HISTORIC PRESERVATION BOARD WORKSHOP MEETING
CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

Tuesday, October 17, 2023
10:00 AM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Discussion Items

   a. LDC Division 20 - PASS-A-GRILLE OVERLAY DISTRICT and Division 40 - COMMUNITY REDEVELOPMENT DISTRICT - EIGHTH AVENUE Amendments
   Providing a section-by-section review of proposed staff amendments to LDC Divisions 20 and 40.

2. Next Meeting: November 2, 2023 (Regular Meeting)
3. Adjournment -

APPEAL: In accordance with 286.0105, Florida Statute (Notices of meetings and hearings must advise that a record is required to appeal), if a person decides to appeal any decision made by this committee, board, agency, or commission with respect to any matter considered at this meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AMERICANS WITH DISABILITIES ACT (ADA): In accordance with the Americans with Disabilities Act and Florida Statutes, if any person with a disability defined by the ADA needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding, he or she should contact City Hall at (727) 367-2735.

The public is cordially invited to attend this meeting.

HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH

Agenda Report

Action Request: None - for discussion purposes.

Strategic Objective:

Date: October 17, 2023

Prepared By: Tara Salmieri

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Providing a section-by-section review of proposed staff amendments to LDC Divisions 20 and 40.

Funding: N/A

Attachments: 1. LDC Division 20 & 40 Proposed Amendments

Memorandum

To: Historic Preservation Board Members

From: Tara Salmieri, AICP

Date: August 25th, 2023

Re: **Draft Documents for CRDEA and PAG for Review and Discussion**

Attached are two draft documents: 1) CRD-EA Zoning district (Div. 40) and 2) the PAG Historic Overlay District (Div. 20). The intent for the upcoming discussion is to review the recommended draft language as provided in strike-thru and underline and receive any additional input, comments and/or suggestions for revisions to both Division 40 & Division 20 in the City's LDC. The following table provides the input that was received during workshops and staff input and review and the location of drafted text, by section of each document (attached) for the HPB's review and comment. If viewed electronically, links to each section can be "clicked" on to take you to the location in the document.

Workshop Requests/Staff Input	Section	Comment
PAG OVERLAY		
Update Sec. 20.01, purpose, and intent	Sec.20.01	
Sec. 20.07 Density, intensity, and assembly of parcels (d) should be clear on lot/split and assembly-	Sec. 20.14	
HPB wants to review applications on both conditions	Sec. 20.07 (d)	
Clean up the language for 20.11, Minimum Building Type(s)	Sec. 20.11; Sec. 20.13	
Remove 20.13 Residential Development option for SFH if the underlying is no longer permitted	Removed	
20.14 Vacant Parcels (c) make this a new section or title this more consistent with the standard, there should be a section specifically on lot splits, parcel assembly, etc.	Sec 20.14	
Require all developments to be reviewed by the HRB	Sec. 20.24(e)	

Create Maximum criteria for House large to ensure that the mass/scale is not overwhelming in the district		Determined this should not be an issue, no update was made
(provide a mechanism to permit the lot width to be increased, by HPRB/Council	Sec 20.11	Allows applicant to go before HPB
Height, consider reducing the height for the commercially zoned parcels (outside of 8th avenue)		Opted to not decrease height, parcel size/parking will cap the height
Rooftop equipment should be regulated and screened from waterways, vehicles and pedestrians	Sec. 20.23(e)	
- Alleys should be required to be used for parking instead of the front of the home	Sec 20.18 (c); Sec 20.19	
Zone 1 should be further detailed on parking requirements (says row/street but it is the front of the home and should be clear)	Sec 20.18 (c); Sec. 20.19; Sec. 20.22	Building Typologies (zone 1) updated
Design review and required drawings create a requirement that all applications within the PAG are required to go before the HPRB, might create a new section	Sec. 20.24(e)	
Driveways and garages should be reviewed to create a more historic feel in the new development.	Sec. 20.22	
Create forms and checklists on what to review.		Not completed
Require applicants to submit color elevations and architectural design for the HPRB to get a better feel for what is being proposed	Sec.20.24 (b)(3)	
PAG Historic Overlay District is the district name, will be updated throughout the document		
Accessory structure criteria should default to the LDC Sec 6.13 and is consistent with the overall city approach		Removed accessory structure definitions and dimensional standards in each building type
Updated Definitions, add building design elements as defined in FS, modify Zone 1: definitions, principal building	Sec 20.02	
Create standards for waste management	Sec. 20.24	
Create a design guidebook		Create a companion document that provides guidelines for more details, design

Workshop Requests/Staff Input	Section	Comment
CRDEA District		
Provide dimensions for any architectural elements for design clarity Look at 20.16 private frontages and if relevant to 8th avenue no changes are needed.	Sec 40.14 General Building Design	Added some basic design standards (from PAG) will add additional refinements, per request from staff for a design guidebook.
How BFE is measured, commercial. Determine whether or not non-residential can be flood proofed and not raised.	Sec. 40.14(g)	
Provide requirements for design	Sec. 40.14; Sec, 40.15	
Limit the lot assembly and/or set maximum building lengths fronting each street and sideyard minimum separation of buildings.	Sec. 40.13	
HPB wants to review applications on both conditions (also add not being able to lot combine along 8th avenue)	Sec. 40.13; Sec. 40.14(f)	Provided a building length standard.
Require using the alleys for access to rear parking (when provided)	Sec. 40.11	
- Review building cut sheets to meet CR-DEA		Reviewed, determined not to need the building types
CRDE 9th avenue has some residential and how residential is reviewed if they are not part of the overlay.	Sec. 40.14 (f)	Provided an overall building length requirement to address the issue
Height should remain at BFE measurement for continuity in the overall standards of the City	Sec. 40.14(g)	No updates were done, however a stepback requirement has been added
Maintain the zoning district, but require Historic Board Review and Recommendations, add language from the PAG Overlay so it is consistent with the review of the overall PAG area.	Sec. 40.15	
Create standards for waste management	Sec. 40.15(d)	
Rooftop equipment should be regulated and screened from waterways, vehicles and pedestrians	Sec. 40.14(e)	

DIVISION 20 PAG PASS-A-GRILLE OVERLAY DISTRICT[1]

Sec. 20.01. Purpose and intent.

The City recognizes that the Pass-a-Grille Area was developed prior to the development of suburban zoning regulations. The (PAG) Pass-a-Grille Overlay District is intended to allow for structures that are considered contributing to the National Register Historic District to be considered conforming regarding base flood elevations and uses of property within the Pass-a-Grille area situated south of 32nd Avenue~~,~~. The PAG ~~Historic~~ Overlay District intends ~~in order~~ to ensure that new and redevelopment of any structures and uses ~~will~~ shall be compatible with the character of existing development~~, including the area~~ within the ~~designated~~ Pass-a-Grille Historic District Overlay District. Also, to recognize that the existing ~~parcel size's, uses and~~platted and parcels meet the overall character of the PAG and shall be permitted to continue as viable ~~uses~~ lots while allowing for improvements to existing structures, additions and new development that is consistent with the existing mass and scale within the district.

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.02. Definitions.

~~(a) *Accessory structure envelope* means provisions for the setbacks and maximum building footprints permitted for accessory structures that are not specifically named and regulated under sections 6.12 or 6.13. Accessory structures are ancillary to the principle building structure and shall be located at the rear or side of the parcel. The following is provided as a non-exhaustive list of accessory structures subject to this envelope: carriage houses, pool houses, detached living quarters, and detached storage buildings that exceed standards for residential or commercial storage buildings found in the aforementioned sections.~~

(~~b~~a) *Balance* means the relationship among the elements of a building on either side of an imaginary centerline through the middle of a building. Buildings are either symmetrically or asymmetrically balanced.

(b*e*) *Balanced, asymmetrically* means the shape(s) and design of a building may not match exactly, but instead have equal visual weight they are still visually balanced.

(c~~d~~) *Balanced, symmetrically* means the shapes on one side of the centerline match the shapes on the other side. The two halves are visually equally.

(d~~e~~) *Building design elements* means the external building color; the type or style of exterior cladding material; the style or material of roof structures or porches; the exterior nonstructural architectural ornamentation; the location or architectural styling of windows or doors; the location or orientation of the garage; the number and type of rooms; and the interior layout of rooms. The term does not include the height, bulk,

[1]Editor's note(s)—Ord. No. 2016-19, § 2(Exh. A), adopted Feb. 28, 2017, repealed Div. 20, §§ 20.1—20.14, and reenacted a new Div. 20, §§ 20.1—20.24, as set out herein. Former Div. 20 pertained to similar subject matter and derived from Ord. No. 03-7, § 3, adopted May 1, 2003; Ord. No. 2004-18, §§ 7, 8, adopted Aug. 24, 2004; Ord. No. 2008-32, § 1, adopted Aug. 26, 08; Ord. No. 2010-03, § 1(Att. A), adopted April 27, 2010; and Ord. No. 2011-03, § 3, adopted May 24, 2011.

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orientation, or location of a dwelling on a zoning lot; or the use of buffering or screening to minimize potential adverse physical or visual impacts or to protect the privacy of neighbors.

(e~~f~~) *Building height:* Provisions for permitted heights in feet (ft). The maximum height for first floor residential development shall be fourteen (14) feet and twenty (20) feet for non-residential. The maximum height for second story and higher shall not exceed fourteen (14) feet. Each building lot typology provides the range of height appropriate for the building type. No new or substantially improved building within the ~~PAG Overlay District~~PAG Historic Overlay District and having the underlying zoning designation of THD, RU-2 Residential, RLM-2 Residential, or RM Residential shall be constructed ~~not~~ to exceed twenty-eight (28) feet in height to the midpoint of a sloped roof or top of the parapet of a flat or low sloped roof, or thirty-two (32) feet overall, as defined below:

a. For any structure with habitable space located less than eight (8) feet above natural grade, height shall be measured from the property's required Design Flood Elevation.

b. For any structure with habitable space beginning at or higher than eight (8) feet above natural grade, height shall be measured from eight (8) feet above natural grade.

Base flood elevation requirements are outlined in section 98-33 of the City's Code of Ordinances.

(~~f~~g) *Building envelope*: Provisions for the minimum and maximum setbacks permitted by front, side, and rear yards. There is a minimum and maximum setback for each lot type. The maximum and minimum frontage refers to the proportion of the lot width along which the primary building façade must be within the minimum and maximum front setback.

(~~g~~h) *Compatible design* means architectural design and construction that will fit harmoniously into the district based on scale ~~, materials,~~ and quality of construction with adjacent buildings and structures.

(~~h~~i) *Lot requirements*: Provisions for minimum and maximums, lot depth, lot size and the permitted lot coverage.

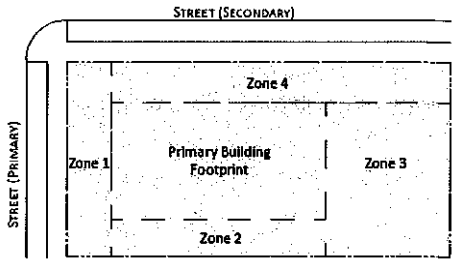
(~~i~~j) *Lot, waterfront:* A zoning lot which abuts any body of water or the beach. All lots not considered waterfront shall be considered interior for rear setback purposes.

(~~j~~k) *Mass, primary*: largest shape of a building.

(~~k~~l) *Mass, secondary*: additional shapes that form the façade of the building

(~~l~~m) *Parking provisions*: The amount of parking shall be determined by Division 23 of the Land Development Code. Parking provisions provide zones where parking is permitted. The parking zone refers to any uncovered parking area located on the parcel. Driveways are permitted in any zone provided the frontage requirements have been met as required by building type. The diagram illustrates a primary and secondary street. Primary streets are streets that are addressed to the parcel of land. Secondary streets may or may not have access to the parcel. Zones are defined and illustrated by the lot area between the principal building frontage and:

(1) Zone 1: ~~the right-of-way of any primary street~~front yard area, adjacent to the primary street.
(2) Zone 2: any common interior lot line and alleyway.
(3) Zone 3: any rear lot line and alleyway.
(4) Zone 4: the right-of-way of any secondary street.



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(~~m~~n) *Private frontages*, refers to the area that is attached or integrated into the primary building.

(~~n~~o) *Principal building*, means a principal or main building which: occupies the major or central portion of a lot; is the chief or main building on a lot, or; constitutes, by reason of its use, the primary purpose for which the lot is used;

(~~o~~p) *Proportion* means the relationships of one part of a façade to the whole. A house that is correctly proportionate establishes a visual relationship between all parts of its exterior. The voids, primary, and secondary masses should all be proportional to one another in order maintain architectural harmony.

(~~p~~q) *Proximity* means that objects that are close together should complement each other.

(~~q~~r) *Rhythm* means the use of repetitive elements in order to establish architectural harmony. It is based off of three main principles: the principle of Proximity, the principle of Similarity, and the principle of Continuation. These principles are part of a larger set known as *Gestalt Principles.*

(~~r~~s) *Similarity* means how our eyes are easily able to group objects together that share common textures, colors, or features.

(~~s~~t) *Voids* means windows, doors, or other openings that create negative space allowing for breaks within a primary or secondary mass.

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17; Ord. No. 2021-08, § 2, 6-22-2021; Ord. No. 2021-22, § 2, 10-12-21)

Sec. 20.03. Permitted principal uses and structures.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the ~~PAG Overlay District~~PAG Historic Overlay District are as follows:

(a) All uses permitted in the underlying zoning district; and

(b) Transient occupancy in single-family or multi-family dwellings, so long as any such transient occupancy of less than thirty (30) days does not occur more than three times in any 12-month period on any parcel.

(c) Uses that are in existence, upon date of adoption, shall be permitted as limited uses within an existing structure. Additions, improvements and renovations will be permitted, if the building meets the standards set forth in this division of the Code.

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.04. Permitted accessory uses and structures.

(a) Uses and structures, as regulated in sections 6.12 and 6.13, which are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures, and are not of a nature prohibited under section 20.5.

(b) Home occupations, subject to the conditions set forth in section 6.5 of this Code.

(c) Residential docks, including tie poles, shall be in conformance with the provisions of section 6.23 and other applicable codes and ordinances of the city, county or state.

(d) Temporary structures shall follow the provisions of section 6.11.

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.05. Allowable conditional use.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, allowable conditional uses in the ~~PAG Overlay District~~PAG Historic Overlay District are as follows:

(a) All permitted conditional uses allowed for in the underlying zoning district.

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.06. Prohibited uses and structures.

All uses and structures not of a nature specifically or provisionally permitted herein or within the underlying zoning district are hereby prohibited in the ~~PAG Overlay District~~PAG Historic Overlay District.

Any use which the City Commission, upon appeal, and after investigating similar uses elsewhere, shall determine to be potentially noxious, dangerous or offensive to residents of the ~~PAG Overlay District~~PAG Historic Overlay District or to those who pass by on public roadways, by reason of odor, smoke, noise, glare, fumes, gas, fire, explosion or emission of particulate matter or likely for other reasons to be incompatible with the character of the PAG area, is hereby prohibited in the ~~PAG Overlay District~~PAG Historic Overlay District.

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.07. Density, intensity and assembly of parcels.

(a) The maximum residential density permitted in the ~~PAG Overlay District~~PAG Historic Overlay District shall not exceed the number of units per acre permitted by the underlying Future Land Use map for undeveloped parcels of land.

(b) The existing residential density, exceeding one density unit, of an existing residential structure shall be permitted to rebuild on the existing parcel of land, with the same density as the existing structure(s) has, if the building was constructed prior to (insert adoption date) and can meet the lot requirements, by building type, in section 20.15 of this Division. In addition, any new construction cannot exceed the existing developed square footage and must match the existing form and mass as defined in section 20.22 herein.

(c) The existing hotel/motel units shall be permitted to rebuild on the existing parcel of land, with the same number of units that already exist as a rental/leasable room within the existing built hotel if the building was constructed prior to (insert adoption date) and can meet the lot requirements of a Boutique Hotel Building Type as provided in section 20.15 of this Division.

(d) No more than two lots of record may be combined to accommodate additions to existing structures, and the assembly is reviewed by the Historic Preservation Board and Board of Adjustment and approved by City council as provided in Sec. 20.14.

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.08. Maximum floor area ratio.

Maximum floor area ratio (FAR) for non-residential uses: Underlying Zoning District requirements.

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

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Sec. 20.09. Maximum impervious surface ratio.

If a parcel opts for new construction or addition to a single family home using the underlying zoning district standards, the ISR shall be determined by the underlying zoning district. The ratio's listed below are subject to any of the building types, defined in section 20.15 that are used.

Maximum impervious surface ratio (ISR) for residential and transient accommodation uses: 0.70.

Maximum impervious surface ratio (ISR) for non-residential uses: Underlying Zoning District requirements or existing building footprint.

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.10. Reduced setbacks for contributing structures granted a certificate of appropriateness.

Proposed additions to or renovations of contributing structures may be eligible for a reduction in setback requirements if the proposed plans have been reviewed, approved, and issued a certificate of appropriateness by the Historic Preservation Board pursuant to Division 28. The purpose of this regulation is to ensure the design is compatible design with neighboring structures.

Design review shall be based on the requirements set forth in the underlying zoning district and the ~~PAG Overlay District~~PAG Historic Overlay District herein and for consistency with the Secretary of Interior's Standards for Rehabilitation. If the Historic Preservation Board finds that an addition is consistent with the Secretary of the Interior's Standards and that the addition would not preclude the structure's continued designation as a contributing structure, and approves a certificate of appropriateness for the plans, then the applicant can request a reduction to any and all of the setbacks, provided the setbacks are consistent within the same block of the proposed addition by providing the historical setback data for the street block (both faces) the parcel is on and the historical setbacks along that particular street that will be evaluated by the Historic Board. The following setbacks shall be considered:

Setback	
Front yard	10 feet
Secondary front yard	5 feet
Side yard	10 percent of the lot width (each)
Rear yard	10 feet

When the setbacks provided above are in conflict with the setbacks provided for the recipient's building type listed in section 20.15., the setbacks in this section shall prevail provided that a Certificate of Appropriateness has been issued for the addition.

The addition must still meet impervious surface, floor area, height, herein and the landscaping, and buffering standards as identified in this division. The reductions in setbacks do not abrogate the responsibility of the designer or homeowner to incorporate these requirements into the plan.

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.11. Minimum building type requirements.

Lots of record within the ~~PAG Overlay District~~PAG ~~Historic~~ Overlay District shall be deemed conforming even if the parcel does not meet the minimum lot width/depth standards and can meet the setback requirements as noted in each building type that would be assigned to said parcel. The building type shall be selected based on the

overall minimum and maximum lot size criteria per building type if the lot width and/or length is not met. The final determination of what building type to be used, is determined by the City Manager or designee. If an applicant is not satisfied with the assignment of building type, an application to consider building type selection must~~can~~ be reviewed by the Historic Preservation Board ~~and may also require an~~ prior to hearing of the practical difficulty variance application as outlined in the LDC, Sec. 3.12 Variance process.~~despite the width and size regulations in the building types, so long as the lots are not further subdivided, and the condition existed prior to the adoption of the Division. No more than two lots of record may be combined to accommodate additions to existing structures.~~

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.12. Subdivision of lots.

Lots within the ~~PAG Overlay District~~PAG Historic Overlay District shall not be subdivided to a size smaller than the platted lot of record and/or building lot types in this division. Existing structures that are listed as contributing structures in the most recent Historic Resources Survey or that are locally designated historic structures are exempt from the setbacks imposed by this division; however, additions and accessory structures shall comply with the standards in section 20.15, by building type. All other structures shall also comply with the setbacks and required yards imposed by the building types in this Division, section 20.15.

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.13 Applicability and Building Type Assignment

Any other applicable standards within this division, not expressly stated in this section, shall apply to new development, additions, and redevelopment of parcels located in the PAG Overlay, as outlined in this division.

(a) Residential and Non-Residential Parcels of Land:

(1) Redevelopment & New Development

a. Parcel(s) of land that are assigned a non-residential zoning district, shall be permitted a non-residential building type found in section 20.15 that is consistent with the underlying uses permitted in the parcel(s) assigned underlying Zoning District and section 20.07.

b. The parcel of land shall meet the lot width and lot depth as identified, by building type, in section 20.15, to determine the appropriate non-residential building type standard that applies to that parcel.

(2) Addition(s)

a. Parcel of land within the PAG overlay shall meet the building type standard that is most consistent with the lot width/lot depth of that parcel.

i. Setbacks shall be met, and

ii. Accessory additions shall only be permitted within the side and/or rear of the parcel, and~~.~~

iii. If front~~-~~facing elevation is changed, the landscape standards and architectural elements must be met.

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~~**Sec. 20.13. Residential development option for single family homes.**~~

~~Any parcel within the PAG Overlay District with a Residential Zoning District designation of RU-2, RLM-2, or RM may develop a single family residential house using the underlying residential zoning standards for additions or new construction: If an applicant uses the underlying residential zoning district standards, for new construction or additions the following standards shall be met:~~

~~(a) Underlying Zoning Districts minimum lot requirements,~~

~~(b) Underlying Zoning Districts Minimum yard requirements,~~

~~(c) Underlying Zoning Districts Maximum floor area ratio standards; and~~

~~(d) Height shall not exceed twenty-eight (28) feet in height to the midpoint of a sloped roof or top of the parapet of a flat or low sloped roof, and measured from the base flood elevation determined under the most restrictive applicable standard the building side, further provided that the overall roof height shall not exceed thirty-two (32) feet.~~

~~Any other applicable standards within this division, not expressly stated in this section, shall apply to new development and redevelopment as outlined in this division.~~

~~(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)~~

Sec. 20.14. ~~**Vacant parcels**~~**Lot Split, Assembly of Parcels.**

~~The following procedures shall be followed~~

~~(a) For parcels of land within a residential zoning district and:~~

~~Any parcel of land that is vacant, at the time of adoption, shall only be permitted either:~~

~~(1) A residential building type found in section 20.15 that is consistent with the underlying uses permitted in the Zoning District and section 20.07. The parcel of land shall meet the lot width and lot depth as identified, by building type found in section 20.15, to determine the appropriate standards to apply to that parcel, or~~

~~(2) Provisions listed in section 20.13 of this division.~~

~~(b) Parcels of land within non-residential land use districts:~~

~~Any parcel of land that is vacant, at the time of adoption of the PAG Overlay District, shall be permitted any of the non-residential building types found in section 20.15 that are consistent with the existing lot width/depth of the parcel of land.~~

(~~c~~a) Assembly of parcels or lot splits of a ~~or~~ parcel ~~splits~~ shall:

(1) Submit an application to the Historic Preservation Board (HPB) for a recommendation and proceed to City Commission for final determination.

(2) The applicant shall provide documentation for the HPB to determine the compatibility and respect for the existing character of the PAG Historic Overlay District, which will review:

a. Historical plat and scale of the overall character of PAG to ensure the application is consistent with the overall intent of the PAG area.~~.~~

b. Determine if recommending the parcel split or assembly will support or negatively impact the overall character of the area by permitting the use and the scale of the parcel of land and/or development size.

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~~only be permitted through the City Commission, to determine the compatibility and respect for the existing character of the PAG Overlay District~~PAG Historic Overlay District~~.~~

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

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Sec. 20.15. Permitted building types.

Building types are permitted by the following criteria:

(a) Existing Parcel Size, and

(b) Existing Density, Units and Rooms as outlined in Sec.20.07

An applicant must provide a survey of the parcel to verify the actual parcel size (lot width/lot depth) or use the City's parcel data information. If the applicant believes the lot width and depth are different that the City's records, the applicant will be required to have a survey of the lot for verification.

HL	HOUSE-LARGE
A building lot located and designed to accommodate a detached building with large side, rear and front yards.	

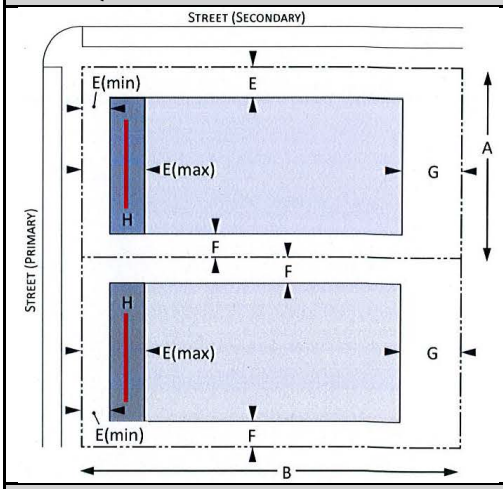
LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft) (1)	60	—
B - Lot Depth (ft) (1)	100	—
C - Lot Size (sf)	6,000	—
D - Lot Coverage (%)	—	60
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft) (2)(3)	10	15
Secondary Street Setback	7	—
F - Side Setback (ft)	7	—
G - Rear Setback (ft) (interior lot)	15	—
Rear Setback (ft) (waterfront lot)	20	—
Garage Adjacent to Alley	5	—
H - Frontage Buildout (%)	50	—
~~ACCESSORY STRUCTURE ENVELOPE~~	~~MIN~~	~~MAX~~
~~I - Street Setback (ft)~~	~~10~~ 30	~~—~~
~~J - Side Setback (ft)~~	~~25~~ 10	~~—~~
~~K - Rear Setback (ft) (interior lot)~~	~~—~~ 10	~~80~~
~~Rear Setback (ft) (waterfront lot)~~	~~20~~	~~—~~
~~L - Building Footprint (sf)~~	~~—~~	~~800~~
BUILDING HEIGHT		
M - ~~Principle~~Principal Building (ft)	—	28-32' as defined in Sec. 20.17
~~N - Accessory Structure(s) (ft)~~	~~—~~	~~28'~~
PARKING PROVISIONS		
Location (2)	Zone 2,3, and 4	
PRIVATE FRONTAGES (PF)		
Select a minimum of 1 PF listed	P, S, CY	

(1) maximum building lot width and lot size may be determined if two lots are being combined to ensure compatibility with the surrounding existing homes.

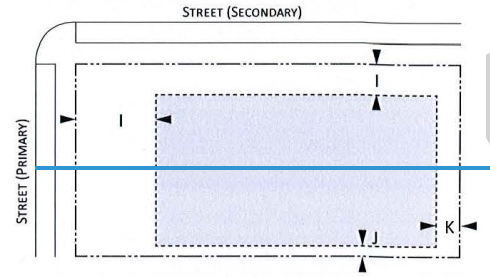
(2) a lot that is adjacent to the bay or beach is permitted to exceed the maximum setback requirements.

(3) when a parcel is not located with alleyway access, the maximum setback may increase up to 5' if a driveway is necessary to park up to one vehicle and will be permitted up to one vehicle to park in Zone 1.

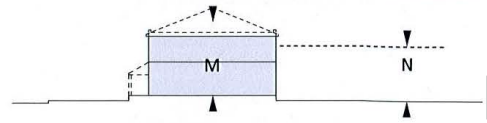
LOT REQUIREMENTS AND BUILDING ENVELOPE



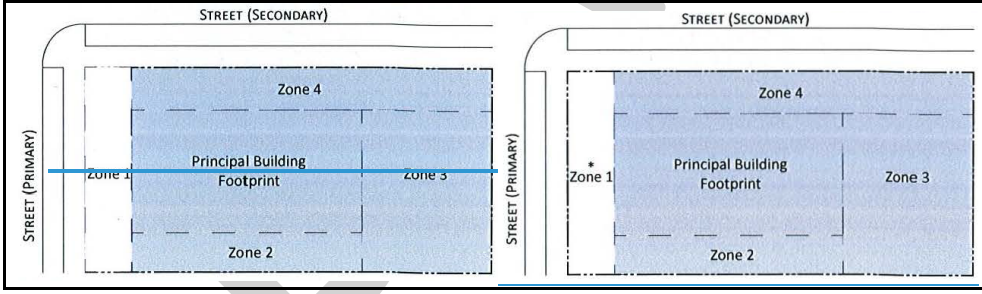
~~ACCESSORY STRUCTURE ENVELOPE~~



BUILDING HEIGHT



PARKING LOCATION



*may be permitted to park one vehicle in Zone 1 if access to alleyway is not available.

HM	HOUSE-MEDIUM
A building lot located and designed to accommodate a detached building with small side yards and a large front yard.	

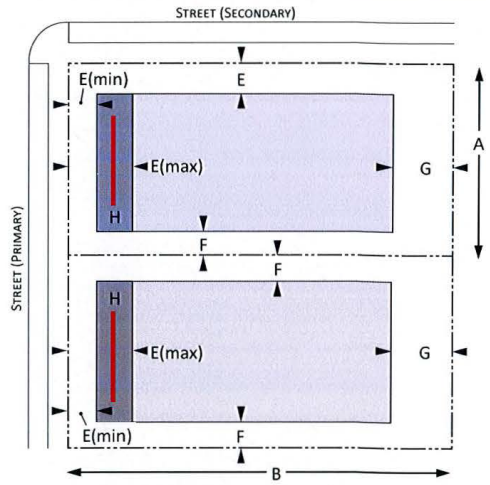
LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft) (1)	40	55
B - Lot Depth (ft) (1)	100	—
C - Lot Size (sf)	4,000	—
D - Lot Coverage (%)	—	70
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft) (2)(3)	10	15
Secondary Street Setback	5	—
F - Side Setback (ft)	5	—
G - Rear Setback (ft) (interior lot)	15	—
Rear Setback (ft) (waterfront lot)	20	—
Garage Adjacent to Alley	5	—
H - Frontage Buildout (%)	50	—
~~ACCESSORY STRUCTURE ENVELOPE~~	~~MIN~~	~~MAX~~
~~I - Street Setback (ft)~~	~~30~~	
~~J - Side Setback (ft)~~	~~10~~	~~—~~
~~K - Rear Setback (ft) (interior lot)~~	~~10~~	~~—~~
~~Rear Setback (ft) (waterfront lot)~~	~~20~~	~~—~~
~~L - Building Footprint (sf)~~	~~—~~	~~800~~
BUILDING HEIGHT		
M - Principal Building (ft)	—	'28-32' as defined in Sec. 20.17
~~N - Accessory Structure(s) (ft)~~	~~—~~	~~28'~~
PARKING PROVISIONS		
Location (2)	Zone 2,3, and 4	
PRIVATE FRONTAGES (PF)		
Select a minimum of 1 PF listed	P, S, CY	

(1) maximum building lot width and lot size may be determined if two lots are being combined to ensure compatibility with the surrounding existing homes.

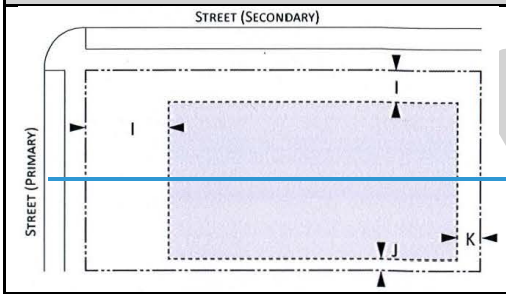
(~~1~~2) a lot that is adjacent to the bay or beach is permitted to exceed the maximum setback requirements.

(3) when a parcel is not located with alleyway access, the maximum setback may increase up to 5' if a driveway is necessary to park up to one vehicle and will be permitted up to one vehicle to park in Zone 1. ~~-~~

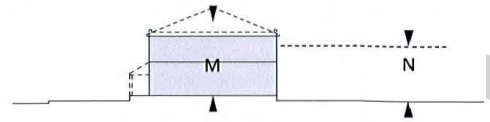
LOT REQUIREMENTS AND BUILDING ENVELOPE



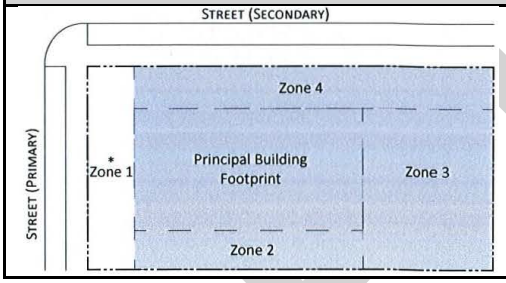
~~ACCESSORY STRUCTURE ENVELOPE~~



BUILDING HEIGHT



PARKING LOCATION



*may be permitted to park one vehicle in Zone 1 if access to alleyway is not available.

HS	HOUSE-SMALL
A building lot located and designed to accommodate a small detached building with small side and front yards. A maximum of one dwelling unit is permitted.	

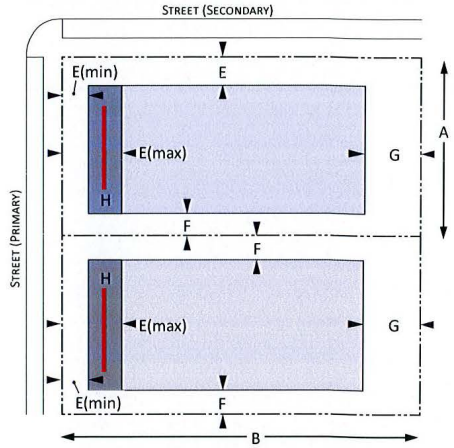
LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft) (1)	32	40
B - Lot Depth (ft) (1)	50	120
C - Lot Size (sf)	1,600	4,800
D - Lot Coverage (%)	—	90
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)(2)(3)	5	10
Secondary Street Setback (ft)	5	—
F - Side Setback (ft)	3	—
G - Rear Setback (ft) (interior lot)	10	—
Rear Setback (ft) (waterfront lot)	20	—
Garage Adjacent to Alley	5	—
H - Frontage Buildout (%)	50	—
~~ACCESSORY STRUCTURE ENVELOPE~~	~~MIN~~	~~MAX~~
~~I - Street Setback (ft)~~	~~30~~	
~~J - Side Setback (ft)~~	~~10~~	~~—~~
~~K - Rear Setback (ft) (interior lot)~~	~~10~~	~~—~~
~~Rear Setback (ft) (waterfront lot)~~	~~20~~	~~—~~
~~L - Building Footprint (sf)~~	~~—~~	~~400~~
BUILDING HEIGHT		
M - Principal Building (ft)	—	'28-32' as defined in Sec. 20.17
~~N - Accessory Structure(s) (ft)~~	~~—~~	~~28'~~
PARKING PROVISIONS		
Location (2)	Zone 2,3,4	
PRIVATE FRONTAGES (PF)		
Select a minimum of 1 PF listed	CY, P, S~~, CY~~	

(1) maximum building lot width and lot size may be determined if two lots are being combined to ensure compatibility with the surrounding existing homes.

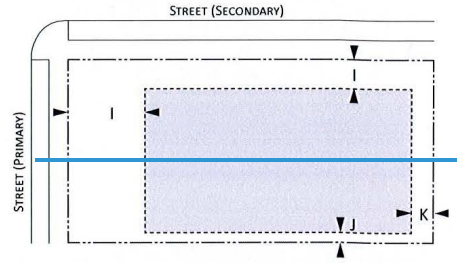
(2) a lot that is adjacent to the bay or beach is permitted to exceed the maximum setback requirements.

(~~2~~3) when a parcel is not located with alleyway access, the maximum setback for the driveway area only, may increase up to 10' if a driveway is necessary to park up to one vehicle and will be permitted up to one vehicle to park in Zone 1.

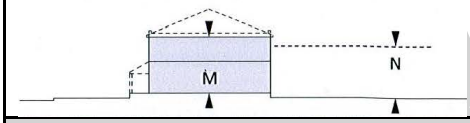
LOT REQUIREMENTS AND BUILDING ENVELOPE



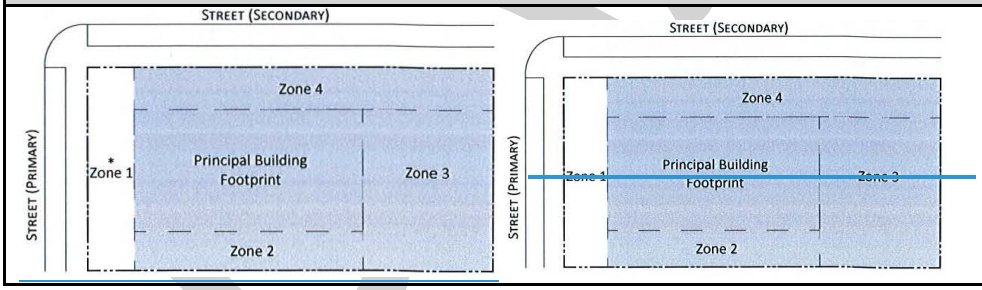
~~ACCESSORY STRUCTURE ENVELOPE~~



BUILDING HEIGHT



PARKING LOCATION



*may be permitted to park one vehicle in Zone 1 if access to alleyway is not available.

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AH	APARTMENT HOUSE
A building lot located and designed to accommodate a detached building which resembles a large house but which contains multiple dwellings above and beside each other. A maximum of 4 units are permitted in this building lot. (The units ~~have to~~must be existing prior to redevelopment as stated in section 20.07 Density, intensity and assembly of parcels).	

LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	40	55
B - Lot Depth (ft)	80	—
C - Lot Size (sf)	3,200	—
D - Lot Coverage (%)	—	70
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	10	15
Secondary Street Setback (ft)	5	—
F - Side Setback (ft)	5	—
G - Rear Setback (ft) (interior lot)	15	—
Rear Setback (ft) (waterfront lot)	20	—
Garage Adjacent to Alley	5	—
H - Frontage Buildout (%)	60	—
~~ACCESSORY STRUCTURE ENVELOPE~~	~~MIN~~	~~MAX~~
~~I - Street Setback (ft)~~	~~30~~	
~~J - Side Setback (ft)~~	~~10~~	~~—~~
~~K - Rear Setback (ft) (interior lot)~~	~~10~~	~~—~~
~~Rear Setback (ft) (waterfront lot)~~	~~20~~	~~—~~
~~L - Building Footprint (sf)~~	~~—~~	~~800~~
BUILDING HEIGHT		
M - Principal Building (ft)	—	'28-32' as defined in Sec. 20.17
~~N - Accessory Structure(s) (ft)~~	~~—~~	~~2~~
PARKING PROVISIONS		
Location	Zone 2, 3 and 4	
PRIVATE FRONTAGES (PF)		
Select a minimum of 1 PF listed	P, S~~, CY~~	

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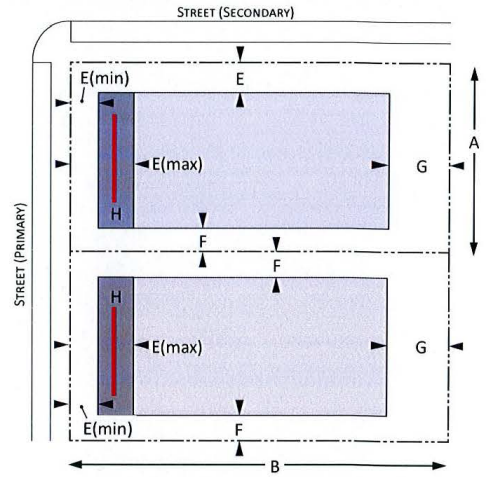
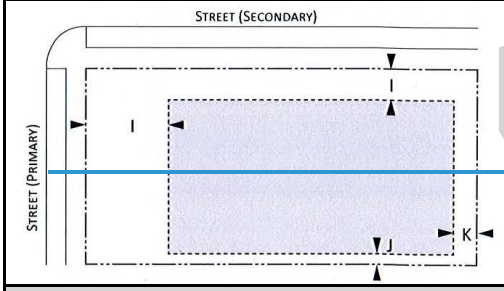
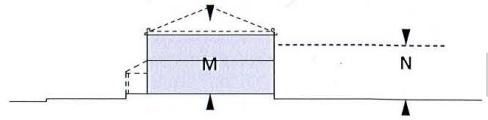
LOT REQUIREMENTS AND BUILDING ENVELOPE



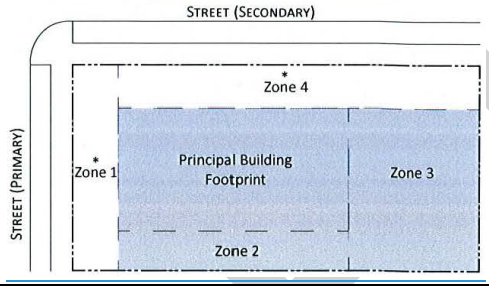
~~ACCESSORY STRUCTURE ENVELOPE~~



BUILDING HEIGHT



PARKING LOCATION



*may be permitted to park one vehicle in Zone 1 if access to alleyway is not available.

AS	APARTMENT BUILDING-SMALL
A building lot located and designed to accommodate multiple dwellings above or beside each other in a building that occupies most of its building lot width and is placed close to the sidewalk. (The units ~~have to~~must be existing prior to redevelopment as stated in section 20.07 Density, intensity and assembly of parcels).	

LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	60	90
B - Lot Depth (ft)	100	120
C - Lot Size (sf)	6,000	10,800
D - Lot Coverage (%)	—	75
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	15	20
Secondary Street Setback (ft)	7	—
F - Side Setback (ft)	7	—
G - Rear Setback (ft) (interior and waterfront lot)	20	—
Garage Adjacent to Alley	5	—
H - Frontage Buildout (%)	60	—
~~ACCESSORY STRUCTURE ENVELOPE~~	~~MIN~~	~~MAX~~
~~I - Street Setback (ft)~~	~~30~~	
~~J - Side Setback (ft)~~	~~10~~	~~—~~
~~K - Rear Setback (ft) (interior lot)~~	~~10~~	~~—~~
~~Rear Setback (ft) (waterfront lot)~~	~~20~~	~~—~~
~~L - Building Footprint (sf)~~	~~—~~	~~800~~
BUILDING HEIGHT		
M - Principal Building (ft)	—	'28-32' as defined in Sec. 20.17
~~N - Accessory Structure(s) (ft)~~	~~—~~	~~28'~~
PARKING PROVISIONS		
Location	Zone 2 and 3	
PRIVATE FRONTAGES (PF)		
Select a minimum of 1 PF.	P, F, S, CY	

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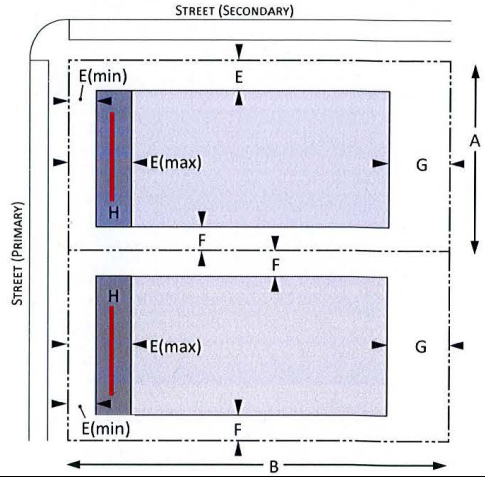
LOT REQUIREMENTS AND BUILDING ENVELOPE



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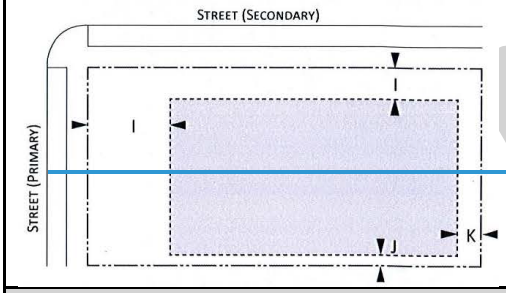
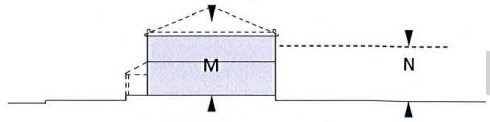
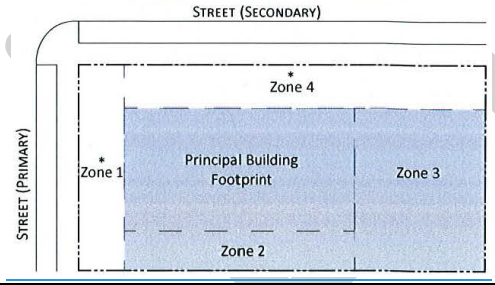


BUILDING HEIGHT



PARKING LOCATION



*may be permitted to park one vehicle in Zone 1 if access to alleyway is not available.

AM	APARTMENT BUILDING-MEDIUM
A building lot located and designed to accommodate multiple dwellings above or beside each other in a building that occupies most of its building lot width and is placed close to the sidewalk. (The units have to be existing prior to redevelopment as stated in section 20.07 Density, intensity and assembly of parcels).	

LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	90	200
B - Lot Depth (ft)	120	120
C - Lot Size (sf)	10,800	24,000
D - Lot Coverage (%)	—	75
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	15	25
Secondary Street Setback (ft)	10	—
F - Side Setback (ft)	10	—
G - Rear Setback (ft) (interior lot)	15	—
Rear Setback (ft) (waterfront lot)	20	—
Garage Adjacent to Alley	5	—
H - Frontage Buildout (%)	60	—
~~ACCESSORY STRUCTURE ENVELOPE~~	~~MIN~~	~~MAX~~
~~I - Street Setback (ft)~~	~~30~~	
~~J - Side Setback (ft)~~	~~10~~	~~—~~
~~K - Rear Setback (ft) (interior lot)~~	~~10~~	~~—~~
~~Rear Setback (ft) (waterfront lot)~~	~~20~~	~~—~~
~~L - Building Footprint (sf)~~	~~—~~	~~800~~
BUILDING HEIGHT		
M - Principal Building (ft)	—	'28-32' as defined in Sec. 20.17
~~N - Accessory Structure(s) (ft)~~	~~—~~	~~28'~~
PARKING PROVISIONS		
Location	Zone 2 and 3	
PRIVATE FRONTAGES (PF)		
Select a minimum of 1 PF listed	CY, P, F, S	

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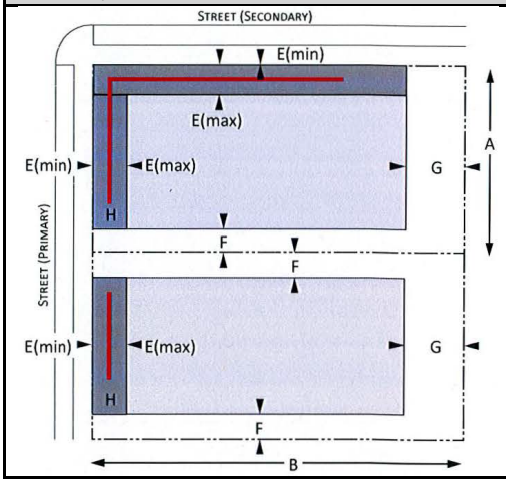
LOT REQUIREMENTS AND BUILDING ENVELOPE



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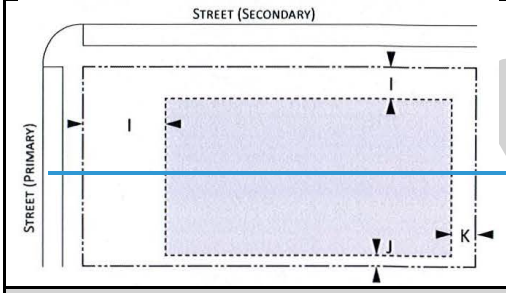
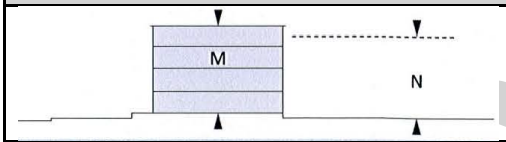
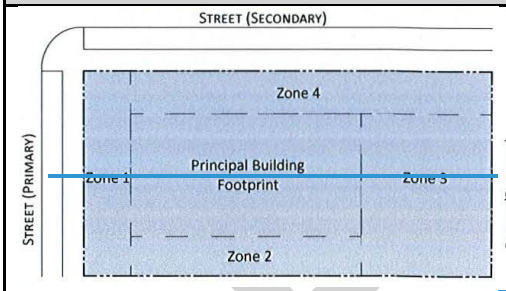
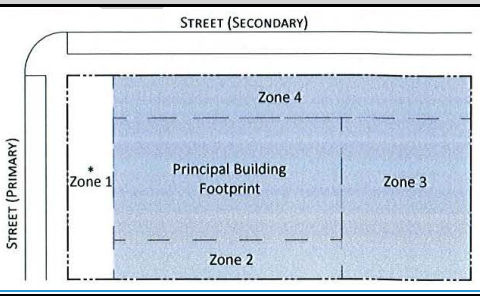


BUILDING HEIGHT



PARKING LOCATION





*may be permitted to park one vehicle in Zone 1 if access to alleyway is not available.

CA	COURTYARD APARTMENT
A building lot located and designed to accommodate multiple dwellings arranged around and fronting on a central garden or courtyard that may be partially or wholly open to a street and/or alleyway. (The units have to be existing prior to redevelopment as stated in section 20.07 Density, intensity and assembly of parcels).	

LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	50	200
B - Lot Depth (ft)	80	120
C - Lot Size (sf)	4,000	24,000
D - Lot Coverage (%)	—	80
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	10	15
Secondary Street Setback (ft)	5	—
F - Side Setback (ft)	5	
G - Rear Setback (ft) (interior and waterfront lots)	20	—
Garage Adjacent to Alley	5	—
H - Frontage Buildout (%)	60	—
~~ACCESSORY STRUCTURE ENVELOPE~~	~~MIN~~	~~MAX~~
~~I - Street Setback (ft)~~	~~30~~	
~~J - Side Setback (ft)~~	~~10~~	~~—~~
~~K - Rear Setback (ft) (interior lot)~~	~~10~~	~~—~~
~~Rear Setback (ft) (waterfront lot)~~	~~20~~	~~—~~
~~L - Building Footprint (sf)~~	~~—~~	~~800~~
BUILDING HEIGHT		
M - Principal Building (ft)	—	'28-32' as defined in Sec. 20.17
~~N - Accessory Structure(s) (ft)~~	~~—~~	~~28'~~
PARKING PROVISIONS		
Location	Zone 2 and 3	
PRIVATE FRONTAGES (PF)		
Select a minimum of 1 PF listed	F	

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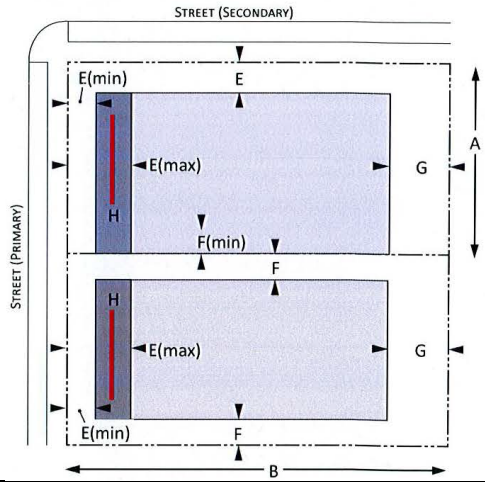
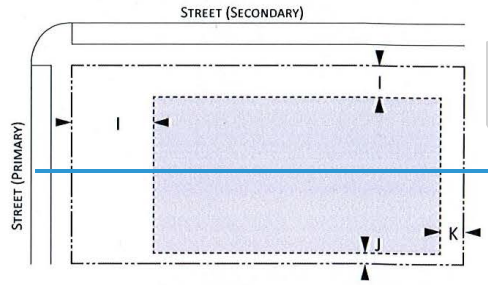
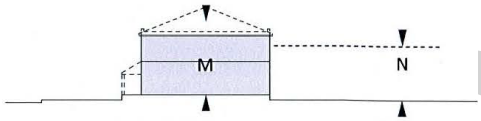
LOT REQUIREMENTS AND BUILDING ENVELOPE



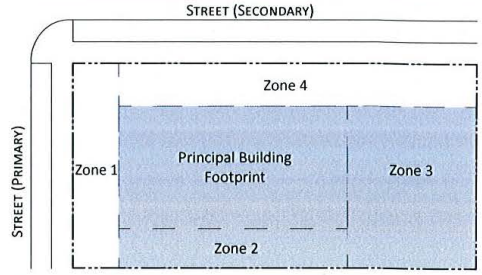
~~ACCESSORY STRUCTURE ENVELOPE~~



BUILDING HEIGHT



PARKING LOCATION

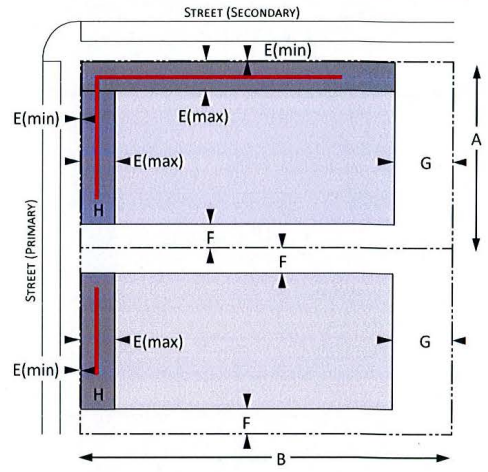


CS	COMMERCIAL / MIXED-USE - SMALL
A building lot located and designed to accommodate a multi story building with commercial, office and/or multiple dwellings in any story that is designed for smaller lot sizes.	

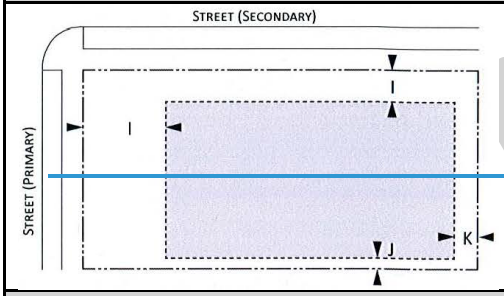
LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	20	60
B - Lot Depth (ft)	80	120
C - Lot Size (sf)	1,600	7,200
D - Lot Coverage (%)	—	80
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	10	15
Secondary Street Setback (ft)	5	—
F - Side Setback (ft)	0	—
G - Rear Setback (ft) (interior lot)	15	—
Rear Setback (ft) (waterfront lot)	20	—
Alley	5	—
H - Frontage Buildout (%)	60	—
~~ACCESSORY STRUCTURE ENVELOPE~~	~~MIN~~	~~MAX~~
~~I - Street Setback (ft)~~	~~30~~	
~~J - Side Setback (ft)~~	~~10~~	~~—~~
~~K - Rear Setback (ft) (interior lot)~~	~~10~~	~~—~~
~~Rear Setback (ft) (waterfront lot)~~	~~20~~	~~—~~
~~L - Building Footprint (sf)~~	~~—~~	~~600~~
BUILDING HEIGHT		
M - Principal Building (ft)	—	underlying zoning district
~~N - Accessory Structure(s) (ft)~~	~~—~~	~~25~~
PARKING PROVISIONS		
Location	Zone 2 and 3	
PRIVATE FRONTAGES (PF)		
Select a minimum of 1 PF listed	C	

DRAFT

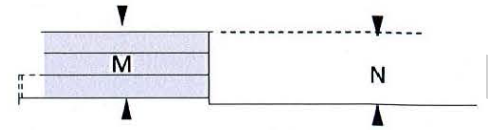
LOT REQUIREMENTS AND BUILDING ENVELOPE



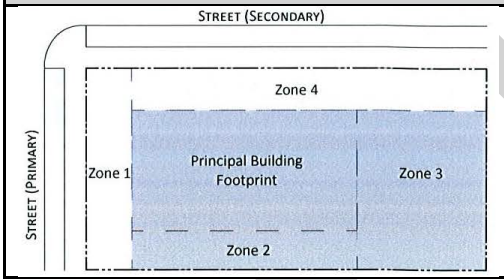
~~ACCESSORY STRUCTURE ENVELOPE~~



BUILDING HEIGHT



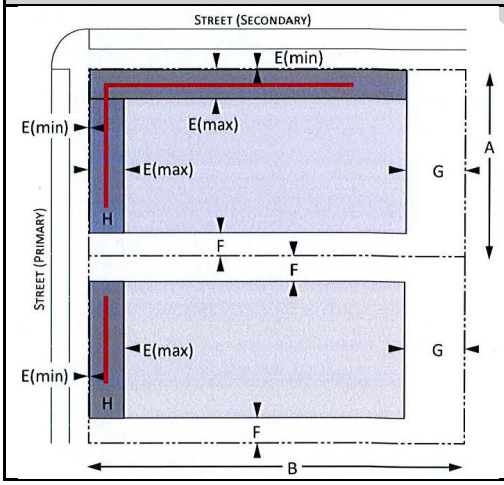
PARKING LOCATION



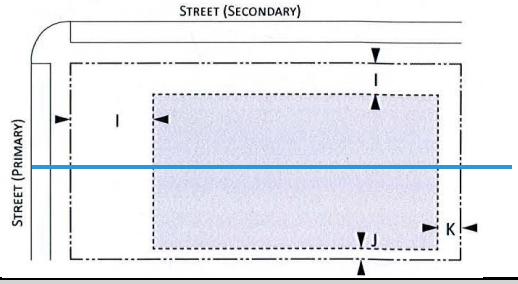
CM	COMMERCIAL / MIXED-USE - MEDIUM
A building lot located and designed to accommodate a multi story building with commercial, office and/or multiple dwellings in any story that is designed for average lot sizes.	

LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	60	150
B - Lot Depth (ft)	—	350
C - Lot Size (sf)	—	52,500
D - Lot Coverage (%)	—	90
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	10	15
Secondary Street Setback (ft)	5	—
F - Side Setback (ft)	0	—
G - Rear Setback (ft) (interior and waterfront lots)	20	—
Alley	5	—
H - Frontage Buildout (%)	60	—
~~ACCESSORY STRUCTURE ENVELOPE~~	~~MIN~~	~~MAX~~
~~I - Street Setback (ft)~~	~~30~~	~~—~~
~~J - Side Setback (ft)~~	~~10~~	~~—~~
~~K - Rear Setback (ft) (interior lot)~~	~~10~~	~~—~~
~~Rear Setback (ft) (waterfront lot)~~	~~20~~	~~—~~
~~L - Building Footprint (sf)~~	~~—~~	~~800~~
BUILDING HEIGHT		
M - Principal Building (ft)	—	underlying zoning district
~~N - Accessory Structure(s) (ft)~~	~~—~~	~~25~~
PARKING PROVISIONS		
Location	Zone 2 and 3	
PRIVATE FRONTAGES (PF)		
Select a minimum of 1 PF listed	C	

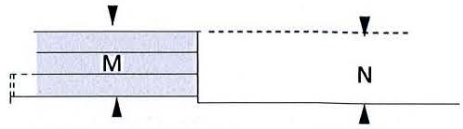
LOT REQUIREMENTS AND BUILDING ENVELOPE



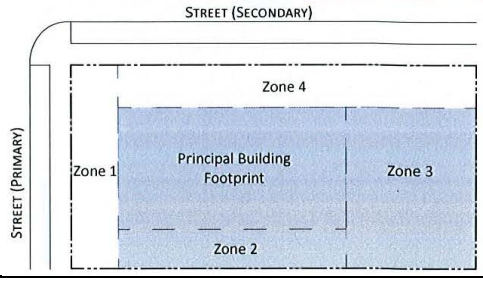
~~ACCESSORY STRUCTURE ENVELOPE~~



BUILDING HEIGHT



PARKING LOCATION



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BH	BOUTIQUE HOTEL
A building lot located and designed to accommodate lodging. The number of rooms will be confirmed by existing operating hotel rooms. (The units have to be existing prior to redevelopment as stated in section 20.07 Density, intensity and assembly of parcels).	

LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	40	105
B - Lot Depth (ft)	90	125
C - Lot Size (sf)	—	13,125
D - Lot Coverage (%)	—	80
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	15	20
Secondary Street Setback (ft)	10	—
F - Side Setback (ft)	10	—
G - Rear Setback (ft) (interior lot)	15	—
Rear Setback (ft) (waterfront lot)	20	—
Garage Adjacent to Alley	5	—
H - Frontage Buildout (%)	60	—
~~ACCESSORY STRUCTURE ENVELOPE~~	~~MIN~~	~~MAX~~
~~I - Street Setback (ft)~~	~~30~~	~~—~~
~~J - Side Setback (ft)~~	~~10~~	~~—~~
~~K - Rear Setback (ft) (interior lot)~~	~~10~~	~~—~~
~~Rear Setback (ft) (waterfront lot)~~	~~20~~	~~—~~
~~L - Building Footprint (sf)~~	~~—~~	~~800~~
BUILDING HEIGHT		
M - Principal Building (ft)(1)	—	'28-32' as defined in Sec. 20.17
~~N - Accessory Structure(s) (ft)~~	~~—~~	~~28'~~
PARKING PROVISIONS		
Location	Zone 2,3, and 4	
PRIVATE FRONTAGES (PF)		
Select a minimum of 1 PF listed	C, P, F, ~~CY,~~ S	

(1) may exceed the height up to 35' as outlined by the code if the property is along Gulf Way and that portion of the building that exceeds the 32' in height shall be set back an additional one foot from the front setback line for every foot in height increase.

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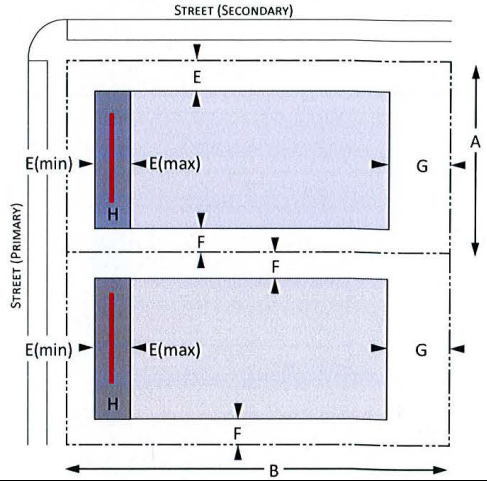
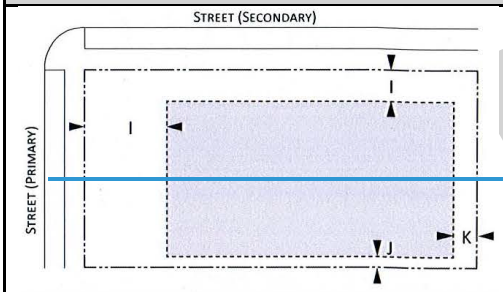
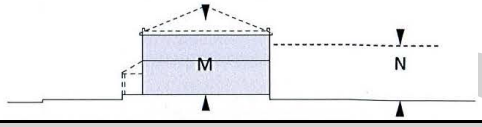
LOT REQUIREMENTS AND BUILDING ENVELOPE



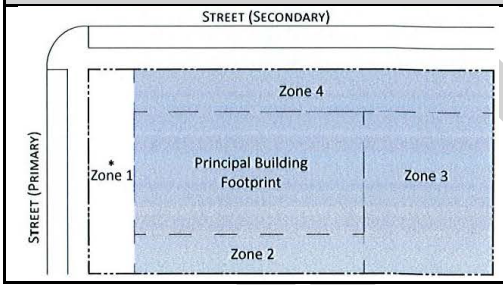
~~ACCESSORY STRUCTURE ENVELOPE~~



BUILDING HEIGHT



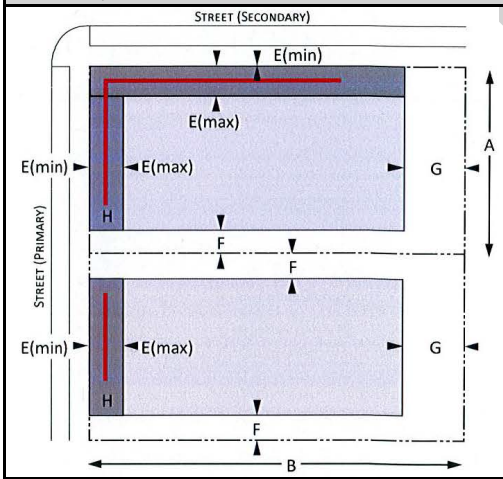
PARKING LOCATION



SS	SINGLE STORY COMMERCIAL BUILDING-SMALL
A building lot located and designed to accommodate single use office and retail.	

LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	30	50
B - Lot Depth (ft)	80	120
C - Lot Size (sf)	4,000	6,000
D - Lot Coverage (%)	—	80
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	10	15
Secondary Street Setback (ft)	5	—
F - Side Setback (ft)	0	—
G - Rear Setback (ft) (interior and waterfront lots)	20	—
Alley	5	—
H - Frontage Buildout (%)	60	—
~~ACCESSORY STRUCTURE ENVELOPE~~	~~MIN~~	~~MAX~~
~~I - Street Setback (ft)~~	~~30~~	
~~J - Side Setback (ft)~~	~~10~~	~~—~~
~~K - Rear Setback (ft) (interior lot)~~	~~10~~	~~—~~
~~Rear Setback (ft) (waterfront lot)~~	~~20~~	~~—~~
~~L - Building Footprint (sf)~~	~~—~~	~~800~~
BUILDING HEIGHT		
M - Principal Building (ft)	—	underlying zoning district
~~N - Accessory Structure(s) (ft)~~	~~—~~	~~25~~
PARKING PROVISIONS		
Location	Zone 2,3, and 4	
PRIVATE FRONTAGES (PF)		
Select a minimum of 1 PF listed	C, G, A	

LOT REQUIREMENTS AND BUILDING ENVELOPE



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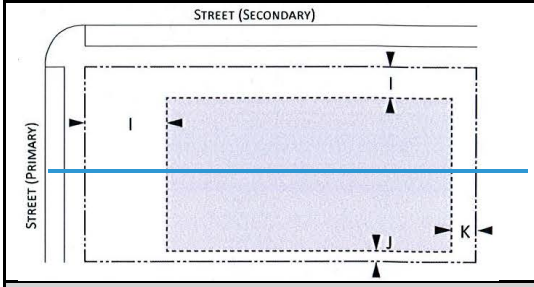
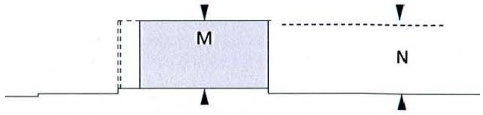
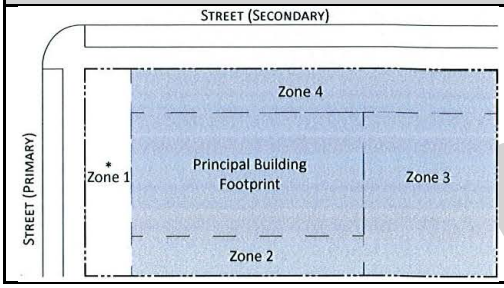

BUILDING HEIGHT

PARKING LOCATION


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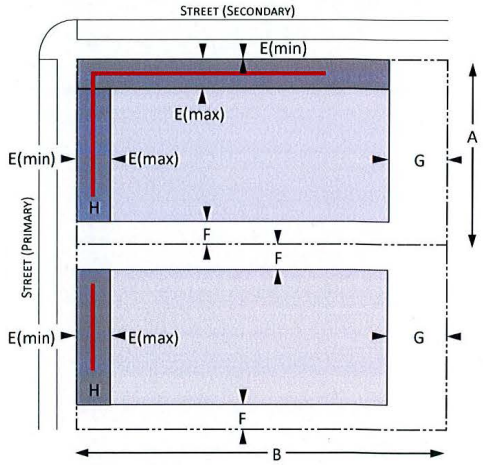
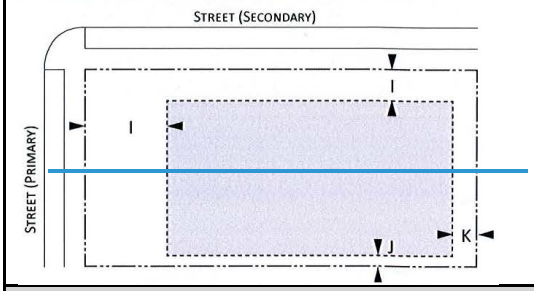
SM	SINGLE STORY COMMERCIAL BUILDING-MEDIUM
A building lot located and designed to accommodate single use office and retail.	

LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	60	150
B - Lot Depth (ft)	—	350
C - Lot Size (sf)	—	52,500
D - Lot Coverage (%)	—	90
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	10	15
Secondary Street Setback (ft)	5	—
F - Side Setback (ft)	0	—
G - Rear Setback (ft) (interior and waterfront lots)	20	—
Alley	5	—
H - Frontage Buildout (%)	60	—
~~ACCESSORY STRUCTURE ENVELOPE~~	~~MIN~~	~~MAX~~
~~I - Street Setback (ft)~~	~~30~~	
~~J - Side Setback (ft)~~	~~10~~	~~—~~
~~K - Rear Setback (ft) (interior lot)~~	~~10~~	~~—~~
~~Rear Setback (ft) (waterfront lot)~~	~~20~~	~~—~~
~~L - Building Footprint (sf)~~	~~—~~	~~800~~
BUILDING HEIGHT		
M - Principal Building (ft)	—	underlying zoning district
~~N - Accessory Structure(s) (ft)~~	~~—~~	~~25~~
PARKING PROVISIONS		
Location	Zone 2, 3 and ~~3~~ 4	
PRIVATE FRONTAGES (PF)		
Select a minimum of 1 PF listed	C	

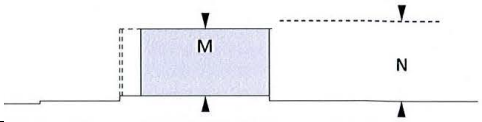
LOT REQUIREMENTS AND BUILDING ENVELOPE



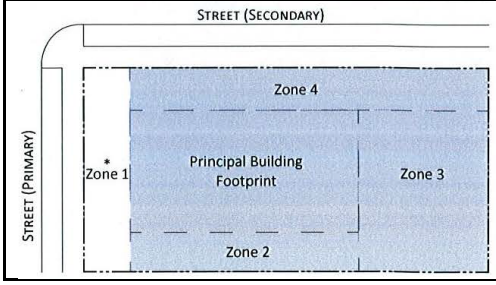
~~ACCESSORY STRUCTURE ENVELOPE~~



BUILDING HEIGHT



PARKING LOCATION



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IN	INSTITUTION BUILDING
A building lot located and designed to accommodate a building containing public or civic uses such as community services, day care, education, government, places of worship, or social services. This typology is only for permitted and exiting institutional buildings.	

LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	—	—
B - Lot Depth (ft)	—	—
C - Lot Size (sf)	—	—
D - Lot Coverage (%)	—	—
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	10	25
Secondary Street Setback (ft)	10	—
F - Side Setback (ft)	10	—
G - Rear Setback (ft) (interior lot)	15	—
Rear Setback (ft) (waterfront lot)	20	—
Alley	5	—
H - Frontage Buildout (%)	50	—
~~ACCESSORY STRUCTURE ENVELOPE~~	~~MIN~~	~~MAX~~
~~I - Street Setback (ft)~~	~~30~~	
~~J - Side Setback (ft)~~	~~10~~	~~—~~
~~K - Rear Setback (ft) (interior lot)~~	~~10~~	~~—~~
~~Rear Setback (ft) (waterfront lot)~~	~~20~~	~~—~~
~~L - Building Footprint (sf)~~	~~—~~	~~800~~
BUILDING HEIGHT		
M - Principal Building (ft)	—	35
N - Accessory Structure(s) (ft)	—	28'
PARKING PROVISIONS		
Location	Zone 2,3, and 4	
PRIVATE FRONTAGES (PF)		
Select a minimum of 1 PF listed	no requirement	

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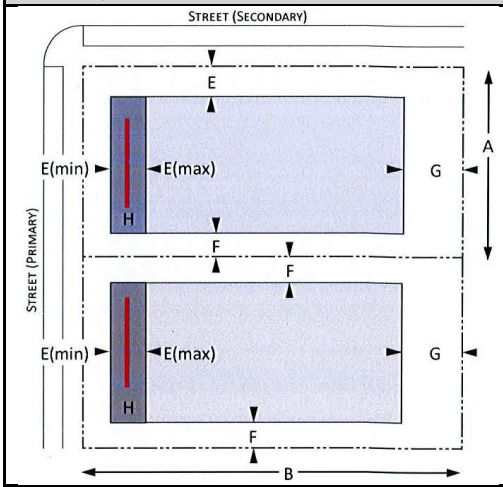
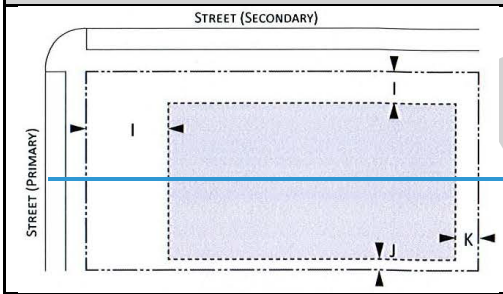
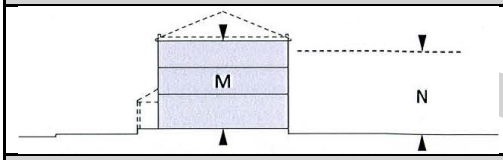
LOT REQUIREMENTS AND BUILDING ENVELOPE



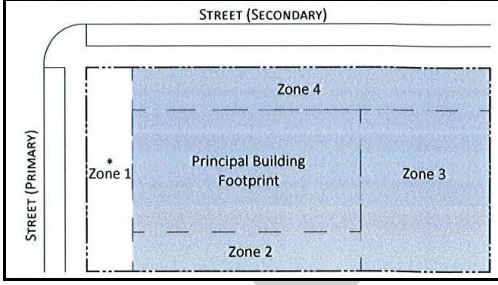
~~ACCESSORY STRUCTURE ENVELOPE~~



BUILDING HEIGHT



PARKING LOCATION



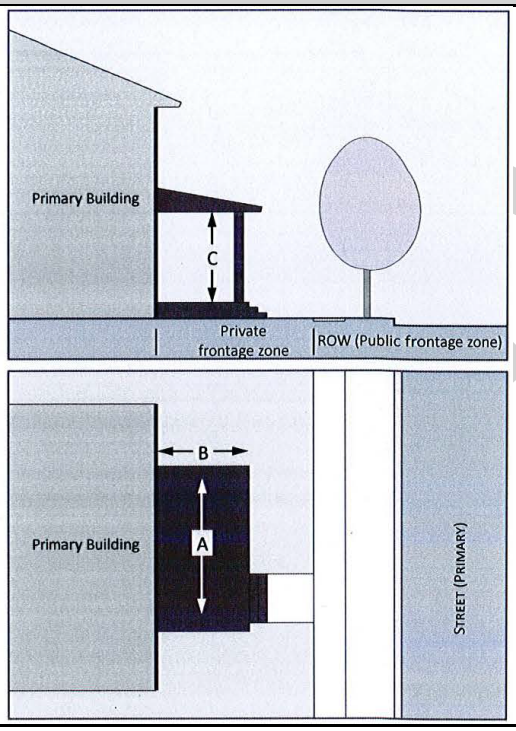
Sec. 20.16. Private frontage.

The building types in section 20.15 provide the acceptable private frontages (i.e. porches, stoops, etc.) for that building type. If there are multiple frontages provided in the table, the applicant may choose what private frontage to provide per building. A minimum of one frontage will be required for new construction, or redevelopment of a building that is being substantially improved by 50%, as provided in each building summary sheet, by Building Type. The private frontage area may count towards the calculation of the frontage build out requirement under the "Building Envelope" category, by building type, in section 20.15. Private frontage details are exclusive of specific building design elements and are regulated by setbacks, mass and scale.

P	PORCH
The façade is setback from the front lot line per applicable street setback requirements. The façade includes an attached front porch structure. A wide variety of porch designs are possible.	

FRONTAGE ZONE (FZ)	MIN	MAX
Porch structure requirements:		
A - Width (clear) (ft)	10	—
B - Depth (clear) (ft)	5	—
C - Height (clear) (ft)	7	—
INTERFACE ZONE (IZ)		
Landscape with path (3' wide min) from sidewalk to structure		

FRONTAGE ZONE AND INTERFACE ZONE DIMENSIONS



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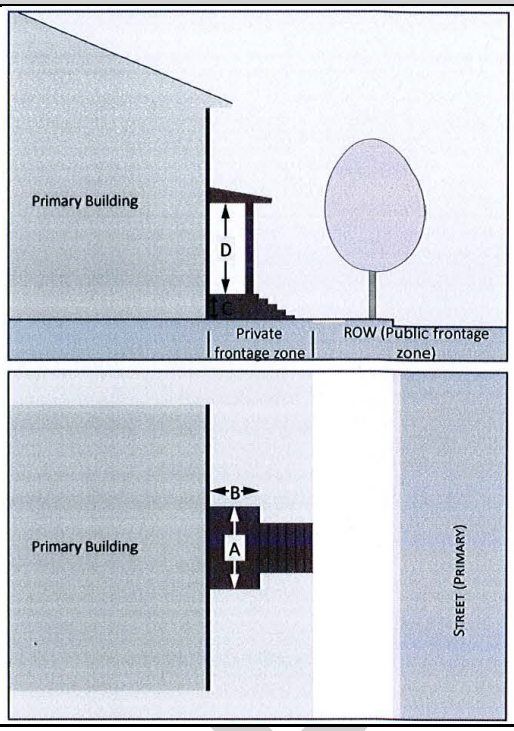
S	STOOP
The façade is set back from the front lot line per applicable street setback requirements. The façade includes an attached entry stoop (an elevated landing with stairs) that is placed ~~at or~~ near the front lot line pursuant to the street setback required for the building type. The ground floor is elevated to provide privacy. The stoop may include a roof, however it is not required.	

FRONTAGE ZONE (FZ)	MIN	MAX
Stoop structure requirements:		
A - Width (clear) (ft)	5	10
B - Depth (clear) (ft)	3	8
C - Height (stoop) (in)	18	24
D - Height (clear) (ft)	7	—
INTERFACE ZONE (IZ)		
Landscape with path (3' wide min) from sidewalk to structure		

FRONTAGE ZONE DIMENSIONS

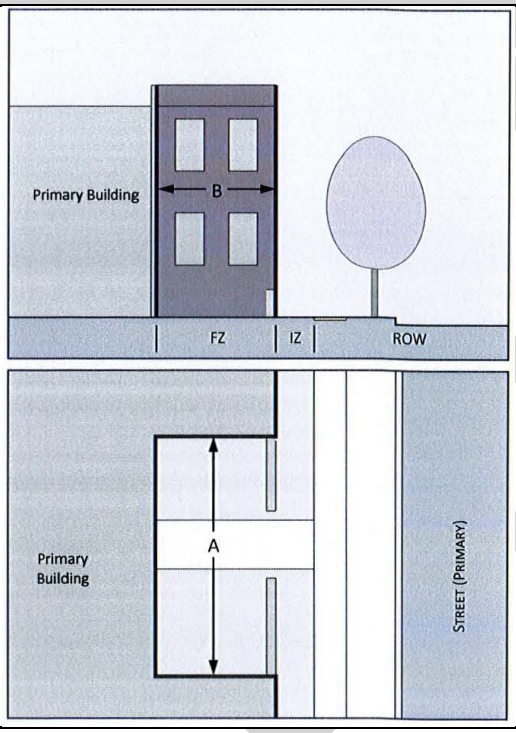


F	FORECOURT

The façade is set back from the front lot line per applicable street setback requirements. A portion of the façade is recessed to form an uncovered court. The court is suitable for outdoor dining, gardens, vehicle drop-offs, formal entries etc. A fence or wall may be used to define the private space of the court. The court may be elevated behind a retaining wall at or near the front lot line with entry steps to the court. The forecourt area may not have a permanent roof structure. Cafe's, seating area's may provide shade, umbrella's or any temporary shelter(s) that provide shade.

FRONTAGE ZONE (FZ)	MIN	MAX
Courtyard requirements:		
A - Width (clear) (ft)	12	—
B - Depth (clear) (ft)	12	50
INTERFACE ZONE (IZ)		
Landscape with path (6' wide min) from sidewalk to structure		
OTHER REQUIREMENTS		
None		

FRONTAGE ZONE AND INTERFACE ZONE DIMENSIONS



	COMMON YARD
The façade is set back from the front lot line per applicable street setback requirements. The common yard may include a two to four foot in height decorative fence that shall be constructed of wood, shell, or concrete material. The front yard is required to have a minimum of 1 canopy tree, shrubs, and ground cover. The common yard is located ~~at the~~between the front lot line and build-to-line of the parcel. Pools, accessor~~t~~y structures may not be located in the common yard area.	

FRON~~TAGE ZONE (FZ)~~ T BUFFER	MIN	MAX
~~Stoop structure requirements:~~		
A - Landscape	grass and or ground cover	
B - Shrubs, ground cover (c)(1)a.	10 (3 gallon) 3' height	—
C - Tree (canopy tree)	1	—
D — Front/sideyard Fence Height (feet)(c)(1)b	2'	4'

FRONTAGE ZONE DIMENSIONS

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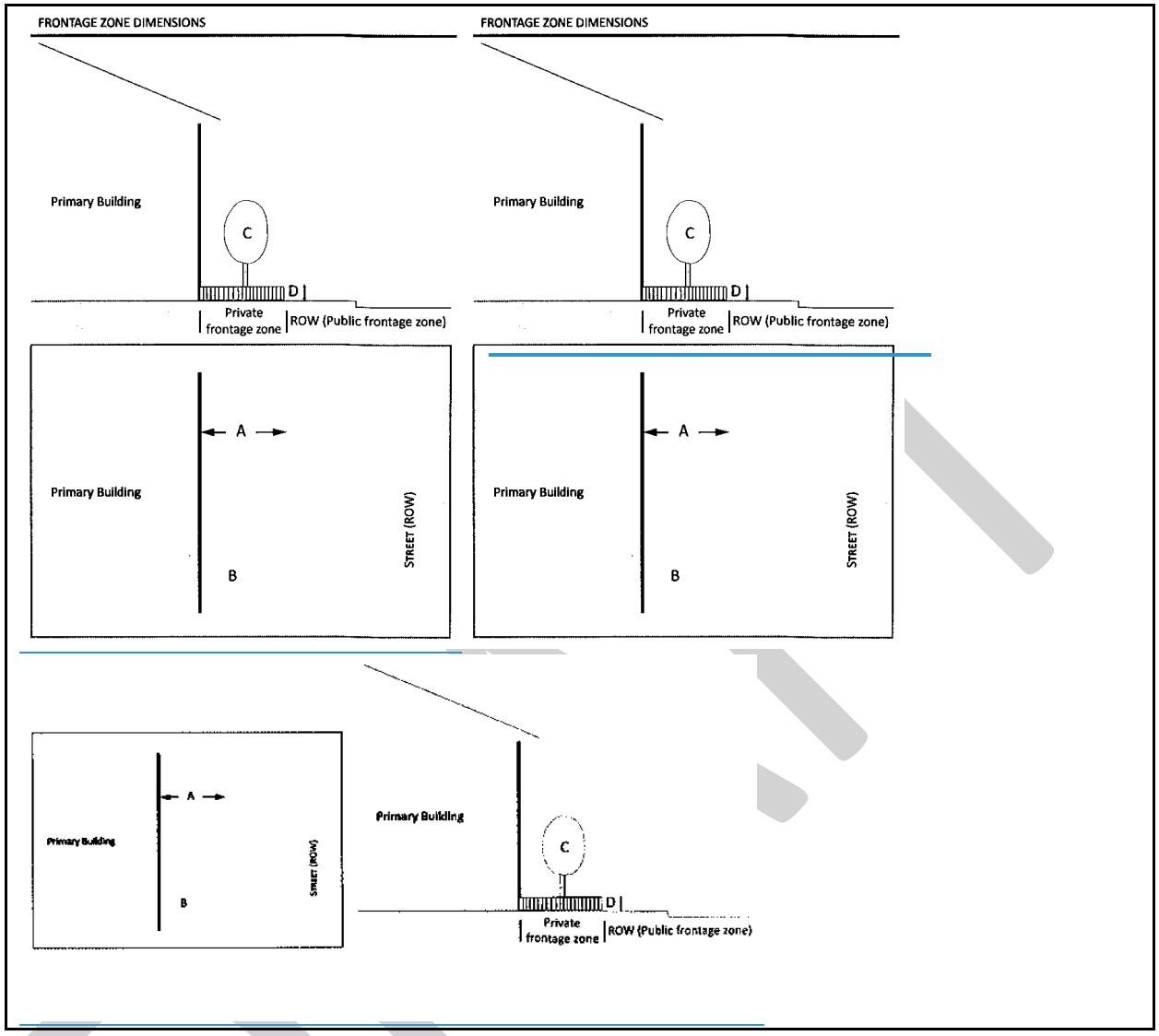
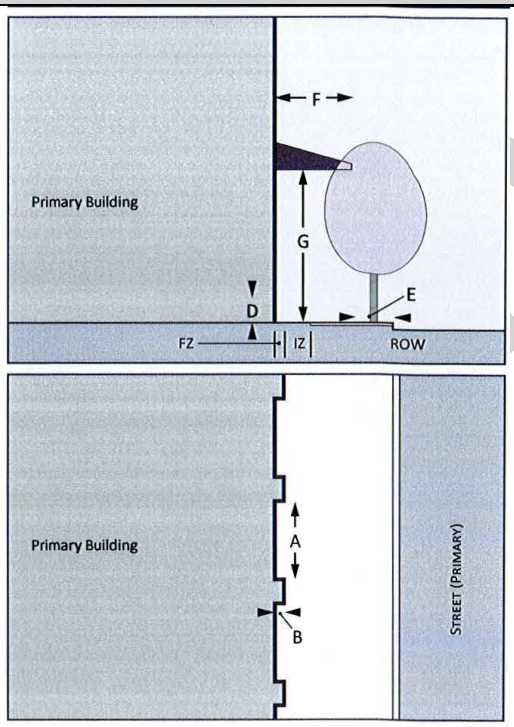

FRONTAGE ZONE DIMENSIONS
Primary Building
C
D
Private frontage zone
ROW (Public frontage zone)
A
B
STREET (ROW)
FRONTAGE ZONE DIMENSIONS
Primary Building
C
D
Private frontage zone
ROW (Public frontage zone)
A
B
STREET (ROW)
A
Primary Building
B
STREET (ROW)
Primary Building
C
D
Private frontage zone
ROW (Public frontage zone)

C	COMMERCIAL

The façade is setback from the front lot line per applicable street setback requirements, typically at or near the front lot line with the entrance at sidewalk grade. The façade may include an awning, shed roof, or gallery (a lightweight colonnade with no habitable building space above it) that covers the sidewalk and may extend into the right-of-way. The facade has a substantial amount of glazing at the sidewalk level. Recessed entrances are acceptable.

FRONTAGE ZONE (FZ)	MIN	MAX
Building facade requirements:		
A - Distance between openings (ft)	10	20
B - Door recess (ft)	—	5
C - Ground floor transparency (%)	60	—
D - Height to bottom of window (ft)	—	2.5
INTERFACE ZONE		
Extended sidewalk from right-of-way edge to structure		
OPTIONAL ELEMENTS	MIN	MAX
AWNING or GALLERY		
E - Setback from curb (ft)	2	—
F - Depth (clear) (ft)* (Gallery min 8')	4	10
G - Height (clear) (ft)	8	—
OTHER REQUIREMENTS		
None		

FRONTAGE ZONE AND INTERFACE ZONE DIMENSIONS



(Ord. No. 2016-19, § 2(Exh. A), 2-28-17; Ord. No. 2021-08, § 2, 6-22-2021; Ord. No. 2021-22, § 2, 10-12-21)

~~**Sec. 20.16. Private frontage.**~~

~~The building types in section 20.15 provide the acceptable private frontages (i.e. porches, stoops, etc.) for that building type. If there are multiple frontages provided in the table, the applicant may choose what private frontage to provide per building. A minimum of one frontage will be required for new construction when listed on the chart, by Building Type. The private frontage area may count towards the calculation of the frontage build out requirement under the "Building Envelope" category, by building type, in section 20.15.~~

~~(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)~~

Sec. 20.17. Building height.

Each building lot typology in section 20.15 provides the range of height appropriate for the building type. No new or substantially improved building within the ~~PAG Overlay District~~PAG Historic Overlay District and having the underlying zoning designation of THD, RU-2 Residential, RLM-2 Residential, or RM Residential shall be constructed to exceed twenty-eight (28) feet in height to the midpoint of a sloped roof or top of the parapet of a flat or low sloped roof, or thirty-two (32) feet overall, as defined below:

a. For any structure with habitable space located less than eight feet above natural grade, height shall be measured from the property's required Design Flood Elevation.

b. For any structure with habitable space beginning at or higher than eight feet above natural grade, height shall be measured from eight feet above natural grade.

Base flood elevation requirements are outlined in section 98-33 of the City's Code of Ordinances.

	MIN	MAX
Building facade requirements:		
A - Base Flood Elevation (BFE) refer to Sec. 98-33		
B - Finished Grade (FG)	Determined by the BFE & FG	
C - Height of Floors (liveable)	8	14
D - Total Height (Measurement from the required DFE)	—	—
Residential*	—	28-32*
Commercial (non-residential)	—	Refer to Underlying Zoning District
* Not to exceed 28 feet in height to the midpoint of a sloped roof or top of the parapet of a flat or low sloped roof, and measured from the location specified above, further provided that the overall roof height shall not exceed 32 feet.		

HEIGHT

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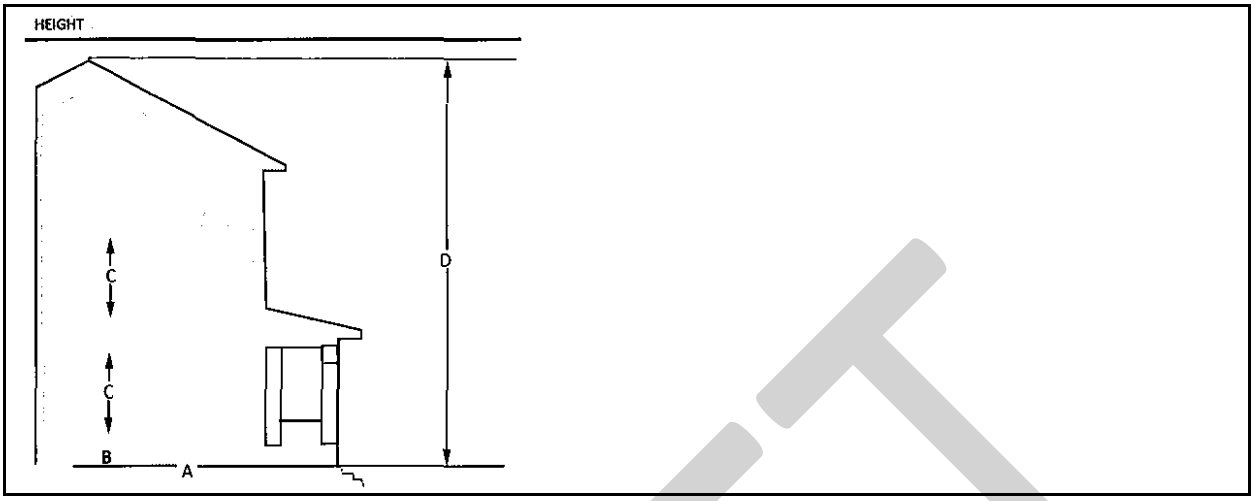


(Ord. No. 2016-19, § 2(Exh. A), 2-28-17; Ord. No. 2021-08, § 2, 6-22-2021)

Sec. 20.18. Minimum off-street parking requirements.

(a) *Residential*: Shall be in accordance with the requirements of Division 23 of the Land Development Code, Off Street Parking and Loading.

(b) *Nonresidential*: may reduce the number of spaces, if on-street parking is available, then an applicant can count any on-street parking within 500 feet of the parcel.

(c) Access to and location of parking areas:

(1) Parcels abutting an alley of at least fifteen feet width shall not place parking in the front yard of the zoning lot, nor will be provided driveway access from the primary street. Parking may be placed in the rear or side yard. Access shall be provided via the alley.

(2) Parcels without alley access shall be granted a curb cut from the primary street and may provide parking in the front yard with an additional five foot setback from the garage and or principal structure as provided in the building types.

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.19. Alleyways and Driveways.

(a) ~~(a)~~ The ~~PAG Overlay District~~PAG Historic Overlay District has existing alleyways that shall be maintained and used as an alleyway for access to parcels located along an alleyway.

(b) Under no circumstance shall an existing alley be reduced in the width and length.

(c) Parking is permitted adjacent to an alleyway or where the City has identified, through signage, that vehicles may park within the alleyway. Under no circumstance shall a parked vehicle impede the vehicular movement.

(d) Alleyways shall not be permanently closed or vacated.

(e) One driveway is permitted for each parcel. When a parcel has access to an alleyway, that alleyway shall be the primary access to the parcel's driveway and parking area that is consistent with the parking area

placement as outlined in Sec. 20.7.15, Permitted Building Types. If a circular driveway is proposed and/or more than one driveway access point is requested, the applicant must provide:

(1) Overall landscape plan for the primary frontage of the building to ensure Sec. 20.21 Screening of elevated building criteria is met prior to considering multiple access point(s).

(2) If an impact to the landscape and elevated building criteria needs to be reduced, justification shall be provided that demonstrates a need for the driveway. The priority would be transportation circulation and safety and shall be reviewed and determined by the City.

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.20. Landscaping standards.

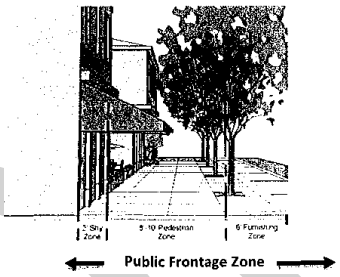
(a) *Streetscape standards*. When the City requires improvements to the "Public Frontage" Zone which includes: Furnishing zones, pedestrian zones and a shy zone, the following standards shall apply.

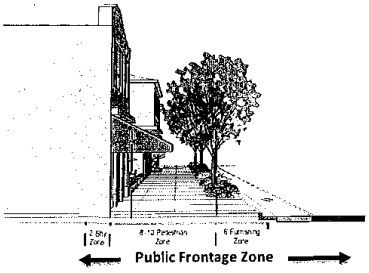
(1) *Furnishing Zone that is a minimum of six feet in depth and may include street lights, benches and canopy trees*. A furnishing zone shall include one of the following: Tree Grate Standards. One canopy tree per 30 feet in lineal building shall be provided the entire length of the parcel the building is fronting.

(2) *Planter Beds*. A minimum width of 6 feet with a maximum length of 25 feet that contains 1 canopy tree per bed and 100 percent ground cover.

(3) *Pedestrian Zone*. 8—10 feet of unobstructed sidewalk

(4) *Shy zone*. Comprised of 12 inches to 2 feet that includes the area from the edge of the building to the edge of the pedestrian zone.





(b) ~~(b)~~ Landscape Buffers may be required between any uses within the ~~PAG Overlay District~~PAG Historic Overlay District.

(c) Front Buffers for all residential building types, excluding the Apartment Building, shall provide the following:

(1) Front fence or landscape buffer (common yard) shall be provided and include the following:

a. An opaque hedge, height not to exceed 3 feet when fully matured and/or

b. *Knee wall and/or fence*. Permitted materials are wood, shell or concrete material consistent with the overall architecture and design of the primary residence. The fence setback and visibility standards of section 20.15 shall apply to the building type selected for development, except that no fence exceeding four feet in height shall be installed closer to the front lot line than the principal structure to which it is ancillary.

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.21. Screening of elevated buildings.

A building required by section 98-33 of the City's Code of Ordinances, to be elevated more than three feet above grade shall mask the fact that it is elevated through the use of appropriate architectural screening so that the building, when viewed from public rights-of-way, appears to have been constructed at, or near, natural grade as follows:

(a) Architectural screening shall:

(1) Create a visual continuity that is integrated with the overall design and architecture of the home using doors, garage doors, entryways, staircase and/or archways.

(2) No more than 20 percent of the area being screened can be transparent.

(b) Landscape screening shall be installed around the portions of the buildings (accessory and principal) that are elevated and facing the public street:

(1) A minimum 3-foot-wide landscape area the length of the principal building and garage (if visible from the street) except where driveways are approved. Displaced landscaping from driveways shall be relocated elsewhere in the front yard.

(2) One understory tree per 20 lineal feet (or portion thereof) of the elevated building length/width viewed from public rights-of way.

(3) Planted with shrubs, ornamental grasses and groundcovers to provide 100 percent coverage of the landscape area within one growing season. The landscape design shall (unless spatially impractical) provide layering of plant materials that includes larger background shrubs and low foreground groundcovers. All plant material should be Florida friendly plantings as defined and identified by University of Florida/IFS horticulture experts.

(4) Permanent mulch materials, such as organic mulches, stones, and recycled inorganic groundcover materials are not permitted in lieu of vegetation, unless they are provided as accent or focal points that enhance the landscape design.

(c) Apartment building types (apartment house, apartment building small and apartment building medium shall also meet the following standards:

(1) Parking may only be accessed from the side or rear of the building.

(2) No portion of the ~~primary~~ principal building shall have garage doors facing any street.

(3) Parking may be located within the BFE provided the primary face of the building is architecturally designed to be consistent with front entryways of homes that are integrated and not visually seen from any street.

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.22. General building design (residential).

In addition to the required private frontages and the standards provided in each frontage, the following standards shall be applied to all residential building types (house and apartment building types) in order to maintain the overall mass and scale, of the PAG community's existing housing stock.

The following standards are included to provide a minimum criteria needed to review the overall design, mass and scale as outlined below while allowing an applicant flexibility in the design of the building. The design criteria are typical design elements used by architects to ensure a higher quality development and exclude specific building design elements.

Any single family or attached residential structure that follows the criteria outlined in section 20.15, Permitted Building Types, must design the building with the following architectural elements:

(a) The mass of a building must include:

(1) *Primary mass*. The building shall have a distinct primary mass.

(2) *Secondary mass*. A building should also include secondary mass (private frontage requirements) that form the façade of the building.

(3) Voids that allow for natural breaks in the mass.

(b) Proportional design elements shall include:

(1) Windows in varying, yet similar arrangements.

(2) Appropriate vertical visual consistency at the centerline of the façade.

(3) Appropriate ratios of visual width between top and bottom halves of the elevation (bottom ½ clearly supports the top).

(4) Overall design shall be symmetrically or asymmetrically balanced.

(c) Design must include the following rhythms:

(1) Proximity (objects close together complement each other).

(2) Similarity- common textures, colors or features.

(d) Garage Design elements shall include:

(1) Garage, attached to the principal structure and visible from the public right-of-way, shall be designed and integrated into the overall design elements of the principal structure. Garage doors shall not "dominate" the front façade or be the focal point of the building by the use of contrasting colors, textures that are not part of the overall design of the primary structure. Using elements that are consistent with this subsection, (a), (b) and (c) are required. Height of a garage shall not exceed more than one story of the principal building.

(2) Garage, Detached from the principal structure, shall have a complementary appearance to that of the principal structure such as wood, stone, and/or manufactured products such as brick, stucco, or decorative concrete block. Architectural elements such as awnings, parapets, decorative molding, and windows should be utilized to create compatibility and consistency between the appearance of the principal dwelling unit and the detached garage.

(e) Pool location. Pools shall not be permitted in the front yard setback area or be considered subject to the principal building setback area.

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.23. General building design (non-residential and mixed-use buildings).

In addition to the required private frontages and the standards provided in each frontage, the following standards shall be applied to non-residential building types only.

(a) *Public entrance*. Buildings that are open to the public shall have an entrance for pedestrians from the street to the building interior. This entrance shall be designed to be a distinctive and prominent element of the architectural design, and shall be open to the public during business hours. Buildings shall incorporate lighting and changes in mass, surface or finish which places an emphasis to the entrance.

(b) *Building orientation*. The ~~primary~~ principal building entrances shall be visible and directly accessible from a street or park space that has a sidewalk or pedestrian path.

(c) *Storefront character*. Buildings shall express a "storefront character". This guideline is met by providing all of the following features along the building frontage as applicable.

(1) Regularly spaced and similar-shaped windows with window hoods or trim (all building stories).

(2) *Large display windows on the ground floor*. All street-facing, park-facing and plaza-facing structures shall have windows covering a minimum of 40 percent and a maximum 80 percent of the ground floor of each storefront's linear frontage. Blank walls shall not occupy over 50 percent of a street-facing frontage and shall not exceed 20 linear feet without being interrupted by a window or entry. Mirrored glass, obscured glass and glass block cannot be used in meeting this requirement. Display windows may be used to meet this requirement if the first floor has not been design as a flood proof first floor.

(d) *Building façade*. A clear visual division shall be maintained between the ground level floor and upper floors with either a cornice line or awning from 12 feet to 16 feet above grade, whichever applies to the proposed development. No more than 20 feet of horizontal distance of wall shall be provided without architectural relief for building walls and frontage walls facing the street. All buildings excluding single family detached homes shall utilize at least three of the following design features to provide visual relief along all elevations of the building:

(1) Divisions or change in materials (materials should be drawn from a common palette).

(2) Window bays.

(3) Separate entrances and entry treatments, porticoes extending at least five (5) feet.

(4) Variation in roof lines.

(5) Balconies: 6 feet maximum may project into the front or side street setbacks.

(6) Dormers.

(7) Canopies, extending at least five (5) feet.

(8) Gables.

(9) Overhang extending at least five (5) feet.

(10) Recessed entries (at least three [3] feet from the primary façade).

(11) Protruding entries (at least three [3] from the primary façade).

(12) Covered porch entries.

(13) Cupolas shall be permitted on sloped roofs and are exempt from the height limitations up to twelve feet above the roof line.

(14) Buildings shall provide a foundation or base, typically from ground to bottom of the lower windowsills, with changes in volume or material.

(e) *Roof-Based Mechanical Equipment and Other Roof Penetrations.* All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes, and other roof penetrations (except chimneys), shall

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be located on the side or rear elevations and be configured and screened with similar architectural details that are consistent with the overall building design which should blend into the overall architectural design of the building that shields view, as seen from a pedestrian, vehicle or vessel from a waterway, street, sidewalk, alleyway, and other public right-of-way.

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

Sec. 20.24. Design review and required drawings.

An applicant shall be subject to the City's permit process. In addition, any development within the ~~PAG Overlay District~~PAG Historic Overlay District using the building types, as provided in this division, and which qualifies for design review under section 20.13., shall submit:

(a) Design Guidebook, A design guidebook for the Historic PAG, provides for overall design concept ideas for implementation of design within the district for all development. Specific materials, color, textures, and architectural style are not required, but will be provided as context and character of the area itself and every effort to compliment the overall historic design of the area should be made for new development.

(b) ~~architectural~~ Architectural elevations of all facades of all structures subject to this division ~~and~~ shall be a required exhibit for plan approval which does not subrogate any requirements outlined in Division 5, Site plan approval procedures, and building permit process.

(1) Such exhibits shall include colors, materials, building dimensions, mass and scale proportions, location of service areas and mechanical equipment, screening devices, parking, site furnishings, lighting fixtures, all signage, and any other information as determined necessary to ensure consistency with the intent of this division.

(2) All elevations and overall design ~~must be signed and sealed by a licensed architect registered in the State of Florida~~ and must provide a summary and illustrations that identify each standard listed in section 20.22 or 20.23 of this division. ~~The City may request review by the~~

(3) Provide 11x17 architectural design packet that clearly illustrates the building elevations, mass and scale, screening of elevated portion(s) of the building (landscape or architectural elements).

(c) Landscape and Elevated screening plan(s) shall be submitted as part of the site plan.

(d) The City's Architect, or design review designee, shall review and determine if the applicant has met the criteria in this Division and provide a summary of approval or recommended changes to the submitted architecture design and/landscape of the project.

(e) The Historic Preservation Board shall review to ensure compatibility of new construction, renovations or additions within the ~~PAG overlay district~~PAG Historic Overlay District.

(f) Waste Management Plan shall be provided for all development, excluding freestanding quadplex, triplex, duplex and single-family residential, to ensure an overall strategy for recycling and trash collection has been implemented that includes:

(1) The Site Plan shall include the area(s) for outdoor storage of recycling and/or trash receptables, location and design. It is encouraged to have joint dumpsters and/or compactors in alleys to serve groups of businesses to the extent possible.

i. If storage area is located outside, provide the overall design and location of such receptacles and overall screening from public rights-of way (excluding alleys), waterways.

ii. If the storage area is located in an- alley and not visible from the public street, screening will not be required. Screening of storage areas shall be required in all alleyways where the area is not obscured by a permanent structure from the street.

(2) Restaurant requirements, provide a description of how fats, oils and grease generated by the restaurants is being stored. If outside of the facility, provide the design and storage area to be used for review and approval by the City.

(3) City will review the waste management plan to ensure the access is sufficient for garbage pickup and will approve and/or deny the location, design and type of storage permitted.

(Ord. No. 2016-19, § 2(Exh. A), 2-28-17)

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DIVISION 40 COMMUNITY REDEVELOPMENT DISTRICT—EIGHTH AVENUE (CRD-EA)[1]

Sec. 40.1. Purpose and intent.

The CRD-EA district is intended to encourage and promote the continuance of the existing mixed use development pattern and architectural aesthetic of the area, as well as encourage the infill of vacant or under-developed lots.

(Ord. No. 2013-06, § 1(Exh. A), 1-22-13)

Sec. 40.2. Permitted principal uses and structures.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses in the CRD-EA district are as follows:

(a) Residential uses as a component of a vertically mixed-use development;

(b) Temporary Lodging;

(c) Eating and drinking establishments, specialty food such as gourmet take out, catering, coffee shops, etc. and sit-down restaurants;

(d) Offices;

(e) Retail sales;

(f) Private, specialized instruction, such as computer training, real estate courses, self- improvement classes, career training or fitness instruction;

(g) Artist studios, art galleries, and museums;

(h) Personal service businesses such as barbershops, beauty shops, tailoring, garment alteration and repair, shoe repair, dry cleaning drop-off and pick-up and other personal service uses similar in character and impact;

(i) Vehicle for hire—limited to rental of bicycles and individual motorized vehicles such as segways, mopeds/scooters;

(j) On-site parking facilities;

(k) Other uses similar in character, nature and impact to permitted uses listed above.

(Ord. No. 2013-06, § 1(Exh. A), 1-22-13)

[1]Editor's note(s)—Ord. No. 2013-06, § 1(Exh. A), adopted Jan. 22, 2013, repealed the former Div. 40, §§ 40.1—40.11, and enacted a new Div. 40 as set out herein. The former Div. 40 pertained to Community Redevelopment District—Eighth Avenue (CRD-EA) and derived from Ord. No. 2010-18, § 1(Exh. A), adopted 11-8-11.

Sec. 40.3. Permitted secondary uses and structures.

(a) Transit facilities;

(b) Public recreation and other governmental or civic uses.

(Ord. No. 2013-06, § 1(Exh. A), 1-22-13)

Sec. 40.4. Allowable conditional uses and structures:

The purpose of this section is to allow for single-family and two-family residential uses and structures for only saving and/or moving locally designated historic structures, as well as address rooftop uses. In no case shall a new construction single-family home be allowed in the 8th Avenue CRD.

(a) Single-family residential, subject to the following conditions:

(1) The structure is eligible for local historic designation pursuant to Section 28.22 of the Land Development Code;

(2) The applicant applies for designation of the structure as historic and the Historic Preservation Board approves the request;

(3) The applicant applies for and is granted a certificate of appropriateness for any alterations to the exterior of the structure and moving the structure if a structure is proposed to be moved to the 8th Ave District, consistent with the Secretary of the Interior's Standards and Guidelines for Rehabilitation or Preservation of Historic Structures and Division 28 of the Land Development Code;

(4) The applicant applies for and is granted the conditional use pursuant to Section 4.4 of the Land Development Code;

(b) Roof dining and/or drinking areas, subject to section 6.24 of this Code as may be applicable.

(Ord. No. 2013-06, § 1(Exh. A), 1-22-13; Ord. No. 2020-24, § 2, 12-1-20)

Sec. 40.5. Permitted accessory uses and structures.

(a) Uses and structures, as regulated in sections 6.12 and 6.13, which are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures. Where setbacks of accessory uses in sections 6.12 and 6.13 conflict with this section, the standards in this section shall apply;

(b) Home occupations, subject to the conditions set forth in section 6.5 of this Code.

(c) Temporary uses under the provisions of section 6.11 of this Code.

(Ord. No. 2013-06, § 1(Exh. A), 1-22-13)

Sec. 40.6. Prohibited uses and structures.

Existing non-historic single family residences currently located in the 8th Avenue district may continue as legal non-conforming uses or can be adaptively reused as uses permitted in Sections 40.2 and 40.3.

(Ord. No. 2013-06, § 1(Exh. A), 1-22-13)

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Sec. 40.7. Density and intensity.

Density and intensity of use for commercial and residential components shall be inclusive, i.e. the same land area on a zoning lot may be used to support both use types without proration. For the purpose of determining mixed uses, transient accommodations shall be considered residential uses and may be combined with ground floor commercial within a mixed-use project. The intensity of the commercial use shall be determined by floor area ratio and the density of the transient accommodation shall be determined by units per acre.

Residential use - Shall not exceed 24 dwelling units per acre.

Transient accommodation use - Shall not exceed 50 units per acre.

Non-residential use - Shall not exceed a floor area ratio (FAR) of 1.0 for single use commercial structures or 1.50 for mixed-use development. Projects that consist of a non-residential uses mixed with a transient accommodation or residential use shall provide a minimum FAR of .40 for the non-residential use.

(Ord. No. 2013-06, § 1(Exh. A), 1-22-13)

Sec. 40.8. Building height.

Height shall not exceed 35 feet.

(Ord. No. 2013-06, § 1(Exh. A), 1-22-13)

Sec. 40.9. Setbacks.

For structures that front 8th, 9th or Gulf Way:

Front yard: A minimum of 75 percent of the building frontage shall be built in line with the buildings adjacent to it, or set back no greater than two (2) feet, whichever distance from the front property line is less. In cases where vacant lots are adjacent to the lot which is proposed for development, no more than 75 percent of the building frontage shall be set back more than two (2) feet from the front property line. In the event there are existing buildings on both sides of the proposed building, and the adjacent buildings are not set back the same distance from the front property line, then the proposed structure may be built to the average frontage of the two adjacent buildings.

Marquees, canopies, colonnades, arcades, or fixed awnings may project over the public right-of-way, provided such projection does not extend over the back of curb line. Foundational structures, that support such projections, may be placed in the public right-of-way provided that such items and overhangs are subject to a development and public right-of-way use agreement with the city. The second story of the primary structure may extend over the public right-of-way, provided such projection does not extend over the back of curb line. That portion of the second story which projects over the public right-of-way may not be enclosed but may be roofed and screened as a porch or open balcony. A third story shall extend no more than the second floor structural face and may provide an open balcony. A third story shall not be enclosed by solid walls or windows and may not contain a roof, but may contain a pergola structure which does not provide more that 50% opacity. Structures may not project over alleys.

Structural face, as it used in this section, is defined as those portions of the principal structure and accoutrements which protrude toward the lot line and are most closely parallel to the front lot line. Pergola as defined herein is garden feature forming a shaded walkway, passageway, or sitting area of vertical posts or pillars that usually support cross-beams and a sturdy open lattice.

Secondary front yard: No secondary front yard setback for primary structure; Marquees, canopies, colonnades, arcades, or fixed awnings may project over the public right-of-way provided such projection does not extend over the back of curb line. Foundational structures, that support such projections, may be placed in the public right-of-way provided that such items and overhangs are subject to a development and public right-of-way use agreement with the city. Structures may not project over alleys.

Side yard: None

Rear yard: 10 feet minimum. Parking may be placed in the rear setback.

For structures that front Pass-a-Grille Way:

Front yard: 10 feet

Secondary front yard: 5 feet

Sideyard: 5 feet

Rear yard: 10 feet. Parking can be placed in the rear yard setback.

(Ord. No. 2013-06, § 1(Exh. A), 1-22-13; Ord. No. 2015-16, § 1, 8-25-15; Ord. No. 2017-30, § 2, 2-27-18)

Sec. 40.10. Maximum impervious surface ratio.

Maximum impervious surface ratio (ISR) for all uses: 0.90

(Ord. No. 2013-06, § 1(Exh. A), 1-22-13)

Sec. 40.11. Minimum off-street parking requirements and access requirements.

(1) *Number of parking spaces required:* Subject to Division 23 of the Land Development Code.

(2) *Access to and location of parking areas:*

a. Parcels abutting an alley shall not place parking in the front yard of the zoning lot, nor will be provided driveway access from the main thoroughfare. Parking may be placed in the rear or side yard. Access shall be provided via the alley.

b. Parcels without alley access shall be granted a curb cut from the main thoroughfare and may provide parking in the front yard.

(Ord. No. 2013-06, § 1(Exh. A), 1-22-13)

Sec. 40.12. Landscaping and buffering.

In order to accommodate the form and scale of historic development patterns on 8th Avenue, the CRD-EA District shall be exempt from the buffering and landscaping requirements in Division 22 of this Code.

(Ord. No. 2013-06, § 1(Exh. A), 1-22-13)

Sec. 40.13 Assembly or Lot Split of a Parcel

Assembly or lot splits of a parcel are required to:

(1) Submit an application to the Historic Preservation Board for a recommendation prior to the Board Of Adjustment and City Commission.

(2) The applicant shall provide documentation for the Historic Preservation Board to determine the compatibility and respect for the existing character of the CRDEA District, which will review:

a. Historical plat and scale of the overall character of Pass-a-Grille (PAG) to ensure the application is consistent with the overall intent of the PAG area.

b. Determine if recommending the parcel split or assembly will support or negatively impact the overall character of the area by permitting the use and the scale of the parcel of land and/or development size.

Sec. 40.14 General Building Design

A design guidebook for the CRD-EA provides for overall design concept ideas for implementation of design within the district. Specific materials, color, textures and architectural style are not required, but will be provided as context and character of the area itself and every effort to compliment the overall historic design of the area should be made for new development. The following standards shall be applied to non-residential building types only.

(a) *Public entrance*. Buildings that are open to the public shall have an entrance for pedestrians from the street to the building interior. This entrance shall be designed to be a distinctive and prominent element of the architectural design, and shall be open to the public during business hours. Buildings shall incorporate lighting and changes in mass, surface or finish which places an emphasis to the entrance.

(b) *Building orientation*. The principle building entrances shall be visible and directly accessible from a street or park space that has a sidewalk or pedestrian path.

(c) *Storefront character*. Buildings shall express a "storefront character". This guideline is met by providing all of the following features along the building frontage as applicable.

(1) Regularly spaced and similar-shaped windows with window hoods or trim (all building stories).

(2) *Large display windows on the ground floor*. All street-facing, park-facing and plaza-facing structures shall have windows covering a minimum of 40 percent and a maximum 80 percent of the ground floor of each storefront's linear frontage. Blank walls shall not occupy over 50 percent of a street-facing frontage and shall not exceed 20 linear feet without being interrupted by a window or entry. Mirrored glass, obscured glass and glass block cannot be used in meeting this requirement. Display windows may be used to meet this requirement if the first floor has not been design as a flood proof first floor.

(d) *Building façade*. A clear visual division shall be maintained between the ground level floor and upper floors with either a cornice line or awning from 12 feet to 16 feet above grade, whichever applies to the proposed development. No more than 20 feet of horizontal distance of wall shall be provided without architectural relief for building walls and frontage walls facing the street. All buildings excluding single family detached homes shall utilize at least three of the following design features to provide visual relief along all elevations of the building:

(1) Divisions or change in materials (materials should be drawn from a common palette).

(2) Window bays.

(3) Separate entrances and entry treatments, porticoes extending at least five (5) feet.

(4) Variation in roof lines.

(5) Balconies: 6 feet maximum may project into the front or side street setbacks.

(6) Dormers.

(7) Canopies, extending at least five (5) feet.

(8) Gables.

(9) Overhang extending at least five (5) feet.

(10) Recessed entries (at least three [3] feet from the primary façade).

(11) Protruding entries (at least three [3] from the primary façade).

(12) Covered porch entries.

(13) Cupolas shall be permitted on sloped roofs and are exempt from the height limitations up to twelve feet above the roof line.

(14) Buildings shall provide a foundation or base, typically from ground to bottom of the lower windowsills, with changes in volume or material.

(e) *Roof-Based Mechanical Equipment and Other Roof Penetrations.* All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes, and other roof penetrations (except chimneys), shall be located on the rear elevations and be configured and screened with similar architectural details that are consistent with the overall building design.

(f) *Maximum Building Length.* The maximum building length on a parcel shall not exceed eighty (80) feet. If more than one building is located on a parcel of land, a minimum separation for each building shall be ten (10) feet. The building separation area may include walkways, seating areas, and/or landscape/hardscape.

(g) *Height.* If a development does not flood proof the first floor, which would raise the primary building to the Base Flood Elevation, the design of the structure, measured from at grade, shall provide:

(1) A minimum of 10' stepback on each side of that floor that is located at or over 35' in height, measured from grade.

(2) Balconies/seating area(s) shall be reviewed, by the Historic Preservation Board, to ensure compatibility of the existing uses and structures is maintained. Hours of access, restrictions on seating may be outlined at the time of the HP~~R~~B review.

Sec. 40.15 Design Review and Required Drawings

An applicant shall be subject to the City's permit process. In addition, any development within the CRDEA, shall submit:

(a) Architectural elevations of all facades of all structures subject to this division and shall be a required exhibit for plan approval which does not subrogate any requirements outlined in Division 5, Site plan approval procedures, and building permit process.

(1) Such exhibits shall include colors, materials, building dimensions, mass and scale proportions, location of service areas and mechanical equipment, screening devices, parking, site furnishings, lighting fixtures, all signage, and any other information as determined necessary to ensure consistency with the intent of this division.

(2) All elevations and overall design must be signed and sealed by a licensed architect registered in the State of Florida.

(3) Provide 11x17 architectural design packet that clearly illustrates the building elevations, mass and scale, screening of elevated portion(s) of the building (landscape or architectural elements).

(b) The City's Architect, or design review designee, shall review and determine if the applicant has met the criteria in this Division and provide a summary of approval or recommended changes to the submitted architecture design and/landscape of the project.

(c) The Historic Preservation Board shall review to ensure compatibility of new construction, rennovations or additions within the PAG overlay district.

(d) Waste Management Plan shall be provided for all development, excluding freestanding quadplex, triplex, duplex and single-family residential, to ensure an overall strategy for recycling and trash collection has been implemented that includes:

(1) The Site Plan shall include the area(s) for outdoor storage of recycling and/or trash receptables, location and design. It is encouraged to have joint dumpsters and/or compactors in alleys to serve groups of businesses to the extent possible.

i. If storage area is located outside, provide the overall design and location of such receptacles and overall screening from public rights-of way (excluding alleys), waterways.

ii. If the storage area is located in an east-west alley and not visible from a public street, screening will not be required. Screening of storage areas shall be required in all north-south alleys when the area is not obscured by a permanent structure.

(2) Restaurant requirements, provide a description of how fats, oils and grease generated by the restaurants is being stored. If outside of the facility, provide the design and storage area to be used for review and approval by the City.

(3) City will review the waste management plan to ensure the access is sufficient for garbage pickup and will approve and/or deny the location, design, gate style and type of storage permitted.

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