



Town of Lake Park
Planning & Zoning Board Meeting
Meeting Date: SEPTEMBER 11, 2023
PZ ITEM 23-07 – MIXED USE CODE TEXT AMENDMENT

STAFF MEMO & PROPOSED ORDINANCE

PROPOSAL

Staff has received feedback from both development partners and our consultant landscape architects that for our Mixed Use District Section 78-83, our street tree planting standards are difficult to adhere to for cost, availability, and long-term maintenance reasons. Specifically, the N220 project has experienced conflicts where the currently proposed landscaping specs for street tree plantings were too intense; the specimen trees required proved difficult to obtain at the required heights and furthermore created maintenance issues for both the property owner and FDOT, as these large mature canopy trees create complications for both sidewalk and utility infrastructure upkeep. In order to address these issues and facilitate development along the US-1 corridor, staff has worked to create new regulations that allow for greater flexibility in street tree planting along the street while still retaining the intent of the street tree planting code by providing high quality shaded greenways throughout the Federal Highway Mixed Use Overlay District.

The substance of the code changes is detailed below:

- a. Providing a tree species that provides substantial shade along the street. Palm trees may compose no more than 25 percent of ~~shall not count toward~~ the required number of street trees.
 - i. A minimum of 75~~50~~ percent of the required street trees shall be shade trees, and the remaining street trees may be provided as medium or large flowering trees. Palm trees may be used over and above the minimum number of required street trees. Street trees shall be provided at a ratio of one street tree per 20~~5~~ feet of street frontage, or a greater ratio thereof, not subtracting ingress and egress dimensions. Where overhead utilities exist, required street trees may be small trees provided at a ratio of one street tree per 20~~5~~ feet of street frontage.
- b. Providing adequate street furnishings such as benches, bus shelters, drinking water fountains etc.
- c. Providing a landscape plan illustrating a significant tree species along the greenway that is distinguishably different from the other streets in terms of color, type and shape.
- d. At the time of planting, the trunk of ~~shade~~the trees shall be a minimum of 7~~15~~ feet clear height to the bottom of the canopy, flowering trees shall be a minimum of 6 feet clear height to bottom of the canopy, and palm trees shall have a minimum of 12 feet of clear trunk.

Staff Recommendation: Approval

ORDINANCE NO. __-2023

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING SECTION 78-83 OF CHAPTER 78, AMENDING THE LANDSCAPING AND PUBLICLY ACCESSIBLE GREENWAY TREE PLANTING REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR THE REPEAL OF ALL LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Lake Park, Florida is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the Town Commission has developed a mixed use zoning code, which has been codified in Chapter 78, Article III, Section 78-83 of the Town's Code of Ordinances; and

WHEREAS, the Community Development staff has recommended that the Town Commission amend Town Code, Chapter 78, Article III, Section 78-83, to allow for flexibility in the landscaping requirements for street tree planting.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA:

Section 1. The whereas clauses are incorporated herein as true and correct and as the legislative findings of the Town Commission.

Section 2. Chapter 78, Article III, Section 78-83 of the Town Code is hereby amended to read as follows:

- a. Providing a tree species that provides substantial shade along the street. Palm trees may compose no more than 25 percent of ~~shall not count toward~~ the required number of street trees.
 - i. A minimum of 75~~50~~ percent of the required street trees shall be shade trees, and the remaining street trees may be provided as medium or large flowering trees. Palm trees may be used over and above the minimum number of required street trees. Street trees shall be provided at a ratio of one street tree per 205 feet of street frontage, or a greater ratio thereof, not subtracting ingress and egress dimensions. Where overhead utilities exist, required street trees may be small trees provided at a ratio of one street tree per 205 feet of street frontage.
- b. Providing adequate street furnishings such as benches, bus shelters, drinking water fountains etc.
- c. Providing a landscape plan illustrating a significant tree species along the greenway that is distinguishably different from the other streets in terms of color, type and shape.
- d. At the time of planting, the trunk of ~~shade~~the trees shall be a minimum of 7~~15~~ feet clear height to the bottom of the canopy, flowering trees shall be a minimum of 6 feet clear height to bottom of the canopy, and palm trees shall have a minimum of 12 feet of clear trunk.

Section 3. Severability.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

Section 4. Codification.

The Sections of the Ordinance may be renumbered or re-lettered to accomplish such, and the word "Ordinance" may be changed to "section", "article", or any other appropriate word.

Section 5. Repeal of Laws in Conflict.

All Ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. Effective Date.

This Ordinance shall take effect immediately upon adoption by the Town Commission.

Sec. 78-83. Mixed Use (MU) district.

(a) *Purpose.* The mixed use (MU) district is established and intended to:

- (1) Encourage transit use as an alternative to auto dependency by accommodating moderate- to high-intensity, compact, mixed use, and pedestrian-oriented development within convenient walking distance of existing and planned rail stations, major transit corridors, major transit hubs, regional and neighborhood transit hubs, and high-priority corridors for bus rapid transit or high-performance transit.
- (2) Bring together people, jobs, services, and public spaces and amenities in a way that allows people to safely and conveniently walk, bike, and/or take transit to meet their day-to-day housing, employment, shopping, service, and recreational needs.
- (3) Improve walkability within the district, as well as to adjacent areas, by providing a critical mass of housing and nonresidential within walking distance of the commercial core and transit routes and facilities.
- (4) Enable the appropriate natural surveillance of the public realm to ensure safety and activity along district streets and create the sense of a vibrant and active urban center.
- (5) Ensure a compatible transition between the district's commercial/mixed use areas and lower-intensity residential neighborhoods and between the district and adjacent residential neighborhoods, where applicable.

(b) *Application of mixed use (MU) base zoning district.*

- (1) An MU base zoning district may only be applied to land designated as a mixed use district (MUD) in the town's land use plan within one-quarter mile (1,320 feet) of the right-of-way of an existing or planned high-priority corridor for bus rapid transit or high performance transit, or one-half mile (2,640 feet) of an existing or a future rail station, major transit hub, regional transit center, or neighborhood transit center, as designated in Palm Beach County's Transit Master Plan, or Transit Development Plan, the Palm Beach County Metropolitan Planning Organization's Long Range Transportation Plan, or a town-adopted transportation or transit plan. The district may extend to up to one-half mile (2,640 feet) around major intersections and activity nodes along a designated transit corridor, or to locations served by an existing or funded community shuttle service.
- (2) In conjunction with the establishment of an MU base zoning district, an overlay district shall be established which, at a minimum, creates the lot and dimensional standards relevant to the characteristics of the newly established MU base zoning district. The MU base zoning district contains general standards that apply to all MU districts. Overlay districts are established to provide additional standards that are tailored to the unique characteristics of each geographical area.
- (3) In order to provide a comprehensive approach for future development in MU districts that addresses development pressures related to population growth and stimulated economic conditions, while enhancing the quality of life for residents, new planned unit developments (PUDs) shall not be permitted. Incentives such as, but not limited to, increased entitlements, building heights, or density are provided in an MU district in order to encourage redevelopment in a desired development pattern and accomplish the stated goals and objectives of the town's comprehensive plan, strategic plan and the community redevelopment area plan, where applicable.
- (4) The town commission shall review all residential, nonresidential, and mixed use development plans for property within a mixed use district. The town commission shall receive the comments of the community development department, including justifications for any applicable waivers, administrative

adjustments, or bonuses, in addition to the development plan review general procedures of section 67-37.

(c) *Process for establishment of a mixed use base zoning district.*

- (1) A conceptual neighborhood master plan shall be required for the enacting of an MU district and shall only be initiated by the Town.
- (2) After preparation of the conceptual neighborhood master plan, a comprehensive plan map and text amendment shall be required to establish the MU based on the conceptual neighborhood master plan. Each MU shall establish its own policies and an entitlements pool, where applicable.
- (3) The entire area shall be rezoned to MU base zoning district.
- (4) Specific overlay district zoning regulations shall be established for the MU and be approved by the town commission, through the public hearing process, and shall reflect the goals set forth in the corresponding neighborhood master plan, the town's comprehensive plan, strategic plan and the community redevelopment area plan, where applicable.

(d) *Mixed use overlay district required elements.* In order to fulfill the purpose of a MU district, encourage redevelopment, establish neighborhood compatibility and the protection of single family neighborhoods, the following elements shall be required within each MU overlay district:

- (1) *District boundaries:* To define an area that can provide a critical mass of people and development to support transit ridership and to promote a sense of place;
- (2) *Use standards:* To address existing permitted uses that may not be appropriate in a mixed use district and to encourage uses that are compatible;
- (3) *Streetscape standards and street network connectivity:* To enhance the public realm and promote walking, biking, and accessibility;
- (4) *Publicly accessible open space:* To enhance existing public open spaces, promote new public open spaces and access to the waterfront, where applicable, and establish a connected public realm;
- (5) *Building height standards:* To ensure compatibility of height and transition of development intensities between mixed use areas and adjacent low intensity residential neighborhoods;
- (6) *Density standards:* To encourage a critical mass of residents to support businesses and transit ridership;
- (7) *Design standards:* To promote high quality urban design and architecture that establishes a sense of place. Building placement and lot standards may be modified for the overlay district to address any unique characteristics of each geographical area; and
- (8) *Regulating plans and diagrams:* To demonstrate development standards in both words and images, that include maps designating the locations where the various standards apply.

(e) *Regulating plans and diagrams.* MU districts are governed by a series or combination of regulating plans and diagrams. The regulating plans and diagrams demonstrate development standards in both words and images, and include maps designating the locations where the various standards apply. Unless otherwise noted, all development shall follow the regulating plans and diagrams specified for each MU district. The regulating plans and diagrams for the MU districts include the following, where applicable:

- (1) The sub-areas regulating plan, which divides the MU district into three sub-areas: Core, Center and Edge. The highest height and number of stories within the MU district shall be allocated to the Core Sub-Area, a mixed use area within the ¼-mile (1,320 feet) radius of a transit station(s), major transit stop(s) or major transit corridor. The height and number of stories shall then gradually decrease from the core to the center sub-area where mixed uses are still permitted and then further decrease to the

-
- edge sub-area which is characterized by single uses, including low density residential adjacent to existing low density residential, where applicable.
- (2) The street network connectivity regulating plan, which shows the location of existing and the required new streets needed to create the prescribed network of streets within the MU district. This plan also establishes the hierarchy of the streets.
 - (3) The designated publicly accessible open space and greenway system regulating plan, which designates the approximate location of the required publicly accessible open spaces and greenway system in the MU district, shall be shown in all development plans.
 - (4) The building heights regulating plan, which establishes the maximum building height permitted in each sub-area of the MU district.
 - (5) The building placement regulating diagrams, which provide a schematic representation of the various building typologies, based on their sub-area. The diagrams demonstrate the required setbacks, lot standards, and profiles of structures. Not all building typologies are permitted in each sub-area. The building placement regulating diagrams are shown in Appendix A of this code section.
- (f) *MU district use standards.* A list of permitted and/or prohibited uses may be established for each overlay district. The following use standards shall apply to development in MU districts:
- (1) Mixed use development: The vertical mixing of residential uses with nonresidential uses within a single project or building, with residential development on upper floors, is encouraged. The horizontal mixing of stand-alone residential developments and adjacent stand-alone nonresidential in the district is allowed, provided the developments are well integrated in terms of complementary uses, access and circulation, and compatible design.
 - (2) The incorporation of high-activity nonresidential uses such as retail shops and restaurants at street level is encouraged, especially along those building facades abutting or most visible from the transit corridor, other major arterial or primary streets, major pedestrian walkways, or public spaces.
 - (3) Additional or stand-alone auto-oriented uses are prohibited.
- (g) *MU district street standards.* The following street standards shall apply to development in the MU districts:
- (1) The periphery of any site fronting on a public right-of-way shall be improved by the provision of sidewalks, streetlights, street furniture, street trees and other elements, covering the entire area from face of curb to face of building.
 - (2) Where the distance between the front property line and the edge of pavement or curb line is not deep enough to accommodate the required sidewalk and/or landscape strip, all developments shall be required to provide a dedicated widening of the right-of-way or dedicated public easement running parallel and adjacent to the public street, as well as the improvement specified within that dedicated space, to accommodate the sidewalk and/or landscape feature as specified within the specific street design standards established for each MU district. Additionally, the development and ongoing maintenance of the required streetscape improvements along the entire property shall be the responsibility of the developer/property owner.
 - (3) The street network connectivity regulating plan established for each MU district shows the approximate location of existing and required new streets needed to create the prescribed network of streets within each MU district. This plan also establishes the hierarchy of the streets.
 - (4) The specific street design standards provide a schematic representation of the desired streetscape improvements for specific streets in each MU district. These diagrams establish minimum standards for the width of sidewalks, landscape strips, etc.

-
- (5) Street development applicability. The specific street design standards are applicable to town-initiated streetscape improvements and privately initiated streetscape improvements as specified in each MU district. Full block developments, and developments that provide improvements along an entire street frontage shall be required to provide streetscape improvements for the entire street frontage(s) abutting the development. Partial or mid-block development shall only be required to provide streetscape improvements for the entire street frontage abutting the development to the extent feasible, in coordination with the town engineer, however, the dedicated widening of the right-of-way or dedicated public easement shall be provided, where applicable.
- (6) In addition, the following shall apply:
- a. All streets shall be located according to the street network connectivity regulating plan of the MU district.
 - i. All primary and secondary streets shall be required in the same location as shown on the street network connectivity regulating plan and may be modified with respect to alignment, provided that the final alignment is in keeping with sound urban design principles. The full width of all primary streets shall be open to the sky for a minimum of 95 percent of the entire length of the street within the MU district. Structures, such as but not limited to, pedestrian bridges and canopies shall be permitted to span over a portion of the street. The full width of all secondary streets shall be open to the sky for a minimum of 100 percent of the entire length of the street within the MU district. No primary and secondary streets shall be deleted or otherwise vacated or removed.
 - ii. Tertiary streets as shown on the street network connectivity regulating plan are encouraged to promote connectivity and to conform to block length requirements. The full width of all tertiary streets shall be open to the sky for a minimum of 100 percent of the entire length of the street within the MU district.
 - (A) Existing tertiary streets shall be required in the same location as shown on the street network connectivity regulating plan and may be modified with respect to alignment, provided that the final alignment is in keeping with the principles of sound urban design. No existing tertiary streets shall be deleted or otherwise vacated or removed.
 - (B) New tertiary streets shall not be required in the same location as shown on the street network connectivity regulating plan, provided that the final placement of the street is in keeping with sound urban design principles. No new tertiary streets shall be deleted or otherwise vacated or removed.
 - b. The modification of new tertiary streets as shown on the street network connectivity regulating plan requires the following conditions are met:
 - i. The community development director shall approve the modification of tertiary streets provided the following conditions are satisfied:
 - (A) The modification is reviewed and recommended by the town's urban design professional who shall review the proposed modification for compliance with sound urban design principles.
 - (1) The modification maintains connectivity to the surrounding area;
 - (2) The modification enhances pedestrian safety;
 - (3) The modification is compatible with the surrounding area;

-
- (4) The modification is for the assemblage of parcels for development and allows for the appropriate use of private property; and
 - (5) The modification does not create block lengths that exceed the maximum allowed herein, thereby limiting walkability.
 - ii. The modification is reviewed and recommended by the town engineer who shall review the proposed modification for traffic and safety issues.
 - c. The design of new streets and modifications of existing streets shall comply with the following requirements:
 - i. All streets and alleys shall connect to other streets or alleys. Cul-de-sacs, T-turnarounds, and dead-end streets shall be prohibited.
 - ii. All streets shall allow public access. Privately built streets shall provide an approved plat restriction to allow public access. No gates that impede through traffic are permitted along streets.
 - iii. The maximum distance between an alley and another intersecting alley or street shall be 300 feet, when the alley is the primary means of access for emergency vehicles.
 - iv. Where a sidewalk or other pedestrian walkway crosses a parking lot, street, or driveway the following standards shall apply:
 - (A) The intersection shall be clearly marked and lighted for safety;
 - (B) The sidewalk shall be continuous and remain at a constant level in all circumstances; and
 - (C) A change of tactile surface texture shall be installed at all street crossings.
 - v. Street intersections shall be improved with curb extensions sufficient to provide fully accessible landings and a pedestrian rest area. Rest areas shall occur at intersections and mid-block. Rest areas shall be furnished with way finding/directional signage, sufficient clearance for a wheelchair, and other pedestrian amenities such as benches, or bicycle racks.
 - vi. Except as modified through the street development regulating diagrams for each MU district, all streets and alleys/service roads shall adhere to the following standards:
 - (A) For streets only, a minimum landscaped strip of five feet shall be provided along the street edge between the sidewalk and the curb.
 - (B) For streets only, tree surrounds consisting of an ADA compliant permeable surface, a minimum of five feet by five feet, may be utilized in place of the required landscape strip. The use of tree surrounds shall require the use of a suspended pavement system that is equivalent to a soil volume that is appropriate for the specified tree species at maturity. Root barriers shall also be utilized to ensure that a sustainable planting solution is provided. The use of tree surrounds is appropriate when on-street parking is provided. When no on-street parking is provided, landscape strips are preferred.
 - (C) For streets only, a minimum sidewalk width of five feet shall be provided adjacent to the landscaped area.
 - (D) For streets only, a minimum unobstructed area of 60 inches shall be provided in the sidewalk.

-
- (E) For streets only, where a colonnade is provided, free and clear use of a continuous unobstructed area of at least ten feet shall be provided within the colonnade. Softening of the colonnade with landscape elements is required.
 - (F) For streets only, no utility poles, fire hydrants or any other temporary or permanent structures shall be permitted within the unobstructed area.
 - (G) For streets only, overhead utilities are not permitted. Existing overhead utilities shall be relocated underground where feasible.
 - (H) For streets only, where on-street parking is provided on both sides of the street, the minimum right-of way width shall be 60 feet.
 - (I) For alleys only, the minimum right-of-way width shall be 30 feet.
 - (J) For service roads only, the minimum width shall be 30 feet.
 - (K) Street furniture shall be provided including but not limited to outdoor benches, waste containers, planters, bus shelters, bicycle racks, ADA compliant permeable tree surrounds with the use of a suspended pavement system, decorative paving, stamped concrete or stamped asphalt crosswalks, banners, water fountains, newspaper dispensers and bollards whether within or outside the public right-of-way. Street furniture provided on site shall be compatible with the architecture of the surrounding buildings, the character of the area and other elements of the streetscape. All street furniture shall be subject to the approval of the town.
 - (L) Curb and gutter shall be provided at all intersections and roadway edges in the core and center sub-areas.
 - (M) Any existing trees or palms shall be subject to section 34-9 (Tree Removal Standards).
- (h) *MU district access, circulation, parking and loading standards.* The following standards shall apply to development in MU districts. In addition, applicable standards in section 78-142 (Off-street Parking and Loading), section 78-143 (Off-street Loading), Section 78-144 (Access to Rights-of-way) and section 78-145 (Supplemental Parking Requirements) shall apply except as modified herein:
- (1) *Vehicular access and circulation.* Access to rights-of-ways shall be developed per section 78-144, (Access to Rights-of-Way) except as modified herein:
 - a. Driveway access shared between adjoining lots shall be required, where feasible, for nonresidential and mixed use development in order to limit direct vehicular access along streets or comply with driveway intersection spacing requirements.
 - b. Driveway, alley and service road access from the front property line shall be limited to one point of access for every 250 feet of frontage. No more than two driveways per block frontage shall be permitted.
 - i. The community development director or his/her designee shall have the authority to adjust administratively the requirements for front property line access to one point of access for every 250 feet of frontage, for up to ten percent of the maximum measurement of frontage.
 - (2) *Parking.*

-
- a. *Surface parking lots.* Surface parking lots are discouraged, whether stand-alone or part of a larger development; however, where provided, surface parking shall utilize low-impact development techniques and shall comply with the following standards:
- i. Surface parking is prohibited along building frontages and shall be located to the side or rear of the property;
 - ii. Surface parking shall be accessed off an alley, service road, or tertiary street, where feasible. If the surface parking lot is accessed from a primary or secondary street, there shall be only one point of access to the parking lot area;
 - iii. Openings off any street shall not exceed two lanes in width or 30 feet maximum per entrance/exit. Entrances/exits on alleys/service roads are exempt from this requirement;
 - iv. Pedestrian entrances to the parking lot shall be directly from a frontage line through an exterior or interior pedestrian passage or a combination thereof running from the rear to the front of the lot. Parking spaces serving residential units are exempt from these requirements;
 - v. All parking areas shall have direct pedestrian access to a public walkway;
 - vi. Except along an alley/service road, parking lots may either be screened by a liner building or in compliance with the following standards:
 - (A) Except as provided below, perimeter landscaping strips shall be located on the same property as the parking area and placed to assure visibility and safety of bicyclists and pedestrians within the parking area and on adjacent accessways.
 - (B) Where abutting properties are subject to the same perimeter landscaping strip requirement along a common property line, a single perimeter landscaping strip meeting these standards may be provided along either or both sides of the common property line through joint written agreement by the owners of the abutting properties.
 - (C) Perimeter landscaping strips shall be comprised of:
 - (1) Canopy trees spaced a maximum average of 20 feet on center, except that:
 - (a) Canopy trees may be spaced a maximum average of 40 feet on center within perimeter landscaping strips screening a vehicular use area from an abutting property or waterway;
 - (b) Where more than ten canopy trees are required, palm trees may be substituted for 50 percent of required canopy trees, and shall be spaced a maximum average of 20 feet on center where used along an entire side of the vehicular use area; and
 - (c) Understory trees spaced a maximum average of 15 feet on center may be substituted for canopy trees in areas beneath overhead utility lines; and
 - (2) Shrubs planted to form a continuous, opaque hedge along the perimeter of the parking area, provided that:
 - (a) To allow security surveillance of parking areas, the shrubs shall be maintained at a maximum height of three feet above the elevation of the adjacent parking area; and

-
- (b) A solid masonry wall up to three feet high may be substituted for part of the required shrub hedge provided that shrubs be planted two feet on center or vines spaced a maximum average of five feet on center shall be planted between the wall and any adjacent parking area; and
 - (3) Ground cover or grass planted in all areas not occupied by trees, shrubs, or walls.
 - (4) All planting areas shall be 100 percent irrigated.
 - vii. Wheel stops shall be prohibited, and continuous curbing shall be placed two feet from the front of all parking spaces, except those in a parallel configuration.
 - viii. Use of on-street parking is encouraged on all streets, where feasible.
 - (A) Curbed planter bulb-outs shall be provided at the terminus of on-street parking.
 - b. *Parking garages.* Multi-level parking garage structures, whether stand-alone or part of a larger development, shall comply with the following standards:
 - i. Along a primary or secondary street, the ground floor of the garage shall be screened by a liner building containing active use. Above the ground floor, a liner building shall not be required. All levels of the building shall comply with the standards below:
 - (A) All building facades that are visible from a street or an open space shall compliment and contain architectural treatments consistent and harmonious with that of the principal structure and habitable space;
 - (B) Architectural treatment shall be provided through a combination of, but not limited to, the use of materials and construction assemblies; the continuation of fenestration patterns, architectural features, articulation and rhythm; the application of architectural screens, meshes, louvers, and glass; the incorporation of vegetated surfaces and planters; and architectural lighting.
 - (C) No vehicles parked within the garage shall be visible from the street; and
 - (D) Sloped garage ramps facing and within 100 feet of any street or open space shall have architectural treatments which screen the sloped ramp from view from the street or open space.
 - ii. Openings off any street shall not exceed two lanes in width or 30' maximum per entrance/exit. Entrances/exits on alleys/service roads are exempt from this requirement.
 - iii. The garage shall be accessed from an alley/service road or tertiary street, where feasible.
 - iv. If the garage is accessed from a primary or secondary street, there shall be only one point of access to the garage area.
 - v. Pedestrian entrances to the garage shall be directly from a frontage line through an exterior or interior pedestrian passage or a combination thereof running from the rear to the front of the lot. Parking spaces serving residential units are exempt from these requirements.
 - c. *Dimensions and markings of parking spaces:* Off-street parking spaces shall be constructed and marked in accordance with section 78-142.c.9 (Dimensions and Geometrics of Parking Areas) with the following modifications:

- i. Parallel parking spaces shall have minimum lengths of 23 feet and minimum widths of eight feet where a curb and gutter are provided. Where a curb and gutter are not provided, the minimum width shall be nine feet.
- ii. The minimum stall width for 90-degree, general surface parking, shall be ten feet if double striped and a minimum of nine feet if single striped.
- iii. The minimum parking stall width for parking spaces in garages shall be eight and one-half feet provided that the minimum clear distances are met.
- d. *Modified off-street parking requirements:*
 - i. *Minimum number of required off-street parking spaces:* All developments shall provide the minimum number of required off-street parking spaces in accordance with Schedule 78-142-1, except as modified below.

Table 78-83.H-1 Modified Off-Street Parking Requirements	
Use Classification	Minimum Off-Street Parking Requirements
Multifamily Housing Developments	1 bedroom unit: 1 spaces per unit 2 bedroom unit: 1.5 spaces per unit 3 or more bedroom unit: 2 spaces per unit plus 1 space per 20 units for guest parking
Business and Professional Office	2 spaces per 1,000 square feet GFA
Personal Services	2 spaces per 1,000 square feet GFA
Restaurants	10 spaces per 1,000 square feet GFA
Retail and Commercial	2 spaces per 1,000 square feet GFA
Financial Institutions	3 spaces per 1,000 square feet GFA
Appliance, retail/wholesale	3 spaces per 1,000 square feet GFA
Dry cleaning pickup and laundry pickup stations	3 spaces per 1,000 square feet GFA
Veterinary clinic, excluding animal exercise area	3 spaces per 1,000 square feet GFA
Medical clinics/offices: Medical, dental, chiropractic (outpatient only)	3 spaces per 1,000 square feet GFA
Theaters, auditoriums, studios and other places of public assembly	1 space per 3 seats where applicable, otherwise 3 spaces per 1,000 square feet GFA
Hotel or motel	1 space per 2 rooms (guests); 1 space per 800 square feet (restaurants); 1 space for each employee at maximum shift (staff)

- ii. *Modified parking standards:* All developments shall comply with the standards in Schedule 78-142-1, except as modified below.
 - (A) Townhouse and congregate living facilities with a common parking lot shall provide .25 spaces per dwelling for guest parking.
 - (1) Guest parking spaces may be grouped, provided that the spaces are located within 600 feet of the dwellings that they are intended to serve. Grouped guest parking may not be grassed. All guest parking shall be prominently identified with an above grade sign or marking on the wheel stop.
 - (B) Congregate living facilities:
 - (1) General requirements.

-
- (a) Every congregate living facility shall provide adequate parking and circulation for residents, visitors and staff. The standards established in this subsection shall be considered the minimum necessary to achieve this goal.
 - (b) Unless otherwise provided in this chapter, all parking and vehicular use areas shall be paved.
 - (c) The bases for parking calculations shall be clearly stated on proposed site plans, including the maximum number of employees.
 - (d) Additional parking requirements may be imposed as a condition of approval of the special exception.
 - (e) Specific requirements. Every congregate living facility shall comply with the following requirements:
 - (f) A minimum of one parking space shall be provided for each four residents, plus one space for each employee on the shift of greatest employment.
 - (g) Congregate living facilities shall establish a safe drop-off area for group transportation, such as vans or similar vehicles.
- (C) Valet and tandem parking: The use of valet and tandem parking (See section 78-142(c)(8)d., Valet Parking) is encouraged with the following modifications:
- (1) All uses, except eating establishments and hotels, may designate a maximum of 75 percent of the total number of required off-street parking spaces as valet parking. The valet spaces may be tandem.
 - (2) Eating establishments and hotels may designate a maximum of 100 percent of the total number of required off-street parking spaces as valet parking. The valet spaces may be tandem.
- (D) Shared parking. The use of shared parking (See section 78-142(c)(8)a., Shared Parking) is encouraged with the following modifications for nonresidential uses only:
- (1) The maximum distance between the primary pedestrian entrance of the shared use parking lot or parking garage and the primary pedestrian entrance of the use served by the parking shall be 1,320 feet.
- (E) Location of required on-site parking spaces.
- (1) Residential uses shall provide 100 percent of the required on-site parking, a maximum of 600 feet from the building or land use they are intended to serve.
 - (2) Only nonresidential uses may provide the required on-site parking spaces off-site and the following shall apply;
 - (a) A maximum of 100 percent of the required off-street parking spaces may be located off-site; and
 - (b) The off-site parking spaces may be located in a parking lot or parking garage up to 1,320 feet away from the primary pedestrian entrance to the use served by the parking.

-
- (c) The off-site parking spaces shall be located within the MU district.
 - (F) On-street parking. On-street parking, along the corresponding frontage lines touching the adjacent sidewalk to the property, may be used to satisfy a portion of the off-street parking requirements for all uses, except single family.
 - (G) Bicycle racks and bicycle storage. Bicycle racks and storage shall be required as follows:
 - (1) Bicycle racks and bicycle storage for commercial uses. Commercial developments, shall provide:
 - (a) Secure bike racks and/or storage at a ratio of one bicycle parking space per every ten required parking spaces; and
 - (b) A minimum of one shower and changing facility shall be provided to be available for all tenants and shall be located within the building, or within 200 feet of the building entrance, for developments greater than 50,000 square feet in gross building area.
 - (2) Bicycle racks and bicycle storage for residential uses. One bicycle parking space shall be provided per every ten required parking spaces. Required residential bicycle parking spaces shall be provided in a secured area, covered from the elements.
 - (3) Mixed use developments. Mixed-use developments shall provide secure bicycle parking spaces for both the commercial and residential components of the development as calculated separately pursuant to the requirements of this section.
 - (3) *Loading.* Loading for properties within the MU district shall comply with the standards for off-street loading in section 78-143, Off-street Loading Standards, except as modified herein.
 - a. Properties within the MU shall provide loading off-street. Where it is unfeasible to provide loading off-street, loading shall be permitted off an alley/service road. Where an alley/service road is not existing, proposed or feasible, loading shall also be permitted on-street subject to the following conditions:
 - i. An on-street loading plan, subject to minor site plan approval, is approved. The on-street loading plan shall demonstrate the location of the loading berth(s), the hours for loading and unloading, and a list of the uses in abutting properties and their respective hours of operation; and
 - ii. The on-street loading area shall not be located along building frontages; and
 - iii. The on-street loading area shall be located along a tertiary street in the area designated for on-street parking in the public right-of-way; and
 - iv. The hours of loading and unloading, as demonstrated in the on-street loading plan, do not create a conflict with the current or proposed uses on abutting properties. Should the hours of loading and unloading create a conflict with current or future uses on abutting properties, the on-street loading plan shall be revised and/or revoked accordingly.
 - (i) *MU district landscape standards.* The following standards shall apply to development in MU districts. In addition, applicable standards in article VIII (Landscaping and Vegetation Protection) shall apply except as modified herein.

-
- (1) *Modified landscaping requirements.* The following standards from article VIII (Landscaping and Vegetation Protection), are modified for properties within the MU district:
- a. Section 78-253(c)(4) - Vehicular use areas, including driveways, public rights-of-way and parking lots, shall have a minimum two-foot-high hedge at planting and a maximum three-foot-high hedge at maturity, planted two feet on center, for visibility and security.
 - b. Section 78-253(h)(1) - Landscape Buffers:
 - i. A landscape buffer shall be a minimum of eight feet in depth along the interior side or rear property lines.
 - ii. Landscape buffers along a public street right-of-way shall only be permitted to screen parking, vehicular use areas, outside storage and/or trash collection sites and shall be a minimum of eight feet in depth.
 - c. Section 78-253(h)(2) - Street Trees:
 - i. In order to encourage shade, street trees should be clustered. Street trees shall be placed no closer than 15 feet apart and no farther than 20 feet apart. A maximum of 50 percent of the length of the lot frontage can be without trees. (For example, a lot with 120 feet of street frontage is required to plant four street trees, based on one tree per 30 feet of street frontage. Sixty feet of street frontage may have no trees. Within the remaining 60 feet of street frontage, the four required trees should be placed at least 15 feet and not more than 20 feet apart.)
 - d. Section 78-253(h)(4) - Berms shall not be permitted to screen outside storage and/or trash collection sites.
 - e. Section 78-253(h)(5) - Foundation Landscaping:
 - i. Buildings with commercial uses on the ground floor, and whose building line is setback no more than ten feet from the front and street side property lines shall not be required to provide plantings along the base of the building where the frontage is occupied by a commercial use or a residential lobby area.
- (2) *Additional landscaping requirements.* In addition to the landscape standards in article VIII (Landscaping and Vegetation Protection), properties within the MU district shall comply with the following additional landscaping standards:
- a. Utilization of berms to screen parking, vehicular use areas, outside storage and/or trash collection sites from public thoroughfares and adjacent residential uses shall be prohibited.
 - b. Landscaping elements shall align with adjacent building elements.
 - c. Native trees shall be preserved where feasible. Building setback should be adjusted to preserve tree canopy. A native tree as a focal point in a courtyard or expanded sidewalk area is encouraged with the addition of a suspended pavement system that will preserve a soil volume that is appropriate for the specified tree species at maturity. Root barriers shall also be utilized to ensure that a sustainable planting solution is provided.
 - d. Shrubs and ground cover shall only be placed between the sidewalk and the curb. Exception shall be made only for residential uses on the ground floor. This exception shall not apply at entrances to residential uses located on the second floor or above.
 - e. Street trees:
 - i. Street trees are required and shall be provided at a maximum of one tree per 30 feet of street frontage.

-
- ii. Street trees may not be required when colonnades are being provided along the street and the colonnade is placed at a maximum of five feet from the back of curb.
 - iii. When a landscape strip is not provided, street trees shall be placed in tree pits covered with ADA compliant pervious material with the use of a suspended pavement system that is equivalent to a soil volume appropriate for the specified tree species at maturity. Root barriers shall also be utilized to ensure that a sustainable planting solution is provided.
 - iv. Adequate clearance to the building facade for uniform development of the street tree canopy shall be demonstrated for the type and species selected.
 - f. All landscape areas shall be 100 percent fully irrigated.
- (j) *MU district open space and greenway system standards.* Open space may be one of three types: Designated publicly accessible, semi-public or private. All developments are required to provide a minimum of private open space as determined by the building type. The designated publicly accessible open spaces and greenway systems regulating plan for each MU district shows the approximate location of existing public and required new designated publicly accessible open spaces and a greenway system throughout the MU district, where the intent is to establish a network of open spaces.
- (1) *Designated publicly accessible open spaces:* Designated publicly accessible open spaces are open spaces on private property that are required in the designated publicly accessible open spaces and greenway systems regulating plan and/or for a density bonus provision where applicable and shall provide public access in order to enhance the connectivity of the public realm. New designated publicly accessible open spaces are small in scale, largely devoted to natural landscaping and outdoor recreation, and tend to have few structures. Golf courses, golf driving ranges, cemeteries and mausoleums shall not be included in this category. Accessory structures may include clubhouses, statuary, fountains, maintenance facilities and concessions. Open space types include greens, squares, and plazas. Designated publicly accessible open spaces shall be subject to the following requirements:
- a. The minimum size of a new designated publicly accessible open space shall be 4,800 square feet unless otherwise specified in the overlay district.
 - b. The general location shall conform with the designated publicly accessible open space and greenways system regulating plan.
 - c. New designated publicly accessible open spaces shall be provided at grade level.
 - d. Provided that all other parameters on the regulating plans are met and that an individual/developer owns the entire designated publicly accessible open space area and an adjacent area, the final location of the publicly accessible open space may be proposed onto such adjacent area.
 - e. New designated publicly accessible open spaces shall provide shaded areas, and their ground surface shall be a combination of paving materials, sod, or ground cover.
 - f. No replatting or other land subdivision shall divide property in such a way that the required designated publicly accessible open space is avoided, or its location changed.
 - g. Off-street parking shall not be required for new designated publicly accessible open spaces.
 - h. The development and ongoing maintenance of a new designated publicly accessible open space area shall be the responsibility of the developer/property owner.
 - i. Properties that provide new designated publicly accessible open space shall be permitted relief from the maximum building setback requirements along the portion of the building fronting the open space specifically for the purpose of accommodating the open space.

-
- j. Fences, walls and hedges are permitted around the perimeter of a designated publicly accessible open space in accordance with Table 78-83.K-2: Fence, Walls, and Hedges Around Open Spaces.
 - k. Shall not count toward the minimum private open space requirement.
- (2) *Semi-public open spaces.* Semi-public open spaces are open spaces on private property, located along a street frontage, that are not required to provide public access, however, shall have visibility from the street. Open space types include greens, squares, and plazas.
- a. Semi-public open space may count towards the minimum private open space requirement.
 - b. Semi-public open space shall only be permitted where residential dwelling units are on the ground floor.
 - c. Semi-public open space shall abut a public sidewalk and be visible from the street.
 - d. Off-street parking shall not be required for semi-public open spaces.
 - e. The development and ongoing maintenance of a new semi-public open space area shall be the responsibility of the developer/property owner.
 - f. Properties that provide semi-public open space shall be permitted relief from the maximum building setback requirements along the portion of the building fronting the open space specifically for the purpose of accommodating the open space.
 - g. Fences, walls and hedges are permitted around the perimeter of a semi-public open space in accordance with Table 78-83.K-2: Fence, Walls, and Hedges Around Open Spaces.
- (3) *Private open spaces.* Private open spaces are open spaces on private property that are required for private use only.
- a. Private open spaces may be provided on the ground level or in roof terraces or upper level decks.
 - b. The minimum area required for private open space shall be as specified for each building type or as modified in each MU overlay district.
 - c. Private open spaces shall be provided in the form of colonnades, courtyards, terraces, and sodded lawns. Corridors, walkways, pedestrian passages, lobbies, balconies, parking courts, lakes, golf courses, and parking lot buffers shall not count towards the open space requirement.
 - d. Private open spaces shall provide shaded areas that may consist of palms or shade trees, and their surface shall be a combination of paving materials, sodded lawn, or ground cover.
- (4) *Open space type configuration and design.* New designated publicly accessible open spaces and new semi-public open spaces shall be developed in the form of greens, plazas or squares.
- a. *Greens.*
 - i. Greens shall have more than 50 percent of their property lines abutting or across the street from residential uses areas.
 - ii. Exclusive of dedicated rights-of-way, the maximum impervious area is 20 percent. The pervious surface areas shall consist primarily of drought tolerant ground covering, trees, and garden structures, such as benches and tables without concrete pads for support, and permeable hard-surfaced walkways. Any impervious surfaces shall consist of hard-surfaced areas such as concrete walkways and garden structures with concrete pads for support.

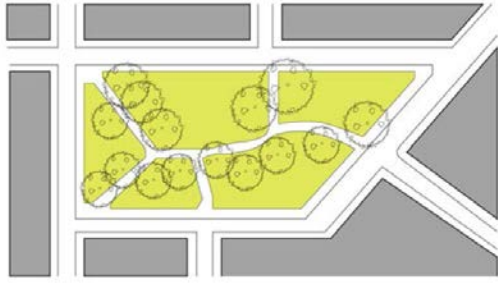


Figure 78-83.J-1: Green

b. *Plazas.*

- i. Plazas shall have a minimum of 50 percent of their property lines abutting or across the street from mixed use and nonresidential uses areas.
- ii. Exclusive of dedicated rights-of-way, the minimum hard surfaced area is 50 percent and the maximum impervious surface area is 75 percent. The pervious surface areas shall consist primarily of drought tolerant ground covering, trees that are regularly spaced, and garden structures such as benches, tables, and fountains. The impervious surfaces shall consist of paved areas, permanent architecture such as archways, statues and gazebos or water-oriented features.

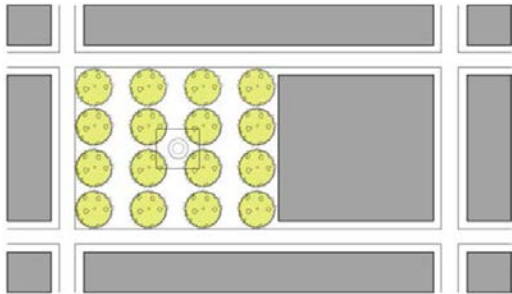


Figure 78-83.J-2: Plaza

c. *Squares.*

- i. Squares shall be flanked by streets at a minimum on three sides.
- ii. Exclusive of dedicated rights-of-way, the maximum hard surfaced area is 50 percent. The pervious surface areas shall consist primarily of drought tolerant ground covering and trees that are regularly spaced, and permeable hard-surfaced walkways. Any impervious surfaces shall consist of hard-surfaced walks.

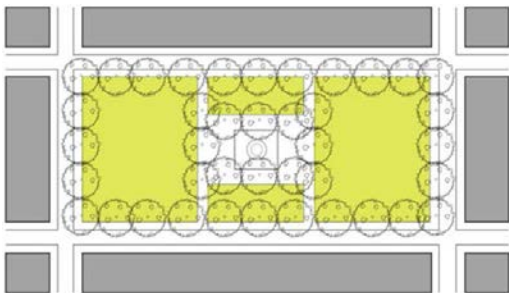


Figure 78-83.J-3: Square

- (5) *Designated publicly accessible greenway systems.* The designated publicly accessible greenway system is meant to provide a visual and physical connection between the designated open spaces, as illustrated in the designated publicly accessible open space and greenway systems regulating plan for each MU district. The greenways system is established through the enhancement of specific streets and/or the use of pedestrian passages. The property owner shall dedicate the land for the publicly accessible greenway or provide an easement, at the town's discretion, for public access along the entire length of the greenway abutting the property. Additionally, the development and ongoing maintenance of the required designated publicly accessible greenways shall be the responsibility of the developer/property owner along the greenway. The design and dimensional requirements for the required greenways are specified in each overlay district.

The designated public greenway system shall ensure pedestrian connectivity along specific streets and pedestrian passages by:

- a. Providing a tree species that provides substantial shade along the street. Palm trees may compose no more than 25 percent of ~~shall not count toward~~ the required number of street trees.
 - i. A minimum of 75~~50~~ percent of the required street trees shall be shade trees, and the remaining street trees may be provided as medium or large flowering trees. Palm trees may be used over and above the minimum number of required street trees. Street trees shall be provided at a ratio of one street tree per 20~~5~~ feet of street frontage, or a greater ratio thereof, not subtracting ingress and egress dimensions. Where overhead utilities exist, required street trees may be small trees provided at a ratio of one street tree per 20~~5~~ feet of street frontage.
 - b. Providing adequate street furnishings such as benches, bus shelters, drinking water fountains etc.
 - c. Providing a landscape plan illustrating a significant tree species along the greenway that is distinguishably different from the other streets in terms of color, type and shape.
 - d. At the time of planting, the trunk of ~~shadetree~~ trees shall be a minimum of 7~~15~~ feet clear height to the bottom of the canopy, flowering trees shall be a minimum of 6 feet clear height to bottom of the canopy, and palm trees shall have a minimum of 12 feet of clear trunk.
 - e. Pedestrian passages.
 - i. Pedestrian passages shall be a minimum clear width of 15 feet between buildings.
 - ii. A minimum of 50 percent of the pedestrian passages shall be shaded and may include a combination of landscaping and architectural elements.
 - iii. If provided, tree placement shall be in planters or tree pits covered with an ADA compliant permeable material a minimum of five feet by five feet, with a suspended pavement system soil that is equivalent to a soil volume that is appropriate for the specified tree species, at maturity.
 - iv. Pedestrian scaled lighting shall be provided.
- (k) *MU district walls, fences and hedges standards.* The following standards shall apply to development in MU districts. In addition, applicable standards in article IV (Walls, Fences and Hedges) shall apply except as modified herein.
- (1) *Mechanical equipment and service utilities.* In addition to the standards found within section 78-253 (Landscaping), the following standards shall apply:

-
- a. Mechanical equipment, television antennas, satellite dishes, communication devices, air conditioning units, and similar systems and service areas shall not be visible from the public sidewalk; and shall be located to the rear of a building or on an alley/service road, or on the roof, where feasible.
 - b. Exhaust air fans and associated louvers may be allowed on secondary or tertiary building frontages above the first floor only.
 - c. All mechanical equipment shall be screened from public view.
 - d. Window air conditioning units shall not be visible from any street and shall not be located on the primary building facade.
 - e. Utility connections and service boxes shall not be visible from any street and shall be placed on secondary walls and away from corners.
 - f. Backflow preventers, double detector check valves, Siamese connections, and the like (or any other utility connections and service boxes) shall be located to the rear of the building or on an alley/service road or behind the building line on secondary frontages and away from corners.

(2) *Fences, walls, and hedges.*

- a. Fences, walls, and hedges for nonresidential and mixed use buildings shall not be permitted in the front yard (or in front of the building line) and shall only be permitted along the building line and behind the building line (or along side and rear lot lines) and/or when used in conjunction with the following:
 - i. Screening of mechanical equipment;
 - ii. Screening of off-street loading and service areas;
 - iii. Screening of commercial containers;
 - iv. Required perimeter buffer when abutting residential lot lines; and
 - v. Screening of off-street parking lots:
 - (A) Fences, walls and hedges for screening off-street parking lots shall be placed along the building line, interior side and rear property lines only. Fences, walls and hedges shall not be permitted in the front and street side setbacks.
 - (B) The maximum height of fences shall be 72 inches and the maximum height of walls shall be 36 inches.
 - (C) Hedges shall be a minimum of 24 inches at time of planting, with a spread of at least 24 inches wide planted two feet on center and a maximum of 36 inches in height.
 - (D) Fences shall have a minimum transparency of 75 percent.
 - (E) Fences and walls shall be made of masonry, electrostatic aluminum or wrought iron.
- b. Fences, walls and hedges for residential uses: residential developments or ground floor residential spaces in mixed use buildings located within the MU district may install fences, walls, and hedges in accordance with the standards in Table 78-83.K-1.
 - i. Figure 78-83.K-1 demonstrates the allowable fences, walls, and hedges for residential buildings including zero lot line, townhouse, flex and liner.

- ii. Notwithstanding the location of the building line, new fences, walls, and hedges shall align with existing adjacent fences, walls, and hedges where feasible.

TABLE 78-83.K-1: Fence, Walls, and Hedges for Residential Uses (including ground floor residential within a mixed use building)			
Location	Type and Material	Height	Transparency
Front yard - In front of the building line (BL): Along front (F), Street Side (S), and interior side (I) property lines	Walls or Fences: Masonry, painted concrete, wood ⁴ , electrostatic plated aluminum, or painted wrought iron	Max 30" ¹ (wall) Max. 42" ¹ (fence)	N/A (wall) Min. 75% (fence)
	Combination wall/fence:	Overall: Max. 42" ¹ Solid wall portion: Max. 16"	Min. 75% (fence)
	Hedges and shrubs	Min. 24" ² at time of planting; Max. 48"	N/A
Behind the building line (BL): Along the building line (BL), interior side (I) and rear (R) property lines	Walls or Fences: Masonry, painted concrete, wood ⁴ , electrostatic plated aluminum, painted wrought iron, vinyl or chain link ³	Max. 72" ¹	N/A
	Hedges and shrubs	Min. 24" ² at time of planting; Max. 72"	N/A
Off-street parking areas facing streets: Behind the building line (BL): Along the building line (BL)	Walls or Fences: Masonry, painted concrete, wood ⁴ , electrostatic plated aluminum, painted wrought iron	Max. 36" ¹ (wall) Max. 72" ¹ (fence)	N/A (wall) Min. 75% (fence)
	Hedges and shrubs	Min. 24" ² at time of planting; Max. 36"	N/A
NOTES: 1. Excluding decorative elements of poles and pillars not to exceed 6" in height 2. With spread at least 24 inches wide. 3. Chain link fences shall only be permitted in single family areas. The chain link fence shall only be permitted along and behind the building line, along interior side and rear property lines coated with vinyl that is colored in black or green. The selected color shall be used consistently within the development. 4. Natural, painted or stained			

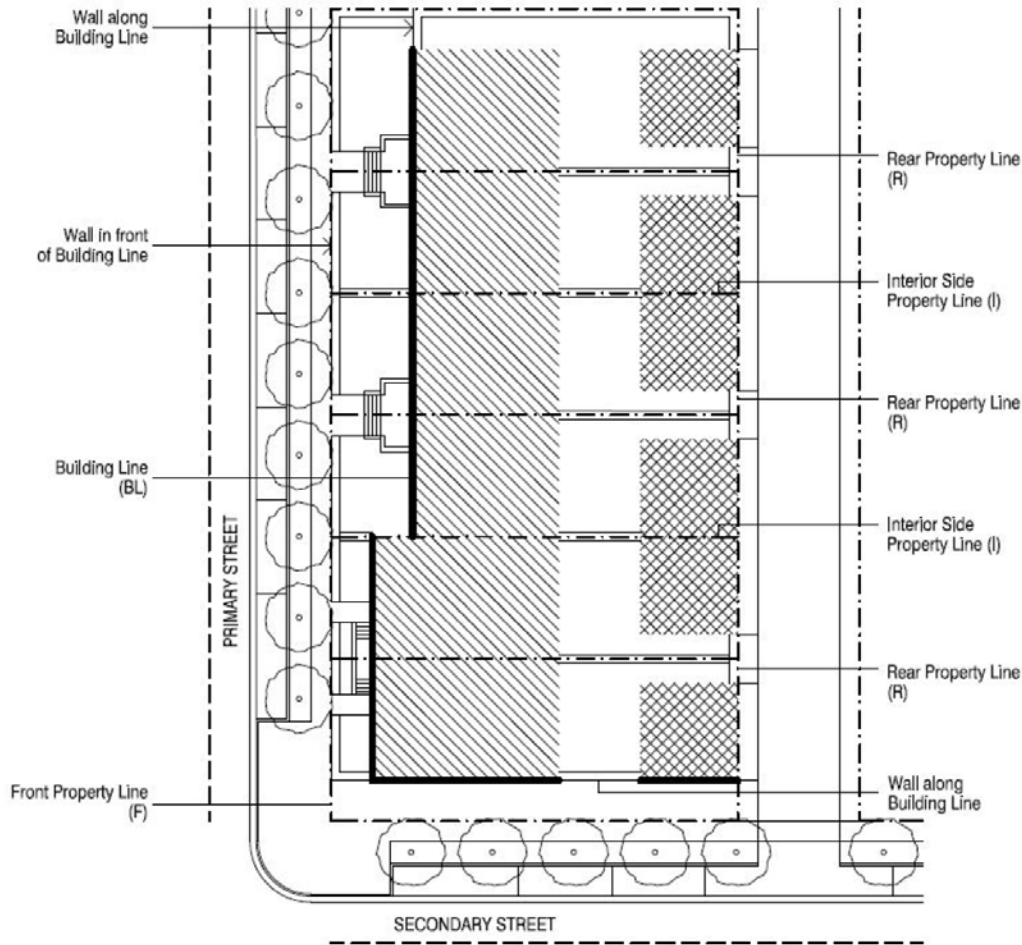


Figure 78-83.K-1: Fences, Walls, and Hedges for Residential Buildings

- c. No fence or wall may be constructed, installed or maintained which includes barbed wire, chicken wire, razor wire, broken glass, electrical elements, or other hazardous materials in the MU districts.
- d. Fences, walls and hedges around open spaces. Fences, walls and hedges around open spaces may be installed in accordance with the standards in TABLE 78-83.K-2.

TABLE 78-83.K-2: Fence, Walls, and Hedges Around Open Spaces			
Location	Type and Material	Height	Transparency
Around perimeter of designated publicly accessible and semi-public open space	Walls or Fences: Masonry, painted concrete, wood ⁴ , electrostatic plated aluminum, or painted wrought iron	Max. 48" ¹	Min. 75%
	Combination wall/fence:	Overall: Max. 48" ¹ Solid wall portion: Max. 16"	Min. 75% (fence)

	Hedges and shrubs	Min. 24"² at time of planting; Max. 48"	N/A
NOTES: 1. Excluding decorative elements of poles and pillars not to exceed 6" in height 2. With spread at least 24 inches wide.			

- (l) *MU district exterior lighting standards.* Exterior lighting shall comply with the following standards:
- (1) Light poles shall not exceed a height of 17.5 feet above the adjacent finished grade;
 - (2) No cobra head lights are permitted;
 - (3) All lighting shall be weather and vandal resistant (i.e. resistant to graffiti, shattering etc.);
 - (4) All exterior lighting is encouraged to be solar powered; and
 - (5) On-site lighting poles shall be of a consistent architectural style and shall complement the predominant architectural theme of the project.
- (m) *MU district height standards.* The height of buildings shall be measured in both stories and feet. The maximum overall building height shall not exceed the maximum building height allowed for the district. Additionally, the following shall apply:
- (1) Building height is calculated from the average elevation of the adjacent public sidewalk or the crown of the road if no sidewalk exists to the top of the highest story or, in the case of pitched roofs, to the average height between the bottom of the eave and the peak of the roof.
 - (2) The community development director or his/her designee shall have the authority to adjust administratively the requirements for building height maximum, for up to ten percent of the required measurement of height only. The maximum number of floors shall not be adjusted.
 - (3) Each story shall be permitted a maximum height of 12 feet except for the ground floor and top floor which shall be permitted a maximum height of 20 feet.
 - (4) When the mezzanine area is greater than 50 percent of the floor area in which it is in, it shall count as a full story when calculating building height.
 - (5) Parking garages shall be measured in levels.
 - (6) Each parking garage level at the frontage line(s) shall equal one story for the purposes of measuring building height.
 - (7) Any parking garage levels that are fully concealed by a habitable story and use for a minimum depth of 20 feet from the frontage line(s) are not restricted in the number of levels, provided that the overall height of the garage does not exceed the overall height of the habitable stories at the frontage line.
 - (8) Only building elements permitted to extend beyond the height of the building are exempt from the maximum allowable building height requirements as specified below in Table 78-83.M-1.

TABLE 78-83.M-1: Maximum Allowable Height Encroachments of Building Elements	
Building Element	Maximum Height Encroachment
Architectural/Decorative Roof	15 feet
Architectural Features	15 feet
Covered Structures	12 feet
Parapet	5 feet
Mechanical Rooms & Equipment	15 feet

Swimming Pools and Decks	8 feet
--------------------------	--------

(n) *MU district design standards.* The following standards shall apply to development in MU districts in addition to any applicable standards in article XII (Architectural Design Guidelines for Non-Residential Buildings):

(1) *Exceptions:* Properties within the MU district shall be exempted from the following standards:

- a. Section 78-330.5 (Facade/wall height transition);
- b. Section 78-332.5 (Scale);
- c. Section 78-333.3 (Recesses/projections);

(2) *Modifications:*

- a. Section 78-332.3 (Style): Appropriate historical themes as defined by article XII shall only be required for buildings along the west side of US1 and west of US1 in the Federal Highway mixed use district overlay.
- b. Section 78-333.2 (Preferred exterior materials): glass window systems shall be permitted for buildings along the east side of US1 and east of US1 in the Federal Highway mixed use district overlay only.
- c. Section 78-335.1 (Pedestrian Walkways): The minimum width of sidewalks shall be as specified in the MU District and/or as modified in the overlay district. The requirement to locate the sidewalk at least six feet from the facade of the building to provide planting beds for foundation landscaping shall only be required for buildings with residential uses on the ground floor.

(3) *Building configuration and design:*

a. *Building length.*

- i. The maximum horizontal dimension of a building shall be 350 feet at any level.
- ii. The community development director or his/her designee shall have the authority to adjust administratively the requirements for maximum building length, for up to ten percent of the required measurement.

b. *Building separation.*

- i. Tower building types, or buildings greater than six stories, built to the maximum building length shall provide a minimum 30-foot separation from the subject building and any adjacent building within the same lot or the adjacent lot. The separation shall be open to the sky and improved as a pedestrian passage or open space running the entire depth of the block and shall provide building access and connect with the existing street grid. If the separation is publicly accessible, a minimum of 50 percent of active use shall be provided for the portion of the ground floor fronting the pedestrian passage or open space.
- ii. Townhouses shall provide a minimum of 15 feet between building groups. Liner, flex, and courtyard building types, built to the maximum building length, shall provide a minimum 15-foot separation from the subject building and any adjacent building within the same lot or the adjacent lot. The separation shall be open to the sky and improved as a pedestrian passage or open space running the entire depth of the block and shall provide building access and connect with the existing street grid. If the separation is publicly accessible, a minimum of 50 percent of active use shall be provided for the portion of the ground floor fronting the pedestrian passage or open space.

-
- c. *Building break.* Any building frontage along a primary or secondary or tertiary street that exceeds 160 feet shall incorporate a building break of at least 30 feet in width and 10 feet in depth, every 160 feet, at the ground level. The break shall be improved as a forecourt or open space and/or provide building access and occur on axis with the existing street grid.
 - d. Projects with three or more distinctly separate buildings/building groups shall have substantially different front elevations. Substantially different front elevations shall include but not be limited to variations in fenestration, material, massing and color.
 - e. The primary entrance of a building shall provide access to a public right-of-way, greenway or an open space.
 - f. The primary entrance to the upper levels of mixed use building shall be from a public right-of-way.
 - g. Porticoes, canopies, colonnades and roofs shall be guttered, and drainage shall be deposited onsite.
 - h. Active use standards. Active uses shall be required along all building frontages as required per street type, hierarchy, or building type as provided in the overlay district and the following shall apply:
 - i. Ground floor active use, storefronts. Storefronts are active uses located along the ground floor of a building. They typically contain retail uses but can contain any use that generates pedestrian activity. Storefronts shall be provided in compliance with the following standards:
 - (A) They shall be provided on the first floor of all mixed use and nonresidential buildings;
 - (B) They shall be directly accessible from a street frontage, greenway or an open space;
 - (C) For properties with two or more frontages, they shall be located on a minimum of two frontages, with priority given to frontages on a greenway, an open space and the highest-ranking street;
 - (D) They shall have a glazed area of not less than 70 percent of the façade area;
 - (E) Ground floor window sills shall be placed at a maximum height of 24 inches above grade; and
 - (F) Security enclosures, if any, shall be of the mesh type that pedestrians can see through, and shall be located behind storefront displays.
 - (G) The glazed area shall have a minimum visible light transmittance of 75 percent and a maximum reflectance of 15 percent.
 - (H) The glazed area shall be designed to allow view of an interior space at least five feet deep (e.g. transparent openings may include traditional storefront display windows, but not merely glass display cases). The view into a commercial use shall not be permanently obstructed by screens, shades, shutter or opaque films applied to the glazing.
 - (I) At least 50 percent of the area of security screens and gates shall be transparent.
 - ii. Ground floor active use, all other uses. All building types, except single-family, shall comply with the following standards:

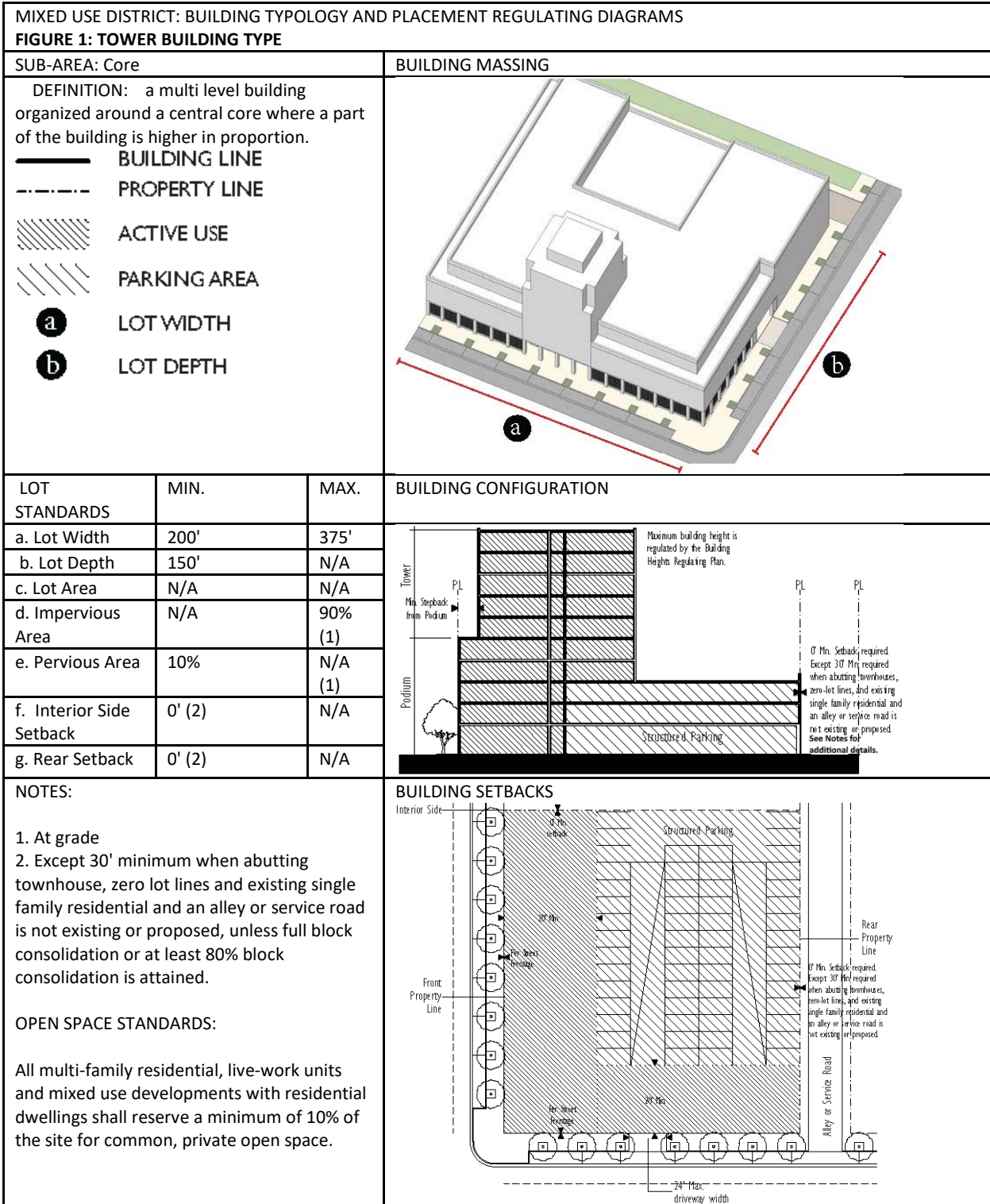
-
- (A) A minimum of 30 percent of all ground floor street walls shall be fenestrated with windows;
 - (B) Mirror type glass shall be prohibited;
 - (C) All glazing shall be of a type that permits view of human activities and spaces within the structure;
 - (D) Windows and doors shall be proportioned such that the height of each opening is greater than its width; and
 - iii. Ground floor active use, liner. The minimum depth of an active use liner is measured generally perpendicular to the building frontage.
 - (A) The minimum depth of the active use liner shall be 20 feet.
 - (B) Those portions of active use liners which exceed the minimum frontage requirements may have a minimum depth of 15 feet.
 - (C) When a parking structure is the primary use, the active use liner may be reduced to a minimum of 15 feet.
 - (D) The community development director or his/her designee shall have the authority to adjust administratively the requirements for minimum depth of the active use liner, for up to 20 percent of the required depth.
 - i. Colonnade Standards:
 - i. Colonnades built to satisfy building frontage requirements shall be attached to the principal structure.
 - ii. In no case shall the width of the colonnade exceed the colonnade's height.
 - iii. The finished floor elevation of the colonnade shall match the adjoining sidewalk, where feasible.
 - j. Awnings: The type of awning used, and its form, materials and color shall be consistent with the design character of the building to which it is attached and shall be subject to the following requirements:
 - i. Awnings shall be located between, rather than across, significant vertical architectural features that make up the composition of the facade, such as pilasters or protruding columns. Awning framing shall align with storefront framing.
 - ii. Awning framing shall be rectangular with straight edges except when located above an archway or arched fenestration.
 - iii. Vinyl and plastic awnings are prohibited unless treated in a manner so as to appear similar to canvas or other natural materials in texture and color.
 - iv. Valances shall not exceed eight inches in height.
 - v. When used, lighting for awnings shall be from fixtures located above the awning and shall be designed and placed to enhance the appearance of the building. Internally illuminated awnings are prohibited.
 - vi. A waiver may be granted administratively by the community development director or his/her designee in order to maintain the architectural character of a structure, or in the event that site features, such as, but not limited to, utility line poles or street trees, restrict the applicant from full compliance.

-
- k. Automatic food and drink machines and telephones shall be located inside buildings.
 - l. Live-work units: A live-work unit shall have two components: a nonresidential use space and a residential unit and shall comply with the following standards:
 - i. The nonresidential use's space shall be located on the ground floor and shall be directly accessible from the street frontage, greenway or an open space;
 - ii. The nonresidential use's facade shall have a transparent clear glazed area of not less than 70 percent; and
 - iii. If the entrance of the residential component of a live-work unit is separate from the nonresidential use's portion of the unit then the primary entrance of the residential component shall directly lead to a street frontage, greenway or an open space.
 - iv. The ground floor shall be restricted to those nonresidential uses permitted within the MU districts. The full conversion of the unit or lease space into all residential use or all nonresidential uses shall be prohibited;
 - m. Rooftops: These regulations are intended to guide the non-habitable use of rooftops for buildings built to the maximum story height limit to allow rooftop terraces. Rooftop terraces and rooftop amenities, such as roof gardens, observation decks, swimming pools, running tracks and covered structures, are encouraged to create unique gathering spaces or to aid in the reduction of the urban heat index in the MU district, and to add aesthetic value to the buildings. Rooftop terraces are not intended to add additional story height for uses that could otherwise occupy space within the building, such as, but not limited to, fitness centers, restaurants, locker rooms, and other similar amenities.
 - i. Rooftop terraces.
 - (A) Rooftop terraces shall be architecturally compatible with the design of the overall building.
 - (B) Rooftop terraces that are entirely open to the sky may occupy 100 percent of the total gross roof area.
 - (C) Rooftop terraces shall be hardscaped with materials such as, but not limited to, patterned concrete, pavers, or wood decking.
 - (D) Rooftop terraces shall provide shaded seating areas.
 - (E) Rooftop terraces shall be landscaped over a minimum of 25 percent of the rooftop terrace area. Landscaping shall consist of trees, shrubs, ground cover, and vines.
 - (F) All landscape and planting areas shall be 100 percent fully irrigated.
 - ii. Rooftop covered structures.
 - (A) Covered structures above the maximum allowable building height are permitted to cover a maximum area of 30 percent of the gross rooftop area. For the purposes of calculating the maximum area, the term "covered structures" shall not include enclosures for screening mechanical systems.
 - (B) Covered structures above the maximum allowable building height shall not be designed in any manner that would permit the conversion of such structure from non-habitable to habitable space and shall not include commercial uses. Covered structures shall be compatible with and in proportion to the architecture of the overall building. The following restrictions apply:

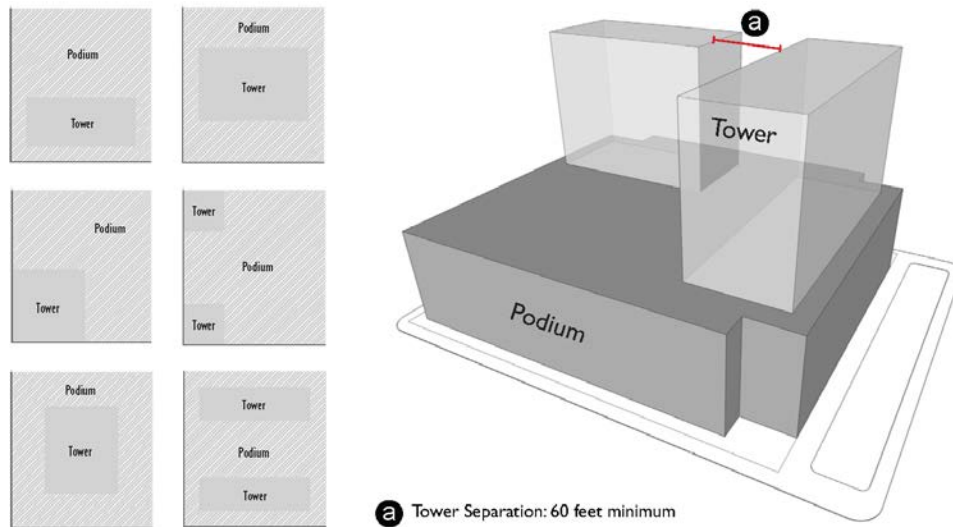
-
- (1) Climate-controlled structures are limited to the minimum area necessary to accommodate uses which are secondary and incidental to the primary rooftop amenity. These structures may include saunas and steam rooms and code-required restrooms.
 - (2) The supporting restroom facilities shall not exceed 110 percent of the size required by the health department.
 - (3) Refreshment service areas are permitted provided such areas do not include cooking facilities and are not climate-controlled.
 - iii. Rooftop swimming pools. Swimming pools and/or whirlpools are permitted in rooftop terraces subject to the following criteria:
 - (A) Swimming pools and/or whirlpools are permitted provided the top of the surrounding deck does not exceed eight feet above the top of the main rooftop.
 - (B) Swimming pools and/or whirlpools shall be surrounded by a minimum five-foot wide walkway.
 - (C) Facilities associated with swimming pools shall comply with the standards for rooftop covered structures.
 - (4) *Building typology and placement regulating diagrams and dimensional standards:*
 - a. *Building typology:* Unlike other zoning districts, the MU district is a form-based district that includes a list of permitted building typologies. All new buildings shall conform to one of the permitted building typologies. The building typologies are demonstrated in the building typology and placement regulating diagrams found in Appendix A of this code section. The diagrams provide a schematic representation of the various building typologies and demonstrate the required setbacks, lot standards, and profiles of structures. Not all building typologies are permitted in each overlay district. Each overlay district specifies the allowable building types permitted in each district per sub-area. Existing buildings which do not fit a prescribed typology shall follow the standards required for the flex building typology.
 - b. *Setbacks and building frontage.*
 - i. *Front and street side setbacks and building frontage.* Front and street side setbacks are determined based on the street the building fronts and is specified in each overlay district. In addition, the following shall apply:
 - (A) For purposes of the building frontage, a forecourt shall be considered as a principal building. Where a forecourt is provided, the following shall apply:
 - (1) The portion of the building fronting the forecourt may be set back up to 25 feet from the property line to accommodate a forecourt.
 - (2) To accommodate an outdoor eating area along the street frontage only, the building frontage may be altered by providing a forecourt. The forecourt shall not exceed 60 percent of the building frontage.
 - ii. *Interior side and rear setbacks.* Interior side and rear setbacks are determined based on the selected building typology. Refer to the building typology and placement regulating diagrams found in Appendix A of this code section for interior side and rear setbacks per building typology.

- c. *Lot standards:* Lot standards, including but not limited to lot dimensions and impervious surface area, are determined based on the selected building typology. Refer to the building typology and placement regulating diagrams found in Appendix A of this code section for the lot standards per building typology.
- i. For full block developments in the core and center subareas only, the minimum and maximum lot width and lot depth shall not apply.
- ii. The community development director or his/her designee shall have the authority to adjust administratively the requirements for minimum lot depth and lot width, for up to ten percent of the required measurement, for existing lots established prior to the date of the adoption of this ordinance.
- d. *Maximum allowable projections and encroachments of architectural elements:* Projections and encroachments including, but not limited to the following architectural elements, awnings, balconies, stoops, stairs, open porches, and bay windows may be permitted to extend into the minimum required setbacks. All features shall be fully located within the boundaries of the applicant's property, except for the elements permitted to extend past a property line. The maximum allowable projections and encroachments are listed below in Table 78-83.N-1.

Table 78-83.N-1: Maximum Allowable Projections and Encroachments of Architectural Elements				
Elements	Front, Street Side, and Rear Setbacks		Interior Side Setback	0 ft. setback
	Setback = 10 ft. or less	Setback = greater than 10 ft.		
Bay Windows	3 feet ⁵	3 feet ⁵	3 feet	Upper floor only, 3 ft. into a public right-of-way ²
Balconies	6 feet ⁵	6 feet ⁵	3 feet	Upper floor only, 3 ft. into a public right-of-way ²
Awnings ⁴	6 feet	6 feet	3 feet	24 in. from the face of the curb ²
Stoops	6 feet	6 feet	3 feet	Not Permitted
Stairs	6 feet	8 feet	3 feet	Not Permitted
Porches ¹	6 feet	8 feet	3 feet	Not Permitted
Roof eaves, chimneys, and ramps	May encroach into all setbacks			Roof Eaves only, 3 ft. into a public right-of-way ²
Cornice ³	May encroach into all setbacks			1 ft. into a public right-of-way ²
Notes:				
1. The encroachment of porches shall only be permitted in conjunction with residential single-family units.				
2. Right-of-way encroachments shall be a minimum of 11 feet above the sidewalk.				
3. A cornice line shall project a minimum of 2 inches from the front elevation of the structure.				
4. The placement of awnings shall take into consideration the overall composition of the facade. Awnings shall be designed to fit between vertical architectural elements or features including but not limited to columns, etc. In no case shall the length of an awning exceed 20 feet.				
5. Accessory buildings shall be permitted to have balconies or bay windows that encroach a maximum of 3 feet into the rear yard setback.				

BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAMS

EXAMPLES OF TOWER CONFIGURATION



TOWER FLOORPLATE STANDARD:

Above the fifth floor there shall be a maximum tower floorplate size. The floorplate size for multiple towers shall be calculated as an average of the total cumulative tower floorplate area divided by the number of tower stories above the 5th floor. Except if otherwise modified in the overlay district regulations, the maximum floorplate size is dependent upon the tower's primary use as follows:

1. Office or nonresidential - average of 35,000 square feet for multiple towers and a 45,000 square feet maximum permitted floorplate size for any individual tower floorplate;
2. Residential, Mixed-Use or Hotel - average of 20,000 square feet for multiple towers and a 32,500 square feet maximum permitted floorplate size for any individual tower floorplate.
3. The Community Development Director or his/her designee shall have the authority to adjust administratively the requirements for tower floorplate size above the 5th floor, for up to 10 percent of the maximum measurement.

TOWER SEPARATION:

The minimum allowable horizontal distance between two or more towers shall be 60 feet.

TOWER STEPBACK:

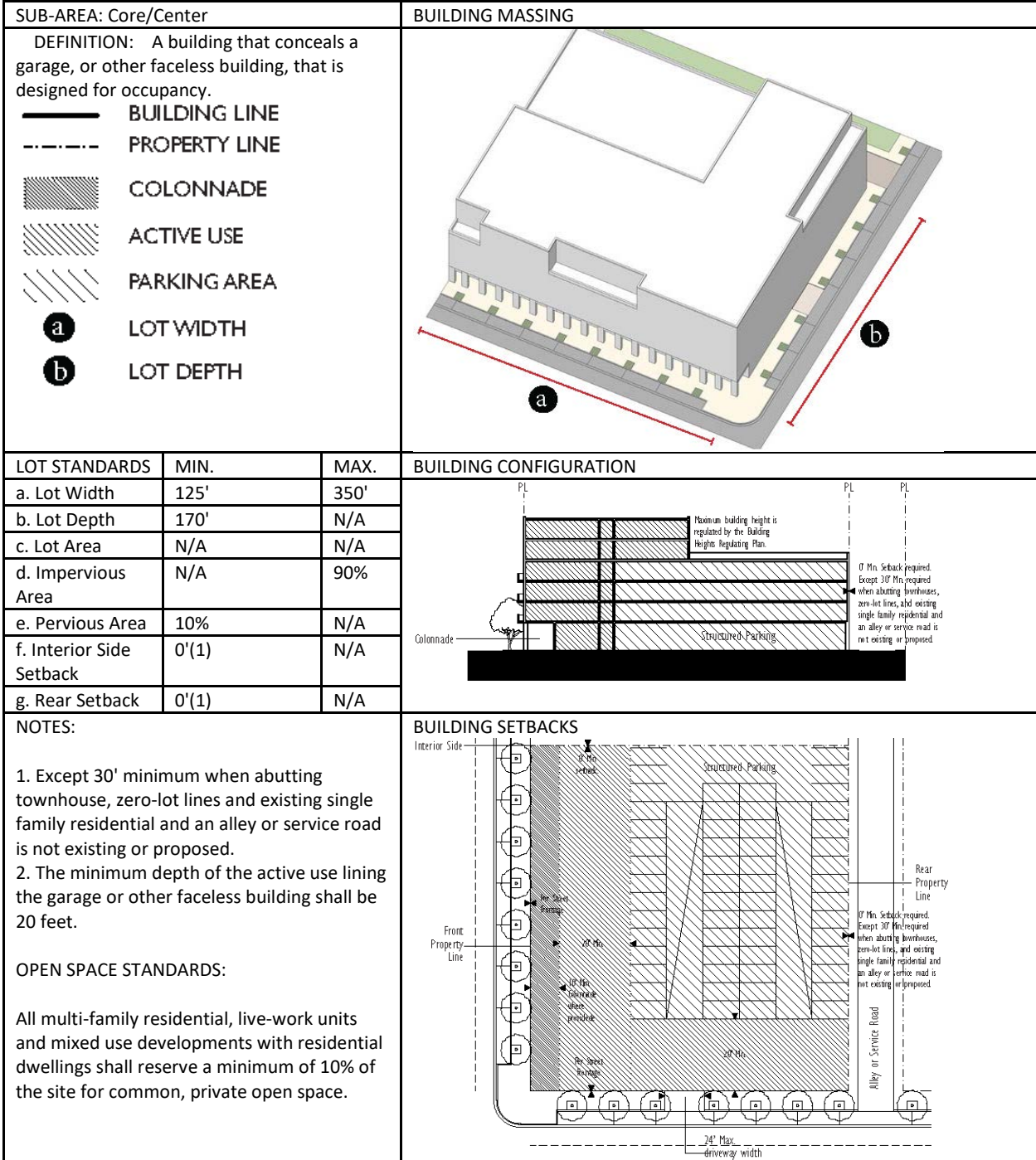
The minimum stepback for the tower from the podium shall be ten feet from the podium along interior side and rear property lines only. Along the front and street side property lines the minimum stepback for the tower from the podium shall be as specified in each MU overlay district. Tower orientation shall be specified toward terminating street vistas where applicable. The placement of the tower shall be such that it is near, fronting, or adjacent to a specified Designated Greenway and/or Open Space.

ILLUSTRATIVE EXAMPLES

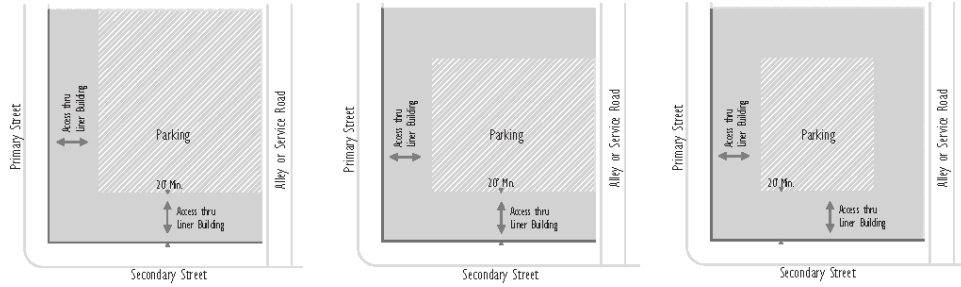


MIXED USE DISTRICT: BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAMS

FIGURE 2: LINER BUILDING TYPE



EXAMPLES OF LINER CONFIGURATION



Liner buildings along Main Street in City Place



View from rear of lot showing parking garage structures lined along the street

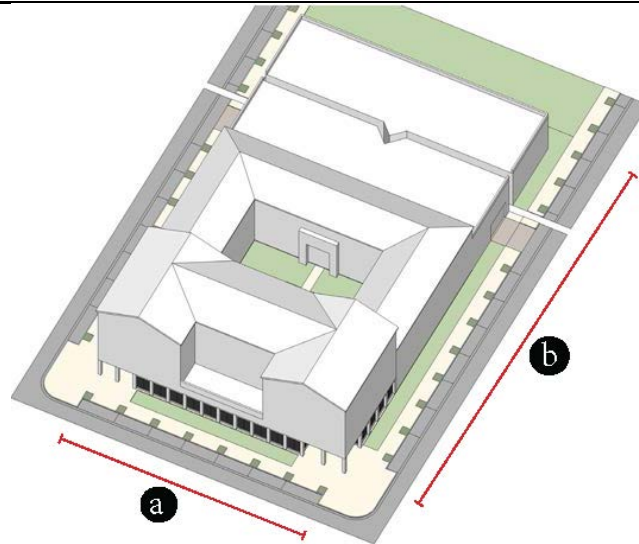
MIXED USE DISTRICT: BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAM FIGURE 3: COURTYARD BUILDING TYPE A

SUB-AREA: Core/Center

DEFINITION: a building characterized as having a central open space that is open to the sky and enclosed by habitable space on at least three sides with detached parking.

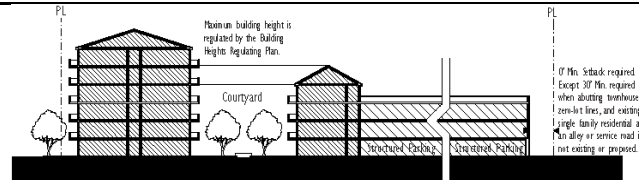
- BUILDING LINE**
- PROPERTY LINE**
- ACTIVE USE**
- PARKING AREA**
- LOT WIDTH**
- LOT DEPTH**

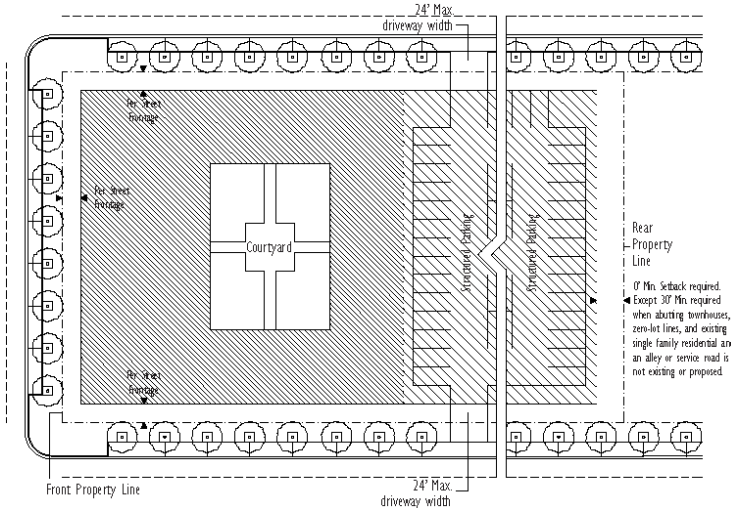
BUILDING MASSING



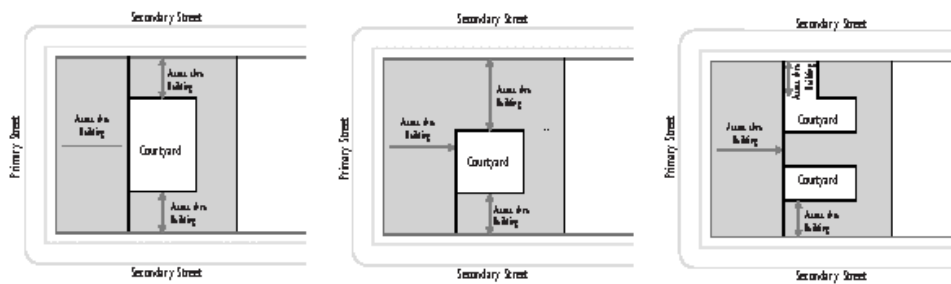
LOT STANDARDS	MIN.	MAX.
a. Lot Width	150'	350'
b. Lot Depth	160'	N/A
c. Lot Area	N/A	N/A
d. Impervious Area	N/A	90%
e. Pervious Area	10%	N/A

BUILDING CONFIGURATION



f. Interior Side Setback	0'(1)	N/A
g. Rear Setback	0'(1)	N/A
<p>NOTES:</p> <p>1. Except 30' minimum when abutting townhouse, zero-lot lines and existing single family residential and an alley or service road is not existing or proposed.</p> <p>OPEN SPACE STANDARDS:</p> <p>All multi-family residential, live-work units and mixed used developments with residential dwellings shall reserve a minimum of 10% of the site for common, private open space.</p>		
<p>BUILDING SETBACKS</p> 		

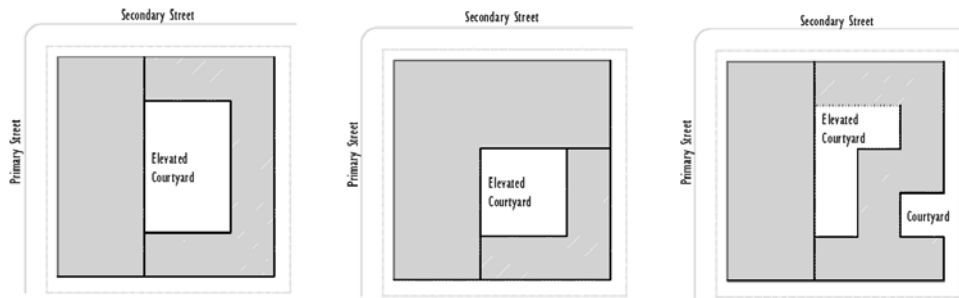
EXAMPLES OF BUILDING CONFIGURATION



MIXED USE DISTRICT: BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAM
FIGURE 4: COURTYARD BUILDING TYPE B

SUB-AREA: Core/Center			BUILDING MASSING																								
<p>DEFINITION: a building characterized as having a central open space that is open to the sky and enclosed by habitable space on at least three sides with attached parking.</p> <p>BUILDING LINE</p> <p>PROPERTY LINE</p> <p>ACTIVE USE</p> <p>PARKING AREA</p> <p>a LOT WIDTH</p> <p>b LOT DEPTH</p>																											
<table><tr><th>LOT STANDARDS</th><th>MIN.</th><th>MAX.</th></tr><tr><td>a. Lot Width</td><td>150'</td><td>350'</td></tr><tr><td>b. Lot Depth</td><td>160'</td><td>N/A</td></tr><tr><td>c. Lot Area</td><td>N/A</td><td>N/A</td></tr><tr><td>d. Impervious Area</td><td>N/A</td><td>90%</td></tr><tr><td>e. Pervious Area</td><td>10%</td><td>N/A</td></tr><tr><td>f. Interior Side Setback</td><td>0'(1)</td><td>N/A</td></tr><tr><td>g. Rear Setback</td><td>0'(1)</td><td>N/A</td></tr></table>			LOT STANDARDS	MIN.	MAX.	a. Lot Width	150'	350'	b. Lot Depth	160'	N/A	c. Lot Area	N/A	N/A	d. Impervious Area	N/A	90%	e. Pervious Area	10%	N/A	f. Interior Side Setback	0'(1)	N/A	g. Rear Setback	0'(1)	N/A	BUILDING CONFIGURATION
LOT STANDARDS	MIN.	MAX.																									
a. Lot Width	150'	350'																									
b. Lot Depth	160'	N/A																									
c. Lot Area	N/A	N/A																									
d. Impervious Area	N/A	90%																									
e. Pervious Area	10%	N/A																									
f. Interior Side Setback	0'(1)	N/A																									
g. Rear Setback	0'(1)	N/A																									
<p>NOTES:</p> <p>1. Except 30' minimum when abutting townhouse, zero-lot lines and existing single family residential and an alley or service road is not existing or proposed.</p> <p>OPEN SPACE STANDARDS:</p> <p>All multi-family residential, live-work units and mixed use developments with residential dwellings shall reserve a minimum of 10% of the site for common, private open space.</p>																											
			BUILDING SETBACKS																								

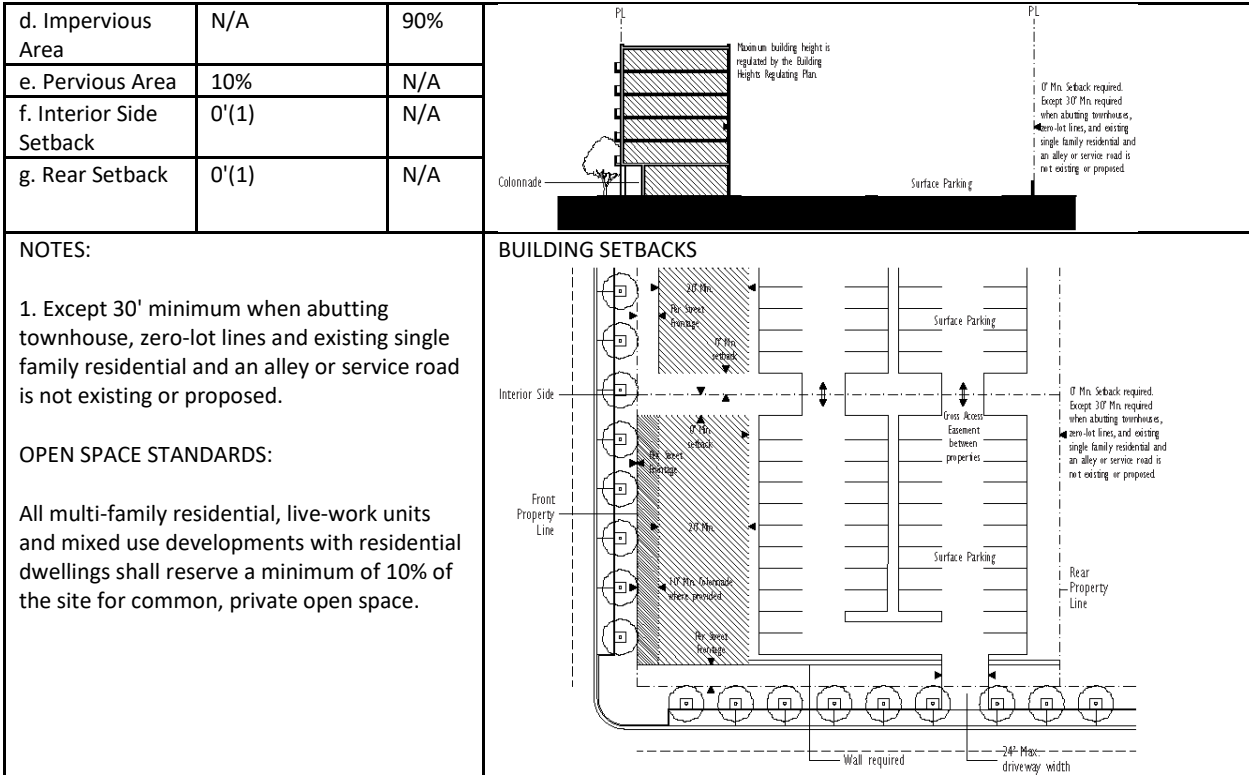
EXAMPLES OF BUILDING CONFIGURATION



MIXED USE DISTRICT: BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAMS

FIGURE 5: FLEX BUILDING TYPE

SUB-AREA: Core/Center			BUILDING MASSING
<p>DEFINITION: Buildings designed to respond to changes of function in a flexible way. The flex building is able to accept different internal configurations and easily adapt to its surroundings.</p> <p>— BUILDING LINE</p> <p>- - - - - PROPERTY LINE</p> <p>▨ ARCADE / COLONNADE</p> <p>▨ ACTIVE USE</p> <p>▨ PARKING AREA</p> <p>a LOT WIDTH</p> <p>b LOT DEPTH</p>			
LOT STANDARDS	MIN.	MAX.	
a. Lot Width	25'	375'	BUILDING CONFIGURATION
b. Lot Depth	70'	N/A	
c. Lot Area	N/A	N/A	



EXAMPLES OF BUILDING CONFIGURATION



MIXED USE DISTRICT: BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAM
FIGURE 6: TOWNHOUSE BUILDING TYPE A

<div>SUB-AREA: Center/Edge</div> <div>DEFINITION: A single dwelling unit in a group of such units that are attached horizontally in a linear arrangement to form a single building, with each unit occupying space from the ground to the roof of the building, and located or capable of being located on a separate townhouse lot. A townhouse development is considered a type of multifamily dwelling. Townhouse Type A is distinguished by a detached garage/parking area thereby providing a private rear yard in the center of the lot.</div> <div><div><div></div><div>BUILDING LINE</div></div><div><div></div><div>PROPERTY LINE</div></div><div><div></div><div>ACTIVE USE</div></div><div><div></div><div>PARKING AREA</div></div><div><div>a</div><div>LOT WIDTH</div></div><div><div>b</div><div>LOT DEPTH</div></div></div>			<div>BUILDING MASSING</div> <div></div>																										
<table><tr><td>LOT STANDARDS:</td><td>MIN.</td><td>MAX.</td></tr><tr><td>a. Lot Width</td><td>25'</td><td>30'</td></tr><tr><td>b. Lot Depth</td><td>80'</td><td>N/A</td></tr><tr><td>c. Lot Area</td><td>1800 sf</td><td>N/A</td></tr><tr><td>d. Impervious Area</td><td>N/A</td><td>90%</td></tr><tr><td>e. Pervious Area</td><td>10%</td><td>N/A</td></tr><tr><td>f. Interior Side Setback</td><td>0'(2)</td><td>N/A</td></tr><tr><td>g. Rear Setback</td><td>0'</td><td>5'</td></tr></table>			LOT STANDARDS:	MIN.	MAX.	a. Lot Width	25'	30'	b. Lot Depth	80'	N/A	c. Lot Area	1800 sf	N/A	d. Impervious Area	N/A	90%	e. Pervious Area	10%	N/A	f. Interior Side Setback	0'(2)	N/A	g. Rear Setback	0'	5'	<div>BUILDING CONFIGURATION</div> <div></div>		
LOT STANDARDS:	MIN.	MAX.																											
a. Lot Width	25'	30'																											
b. Lot Depth	80'	N/A																											
c. Lot Area	1800 sf	N/A																											
d. Impervious Area	N/A	90%																											
e. Pervious Area	10%	N/A																											
f. Interior Side Setback	0'(2)	N/A																											
g. Rear Setback	0'	5'																											
<div>NOTES:</div> <div>1. Townhouses shall provide a minimum of 15 feet between building groups. Building groups shall not be greater than 7 attached units in length.</div> <div>2. Except 10 feet when abutting a passageway.</div> <div>PARKING STANDARDS:</div> <div>The parking shall be accessed from the rear off an alley or service road. Parking may be unenclosed, fully enclosed in a garage, or in a parking enclosure with a carport.</div> <div>OPEN SPACE STANDARDS:</div> <div>A minimum of 400 square feet of private</div>			<div>BUILDING SETBACKS</div> <div></div>																										

open space shall be required in the form of a rear yard.

TOWNHOUSE STANDARDS:

Townhouses are an appropriate transitional building type between nonresidential/mixed-use and single family residential uses. The primary structure shall always be located along the street edge while the parking area is always located along the rear of the lot. This ensures better compatibility with the existing single family residential uses by having the building mass away from the single family residential.







MIXED USE DISTRICT: BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAMS

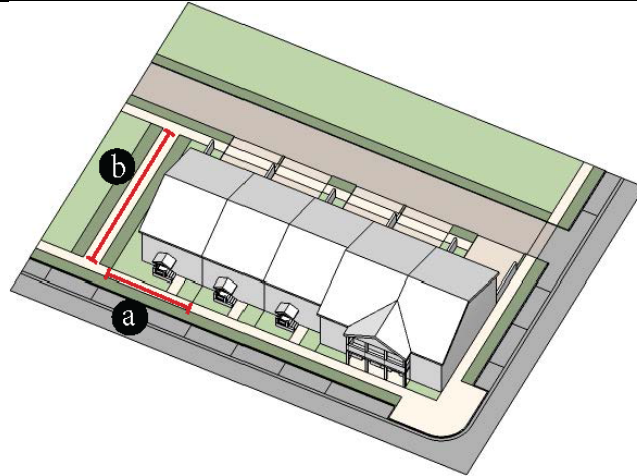
FIGURE 7: TOWNHOUSE BUILDING TYPE B

SUB-AREA: Core/Center/Edge

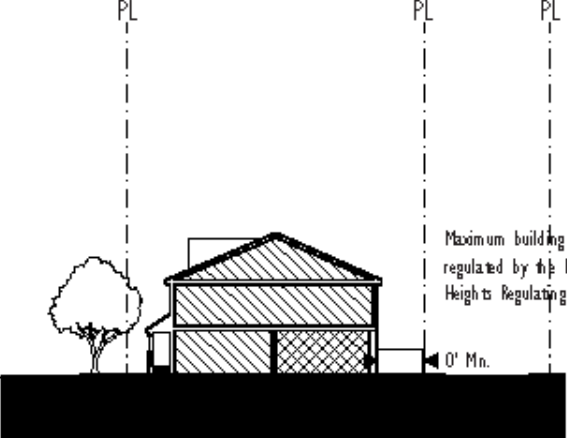
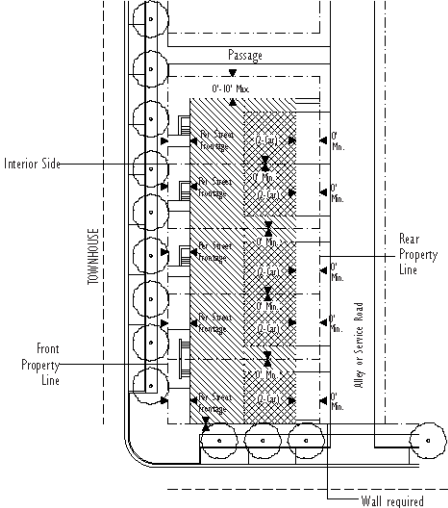
BUILDING MASSING

DEFINITION: A single dwelling unit in a group of such units that are attached horizontally in a linear arrangement to form a single building, with each unit occupying space from the ground to the roof of the building, and located or capable of being located on a separate townhouse lot. A townhouse development is considered a type of multifamily dwelling. Townhouse Type B is distinguished by an attached garage thereby not providing a private rear yard.

-  **BUILDING LINE**
-  **PROPERTY LINE**
-  **ACTIVE USE**
-  **PARKING AREA**
-  **LOT WIDTH**
-  **LOT DEPTH**



LOT STANDARDS:	MIN.	MAX.	BUILDING CONFIGURATION
a. Lot Width	25'	30'	
b. Lot Depth	70'	N/A	
c. Lot Area	1800 sf	N/A	
d. Impervious Area	N/A	90%	
e. Pervious Area	10%	N/A	
f. Interior Side Setback	0'(2)	N/A	

g. Rear Setback	0'	N/A	
<p>NOTES:</p> <ol style="list-style-type: none"> 1. Townhouses shall provide a minimum of 15 feet between building groups. Building groups shall not be greater than 7 attached units in length. 2. Except 10 feet when abutting a passageway. <p>PARKING STANDARDS:</p> <p>The parking shall be accessed from the rear off an alley or service road. Parking may be fully or partially enclosed in a garage under the principal building.</p> <p>OPEN SPACE STANDARDS:</p> <p>A minimum of 200 square feet of private open space shall be required and a rear yard shall not be required.</p> <p>TOWNHOUSE STANDARDS:</p> <p>Townhouses are an appropriate transitional building type between nonresidential/mixed-use and single family residential uses. The primary structure shall always be located along the street edge while the parking are is always located along the rear of the lot. This ensure better compatibility with the existing single family residential uses by having the building mass away from the single family residential.</p>			 <p>BUILDING SETBACKS</p>

MIXED USE DISTRICT: BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAMS

FIGURE 8: ZERO-LOT LINE WITH ALLEY/SERVICE ROAD (SIDEYARD AND COURTYARD HOUSE TYPE)

SUB-AREA: Center/Edge

BUILDING MASSING

DEFINITION: Sideyard House: A detached dwelling distinguished by the provision of an unenclosed porch on the side of the house. The side porch is screened from the view of the street by a wall or fence. Courtyard House: A dwelling unit distinguished by the provision of an open-air courtyard or atrium. The courtyard is enclosed on at least three sides by habitable space and shall provide penetrable openings such as windows and doors between the interior of the dwelling and the

SY Sideyard
CY Courtyard
— BUILDING LINE
- - - PROPERTY LINE
/// ACTIVE USE
PARKING AREA

courtyard.

LOT STANDARDS	Sideyard		Courtyard	
	Min.	Max.	Min.	Max.
a. Lot Width	50'	60'	40'	50'
b. Lot Depth	80'	N/A	80'	N/A
c. Lot Area	5000 sf	N/A	4000 sf	N/A
d. Impervious Area	N/A	60%	N/A	70%
e. Pervious Area	30%	N/A	30%	N/A
f. Interior Side Setback	0'/15'(1)	0'/N/A	0'	N/A
g. Rear Setback	0'	5'	0'	5'

NOTES:

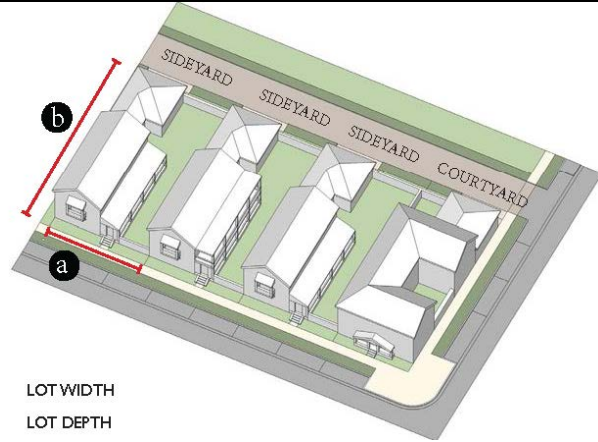
1. One side shall be 0 feet and the other a minimum of 15 feet.
2. Sideyards shall be required to provide a porch on the side a minimum 10 feet deep.

PARKING STANDARDS:

OPEN SPACE STANDARDS:

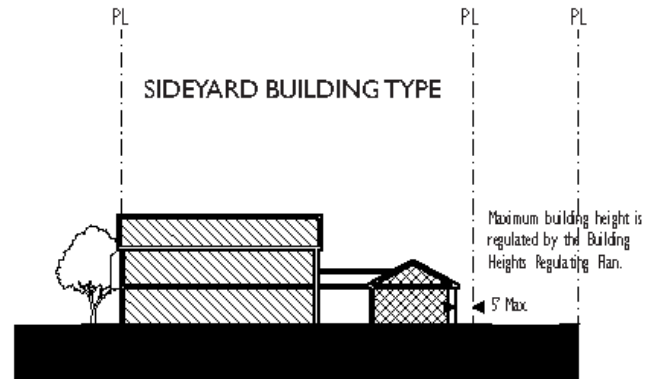
A minimum of 400 square feet of private open space shall be required in the form of a courtyard, sideyard or rear yard.

A sideyard, when required, shall be a minimum of 15 feet wide.



a LOT WIDTH
b LOT DEPTH

BUILDING CONFIGURATION



BUILDING SETBACKS

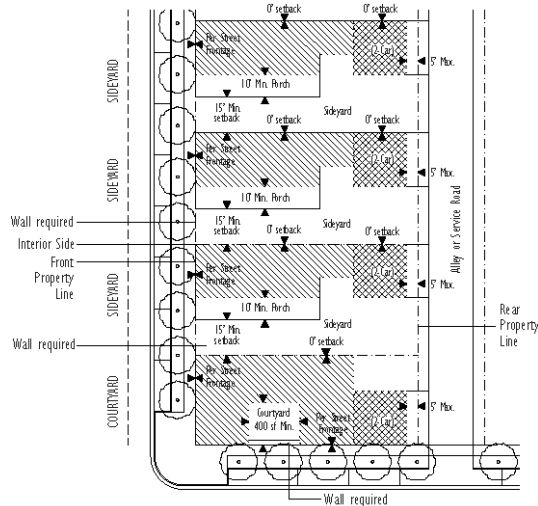


FIGURE 9: ILLUSTRATIVE EXAMPLES





(Ord. No. 04-2018, § 4(Exh. B), 4-18-2018; Ord. No. 13-2019, § 2, 11-20-2019)