEMENTARY USE STANDARDS (RELATED TO TDD)

2) The height limit shall be 45 feet for those exceptions listed in Art. 3.D.1.E.4, Height Exceptions.

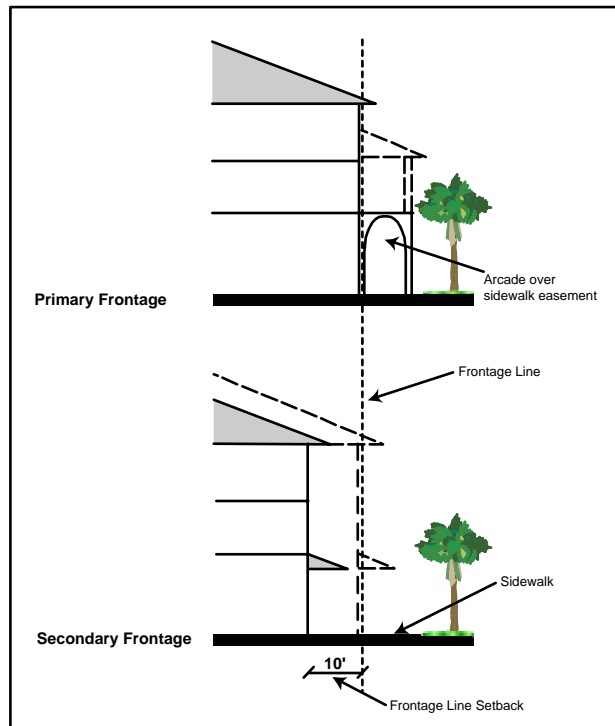
Figure 3.F.4.D-22 23 – TMD Building Form U/S Tier – Three Story Maximum



4. Frontages

All buildings shall be designated on the site plan as either Primary or Secondary Frontage and shall conform to the following requirements:

Figure 3.F.4.D-23 24.a- Primary and Secondary Frontage for TMD



a. Standards for Primary Frontage

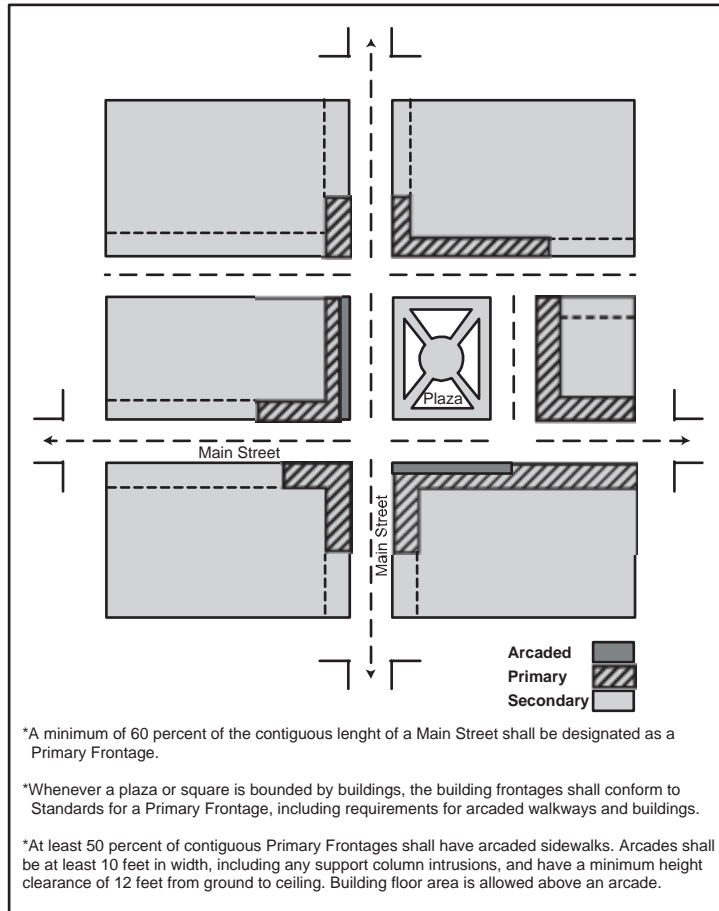
1) A minimum of 60 percent of the length of a Main Street shall be designated as a Primary Frontage.

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EXHIBIT O

ARTICLE 3.F - TRADITIONAL DEVELOPMENT DISTRICTS (TDD) ARTICLE 4.B – SUPPLEMENTARY USE STANDARDS (RELATED TO TDD)

Figure 3.F.4.D.23 24.b-TMD Frontage Designation and Standards



2) Continuity and Separations

Primary Frontage shall be continuous, except as follows:

- a) A central plaza or square may be located at the end of a block.
- b) One separation between buildings is allowed for each 120 linear feet of frontage, provided it is located a minimum of 120 feet from the end of a block.
 - (1) The width of this separation shall not exceed:
 - (a) 20 feet for pedestrian access to internal parking areas, off-street loading, or refuse collection or recessed building entrances.
 - (b) 30 feet for outdoor dining areas or pedestrian shade and rest areas.
 - (c) 60 feet for a mid-block plaza, other than the central plaza.

3) Build to Lines

All building and structures along a Primary Frontage shall abut the required sidewalk.

(a) Exception

A maximum of ten percent of Primary Frontage structures may be set back a maximum of 20 feet from the build to line to provide for outdoor dining areas and/or usable open space, subject to the following:

- (1) No more than one area described above shall be permitted at any intersection or at any intersection created by permitted separations; and,
- (2) The area shall not exceed 40 feet in length, nor be within 40 feet of any other setback area or building separation, except as permitted above.

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EXHIBIT O

ARTICLE 3.F - TRADITIONAL DEVELOPMENT DISTRICTS (TDD) ARTICLE 4.B – SUPPLEMENTARY USE STANDARDS (RELATED TO TDD)

4) Arcaded Sidewalk

At least 50 percent of the Primary Frontages shall have arcaded sidewalks. Arcades shall be ~~at least~~ ten feet in width, including any support column intrusions, and have a minimum height clearance of 12 feet from ground to ceiling. Building floor area is allowed above an arcade.

b. Standards for Secondary Frontage

1) Secondary Frontage

A maximum of 40 percent of the length of a ~~M~~ main street may be designated as Secondary Frontage.

2) Separations

Secondary Frontage may include physical separations between buildings, as follows:

- a) One separation between buildings for each 80 linear feet of frontage, provided it is located a minimum of 80 feet from the end of a block or from the edge of a plaza.
- b) The width of this physical separation shall not exceed:
 - (1) 20 feet for pedestrian access to internal parking areas or recessed building entrances;
 - (2) 30 feet for an alley or vehicular access to internal parking, outdoor dining areas, or pedestrian shade and rest areas; or
 - (3) 60 feet for a mid block plaza.

3) Build-to Lines

All building structures along a Secondary Frontage shall be located within ten feet of the required sidewalk.

(a) Exception

A maximum of ten percent of Secondary Frontage structures may be set back a maximum of 20 feet from the build to line to provide for outdoor dining areas and/or usable open space, subject to the following:

- (1) No more than one area described above shall be permitted at any intersection or at any intersection created by permitted separations; and,
- (2) The area shall not exceed 40 feet in length, nor be within 40 feet of any other setback area or building separation, except as permitted above.

c. Standards for Perimeter Frontages

Exterior frontages on the perimeter of a TMD shall be designed to provide views of building entrances, display windows, plazas and squares from adjacent arterial and collector streets.

5. Pedestrian Circulation

In addition to the sidewalk requirements of Art. 3.F.2.A.1, Streets, Sidewalks, and Alleys, all internal sidewalks shall provide a minimum clear width of six feet.

6. Foundation Planting

Notwithstanding the requirements of Article 7.D.11, Foundation Plantings ~~No foundation plantings is~~ shall not be required for primary and secondary building frontages, buildings along an alleyway or access way to a parking area, or where buildings front on a plaza or square are located within ten feet of a sidewalk.

7. Parking

On-street parking is required on both sides of all two-way streets and on at least one-side of one-way streets, except within 25 feet of a street intersection or alley, or ten feet of a fire hydrant, or along arterials, and planned collector streets, or a vehicular access way to internal parking, as allowed by Art. 4.B.4.b.2)b)(2).

8. Plazas and Squares

Plazas or squares are required to provide a focal point for pedestrians, subject to the following standards:

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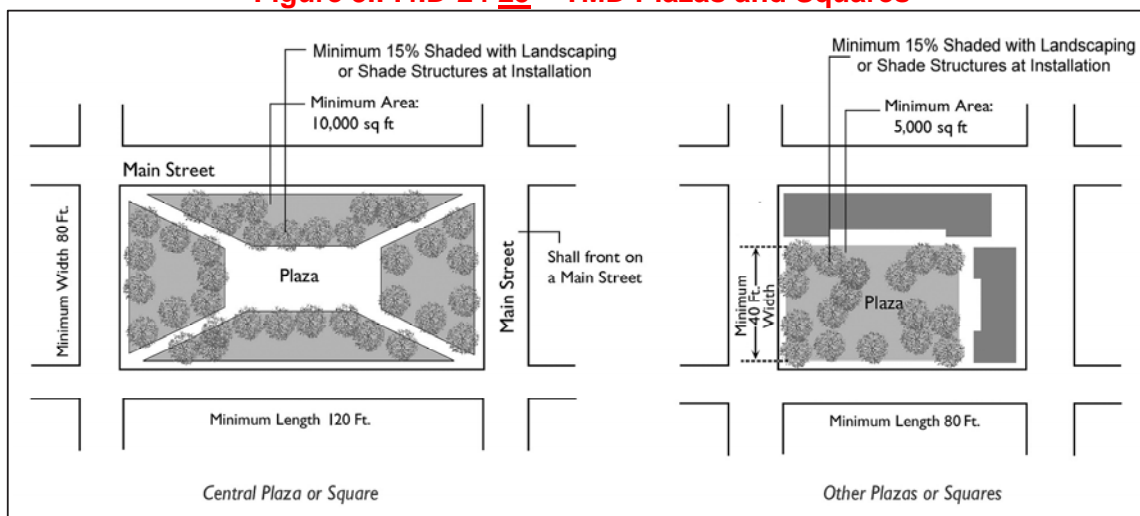
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EXHIBIT O

ARTICLE 3.F - TRADITIONAL DEVELOPMENT DISTRICTS (TDD) ARTICLE 4.B – SUPPLEMENTARY USE STANDARDS (RELATED TO TDD)

- a. **Minimum Total Area**
20,000 square feet or five percent of the gross ~~land~~ development area within a TMD, whichever is greater, shall be used for public plazas or squares.
- b. **Minimum Size for Required Plazas or Squares**
 - 1) **Central Plaza**
~~20,000~~ 10,000 sq. ft.
 - 2) **Other Plazas or Squares**
~~10,000~~ 5,000 sq. ft.

Figure 3.F.4.D-24 25 – TMD Plazas and Squares



- c. **Required Location**
The central plaza ~~shall be bounded by streets on at least three sides and~~ shall front on a Main Street; other plazas or squares shall be bounded by a street on at least one side.
 - d. **Required Dimensions for Required Plazas or Squares**
 - 1) **Minimum Length**
 - a) **Central Plaza**
~~200~~ 120 feet.
 - b) **Other Plazas or Squares**
~~400~~ 60 feet.
 - 2) **Minimum Width**
 - a) **Central Plaza**
~~400~~ 80 feet.
 - b) **Other Plazas or Squares**
~~50~~ 40 feet.
 - e. **Required Landscaping and Pedestrian Amenities**
 - 1) At least 50 15 percent of all plazas and squares shall be shaded by landscaping or shade structures, at time of installation. Landscaping shall provide a minimum of 50 percent of required shade.
 - 2) A minimum of 40 percent of the overall plaza or square areas shall be pervious.
 - 3) Each plaza or square shall provide a minimum of one linear foot of seating for each 200 square feet of overall area.
 - f. **Corner and Mid-Block Plaza Squares Abutting Buildings**
Wherever a plaza or square is bounded by buildings, the building frontages shall conform to the standards for a Primary Frontage, including requirements for arcaded walkways and building see Art. 3.F.4.D.4, Frontages.
- 9. Building Design**
- a. **Transparency**
A minimum of 75 percent of all commercial ground floor façades on a Primary Frontage, 50 percent of commercial ground floor façades on a

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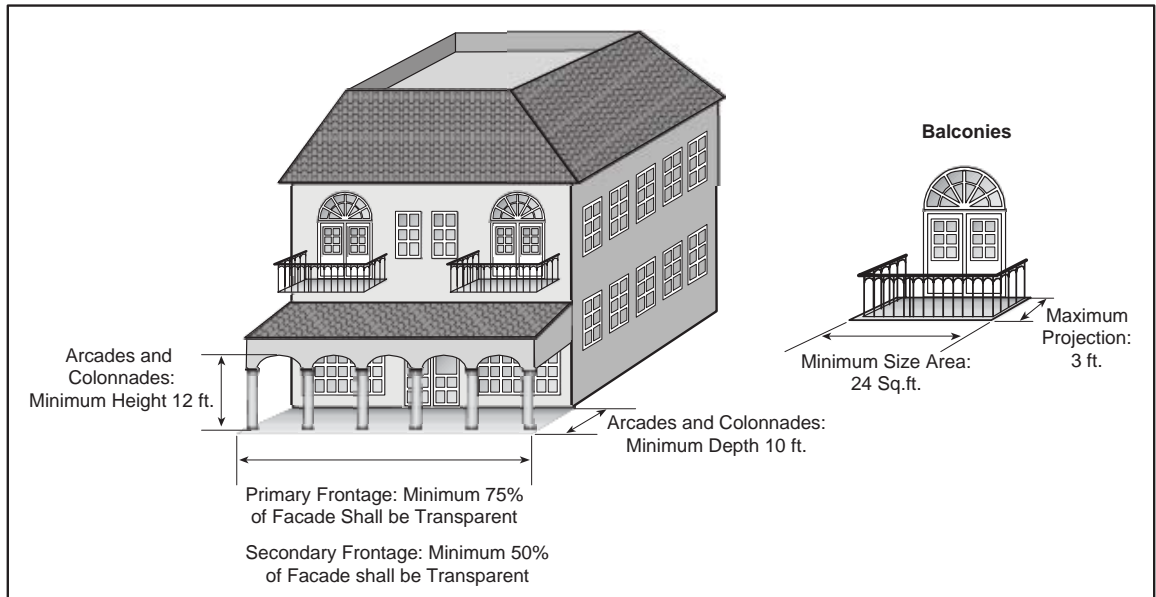
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EXHIBIT O

ARTICLE 3.F - TRADITIONAL DEVELOPMENT DISTRICTS (TDD) ARTICLE 4.B – SUPPLEMENTARY USE STANDARDS (RELATED TO TDD)

Secondary Frontage, and 25 percent of the façade on commercial buildings on a Perimeter Frontage, shall be transparent glass, providing views into a commercial use or window display.

Figure 3.F.4.D-25 ~~26~~ – TMD Building Design Standards



b. Balconies

Balconies may project beyond build-to lines, subject to the following standards:

1) Maximum Projection

Three feet.

2) Minimum Size

24 sq. ft.

10. Phasing

1a. Phasing

TMDs shall be subject to the phasing and time limitations in Art. 3.F.1.I, Development Phasing and Platting, as well as Art. 2.E, Monitoring.

2b. First Phase

The following elements shall be constructed before the insurance issuance of the first CO:

1) All ~~required~~ plazas and squares located on required mainstreets, including required landscaping;

~~32) All Fifty percent of required~~ primary frontage buildings located on required M main streets.

~~23) All main streets, including all sidewalks easements, landscaping and lighting required to service the above. ; and~~

E. Standards Applicable to AGR Tier

1. Minimum Site Area

25 acres, including preserve area.

2. Maximum Development Area

40 percent of gross acreage.

3. Minimum Retail and Commercial Floor Area

175,000 sq. ft. of commercial/civic uses (inclusive of work/live space). Of these, 125,000 sq. ft. shall be retail and office space.

4. Maximum Retail and Commercial Floor Area

375,000 sq. ft.

5. Maximum Floor Area Ratio FAR

1.0.

6. Maximum Residential Density

One dwelling unit per acre. Residential density shall be transferred from the preserve area to the development area at a ratio of one to one.

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EXHIBIT O

ARTICLE 3.F - TRADITIONAL DEVELOPMENT DISTRICTS (TDD)
ARTICLE 4.B – SUPPLEMENTARY USE STANDARDS (RELATED TO TDD)

7. Permitted Locations

A TMD shall only be located within 1,320 feet of the intersections of Lyons Road and Boynton Beach Boulevard and Lyons Road and Atlantic Avenue, ~~measured perpendicular from the centerline of the intersection~~, on a site with a CL FLU designation. A maximum of ~~two~~ one TMDs are is allowed at each of these intersections.

8. Preserve Area and Open Space Requirements

A TMD shall conform to Objective 1, Art. 1.E, Prior Approvals, and the following additional requirements:

a. Minimum Preserve Area

A minimum of 60 percent of the gross acreage, less roadways identified on the Thoroughfare Identification Map, shall be designated as preserve area. Rural parkway easements may be counted toward the preserve requirement.

b. Location

The preserve area shall be contiguous with the TMD, or noncontiguous provided it has a common border with other land that is at least 150 acres and:

- 1) In a Conservation district;
- 2) Designated as an AGR preserve; or
- 3) Has had development rights removed and is permanently restricted to useable open space or agricultural uses through a conservation easement or other legal instrument approved by the County Attorney's Office.

c. Preserve Areas

An AGR preserve area shall comply with the requirements of Art. 3.F.4.E.8.c, Preserve Area, and policies under Objective 1.5 of the FLUE of the Plan.

9. Block Structure

a. BCC Waiver

An AGR TMD shall comply with Art. 3.F.2.A.1.b, Block Structure, except for the provision below, unless waived by the BCC.

b. AGR TMD Free Standing Structures

A maximum of ten percent of the overall allowable square footage of an AGR TMD may be permitted to be developed as free standing structures, provided that a minimum of one façade is developed according to the standards for primary or secondary frontage. Buildings developed under this provision shall not be required to have circulation on all four sides, nor be subject to continuity and separation requirements.

* * *

Part 21. ULDC, Article 4.B.1.A.109.d, TMD District (page 70 of 149), is amended as follows:

CHAPTER B SUPPLEMENTARY USE STANDARDS

Section 1 Uses

A. Definitions and Supplementary Standards for Specific Uses

....
109. Restaurant, Fast Food

....
d. TMD District

A ~~DRO approval is not required for a~~ fast food restaurant ~~and~~ shall not:

- 1) ~~e~~ Exceed 3,000 square feet of GFA;
 - a) An additional 1,500 square feet shall be permitted for outdoor dining areas, for a maximum of 4,500 square feet of GFA.
- 2) ~~b~~ Be located in an outparcel or freestanding building; or

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EXHIBIT O

ARTICLE 3.F - TRADITIONAL DEVELOPMENT DISTRICTS (TDD)
ARTICLE 4.B – SUPPLEMENTARY USE STANDARDS (RELATED TO TDD)

- 3) ~~h~~ Have a drive-thru, unless it is located in the rear of a building, with an access from an alley or the interior of a parking area, and is covered by a canopy or the second story of a building.

* * *

Part 22. ULDC, Article 4.B.1.A.110.a, TMD District (page 70 of 149), is amended as follows:

CHAPTER B SUPPLEMENTARY USE STANDARDS

Section 1 Uses

A. Definitions and Supplementary Standards for Specific Uses

....

110. Restaurant, High Turnover Sit-Down

a. TMD District

DRO approval is required and the restaurant shall not:

- 1) ~~e~~ Exceed 5,000 square feet of GFA.
a) An additional 1,500 square feet shall be permitted for outdoor dining areas, for a maximum of 6,500 square feet of GFA.
- 2) Have a drive-thru, unless it is located in the rear of a building, with an access from an alley or the interior of a parking area, and is covered by a canopy or the second story of a building.

....

* * *

Part 23. ULDC, Article 4.B.1.A.111.b.3), TMD District (page 70 of 149), is amended as follows:

CHAPTER B SUPPLEMENTARY USE STANDARDS

Section 1 Uses

A. Definitions and Supplementary Standards for Specific Uses

....

111. Restaurant, Quality

....

b. Use Limitation

....

- ~~3) TMD Service
Shall not exceed 5,000 square feet of GFA per establishment.~~

....

* * *

Part 24. ULDC, Article 4.B.1.A.112.d, TMD District (page 71 of 149), is amended as follows:

CHAPTER B SUPPLEMENTARY USE STANDARDS

Section 1 Uses

A. Definitions and Supplementary Standards for Specific Uses

....

112. Restaurant, Specialty

....

d. TMD District

Shall not exceed 3,000 square feet of GFA per establishment.

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EXHIBIT O

ARTICLE 3.F - TRADITIONAL DEVELOPMENT DISTRICTS (TDD)
ARTICLE 4.B – SUPPLEMENTARY USE STANDARDS (RELATED TO TDD)

a) An additional 1,500 square feet shall be permitted for outdoor dining areas, for a maximum of 4,500 square feet of GFA

* * *

Part 25. ULDC, Article 4.B.1.A.114.b, TMD District (page 72 of 149), is amended as follows:

CHAPTER B SUPPLEMENTARY USE STANDARDS

Section 1 Uses

A. Definitions and Supplementary Standards for Specific Uses

....
114. Retail Sales, General

....
b. TMD District

Shall not exceed 100,000 square feet of GFA per establishment in the U/S tier, ~~and~~ 50,000 square feet of GFA per establishment in the Exurban, ~~and~~ Rural, ~~tiers~~ and 65,000 square feet of GFA in the AGR. A drive-thru facility for a drug store is allowed if located in the rear of a building. Access shall be from an alley, an interior parking area, or a street not designated as a Main Street. The drive-thru facility shall be covered by a canopy or the second story of a building.

....

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