

Section 4: That Section 4.6 of the Zoning and Land Development Regulations entitled “Community Redevelopment Districts” is hereby amended as follows:

§ 4.6 Regional Activity Center, Downtown and Beach Community Redevelopment Districts.

~~—The Community Redevelopment Zoning Districts consists of all land in the Community Redevelopment Areas which have been delineated on the Official Zoning Map. The Downtown District consists of the following zoning districts:~~

- ~~— CN-1 — Neighborhood Commercial Low Intensity~~
- ~~— CN-2 — Neighborhood Commercial Medium Intensity~~
- ~~— CN-3 — Neighborhood Commercial High Intensity~~
- ~~— CCC-1 — Central City Commercial/Mixed Use Low Intensity~~
- ~~— CCC-2 — Central City Commercial/Mixed Use Medium Intensity~~
- ~~— OM — Mixed Use Office~~

~~—The North Downtown District subdistricts are as follows:~~

- ~~— ND-1 — North Downtown District 1~~
- ~~— ND-2 — North Downtown District 2~~

~~—The Young Circle District subdistricts are as follows:~~

- ~~— YC-B39 — Young Circle YC-B39~~
- ~~— YC-B40 — Young Circle YC-B40~~
- ~~— YC-B42 — Young Circle YC-B42~~
- ~~— YC-B55 — Young Circle YC-B55~~
- ~~— YC-B57 — Young Circle YC-B57~~
- ~~— YC-B58 — Young Circle YC-B58~~
- ~~— RMCRA-12 — Low Density Multiple Family~~
- ~~— RMCRA-18 — Low-Medium Density Multiple Family~~
- ~~— RMCRA-25 — Medium-Low Density Multiple Family~~
- ~~— RMCRA-36 — Medium Density Multiple Family~~
- ~~— RMCRA-54 — Medium-High Density Multiple Family~~
- ~~— RMCRA-76 — High Density Multiple Family~~
- ~~— RMTGRA-27 — Multiple Family Transition~~

~~—The Beach Community Redevelopment Districts are as follows:~~

- ~~— BRT-25-R — Beach Resort Residential~~
- ~~— BRT-25-C — Beach Resort Commercial~~
- ~~— BRT-25-A1A-R — Beach Resort A1A Residential~~
- ~~— BRT-25-A1A-C — Beach Resort A1A Commercial~~
- ~~— BWK-25-HD-R — Broadwalk Historic Residential~~
- ~~— BWK-25-HD-C — Broadwalk Historic Commercial~~
- ~~— RM-25-SCB — South Central Beach Residential Multifamily~~

§ 4.6.A. Regional Activity Center and Downtown Community Redevelopment Districts.

1.Intent. The Regional Activity Center (RAC) Land Use designation and Downtown Redevelopment District are intended to encourage attractive and functional mixed living, working, shopping, education, and recreational activities in areas of regional importance. To this objective, the corresponding RAC Zoning District regulations are intended to:

- a. To facilitate mixed-use development;
- b. Encourage mass transit;
- c. Reduce the need for automobile travel;
- d. Provide incentives for quality development; and
- e. Give definition to the urban form.

The purpose of the RAC Zoning Districts is to concentrate density in specific areas, protecting adjacent residential neighborhoods from excessive growth and commercial intrusion; while accommodating a diverse range of housing types, heights, and intensities, which is ideal for sustainable growth. Recognizing the diversity of the various neighborhoods encompassed in the RAC, the regulations are organized by District to protect, reinforce, and enhance the character of each area. The Districts and encompassing Subdistricts facilitate the transition from one District to another and to the adjacent neighborhoods; providing adequate and compatible transitions in scale, character, and uses to adjacent residential neighborhoods. The Regional Activity Center and Downtown Redevelopment District area consists of the following zoning districts:

Core Districts

MC-1 – Multi-Family Residential Core

TC-1 – Transitional Core

RC-1 – Retail Core

RC-2 – Historic Retail Core

Dixie Highway Districts

DH-1 - Dixie Highway Low Intensity Multi-Family District

DH-2 - Dixie Highway Medium Intensity Multi-Family District

DH-3 - Dixie Highway High Intensity Mixed-Use District

Federal Highway Districts

FH-1 – Federal Highway Low-Medium Intensity Multi-Family District

FH-2 – Federal Highway Medium-High Intensity Mixed-Use District.

Lakes Transition District

LT – Lakes Transition District

North Downtown Districts

ND-1 – North Downtown Low Intensity Multi-Family District

ND-2 – North Downtown Medium Intensity Multi-Family District

ND-3 – North Downtown High Intensity Mixed-Use District

Parkside Districts

PS-1 – Parkside Low Intensity Multi-Family District

PS-2 – Parkside Medium Intensity Multi-Family District

PS-3 – Parkside High Intensity Mixed-Use District

Pembroke Road District

PR – Pembroke Road Mixed-Use District

Sheridan Street District

SS – Sheridan Street Mixed-Use District

Young Circle District

YC – Young Circle Mixed-Use District

2. Definitions. For the purpose of this subsection (4.6.A. Regional Activity Center and Downtown Redevelopment Districts), the following definitions shall apply unless the context clearly indicates or requires a different meaning.

ACTIVE USE. An enclosed building use designed for human occupation with a direct view to adjacent streets or open space, commercial active uses generally include, but are not limited to, retail, personal services, offices, hotels, restaurants, coffee shops, libraries, municipal facilities, common areas, entrance lobbies, and the commercial uses associated with live/work. Residential active uses generally include, but are not limited to, residential units, common and lobby areas, lounges, gyms, and the residential uses associated with live/work. Active uses are regulated as a percentage of buildable lot frontage. (See Appendix 1: Diagram 1)

ACTIVE USE DEPTH. The minimum depth of an Active Use, measured generally perpendicular to the building frontage. Active use depth minimums shall be pursuant to the Building Requirements Table in each district or subdistrict. (See Appendix 1: Diagram 1)

ACTIVE USE, GROUND FLOOR. An Active Use that attracts pedestrian activity; provides access to the general public; and conceals uses designed for parking and other non-active uses if present. (See Appendix 1: Diagram 1)

ACTIVE USE, LINER. An Active Use that serves to conceal uses designed for parking and other non-habitable uses. (See Appendix 1: Diagram 1)

ACTIVE USE, NON-. Building uses that are generally not intended for human occupation. Non-active uses include, but are not limited to, parking and building service areas such as storage, mechanical, electrical, and trash.

ANNULUS. The region between two coplanar concentric circles; defined by the minimum and maximum setbacks as indicated by the Building Requirements Table in each district or subdistrict. (See Appendix 1: Diagram 2.)

ARCHITECTURAL TREATMENT. The provision of architectural and/or landscape elements on a facade which serve to visually screen Non-Active Uses.

ARTICULATION. The composition of building elements, shape, mass, and form that modulate the rhythm of a facade, improving the overall composition and aesthetic quality. The following treatments are permitted, but shall not fulfill the requirement for architectural treatment: the application of paint and faux treatments; scoring, construction joints or material projections less than four (4) inches in height, width, or depth.

BALCONY. A horizontal projection above the ground floor that is unenclosed and designed for human occupation.

BASE. The area of a structure below the tower, as indicated by the Building Requirements Table in each district or subdistrict. (See Appendix 1: Diagram 3)

BLANK WALL. Any portion of a facade that has an area greater than 20% of the entire facade elevation and is absent of fenestration and/or of articulation. (See Appendix 1: Diagram 4)

BUILDING FRONTAGE. The horizontal linear measurement of a building facade that is generally parallel, facing, or oriented toward a street or right-of-way. (See Appendix 1: Diagram 5)

COLONNADE. A continuous horizontal projection which covers open ground or street level pedestrian areas. Colonnades shall not encroach beyond minimum setbacks.

FACADE. The exterior surface of a building or parking structure.

FLOOR AREA. The sum of the horizontal areas of the floors of a building or buildings, measured from the outside face of exterior walls or from the centerline of walls separating two attached buildings. The calculation of floor area for unit sizes is measured from the centerline of a party wall to the interior face of an exterior wall. The floor area shall include all areas except for any floor area associated with accessory off-street parking; any floor area associated with service and loading; and unenclosed porches, and balconies.

FLOOR AREA RATIO (FAR). The ratio of the floor area of a building or buildings on any lot or site divided by the net area defined by property lines of the lot or site. The floor area ratio defines the maximum allowable floor area on a given lot.

FOOTPRINT. The maximum horizontal coverage of a lot by a building and its related components, excluding structures such as pools, awnings, canopies, fences, balconies, or porches. (See Appendix 1: Diagram 6)

HEIGHT. The maximum vertical extent of a building, measured as a number of stories or a vertical dimension in feet, whichever is less. Height is measured from the median established grade of the lot or site to the top of the roof, excluding decorative elements and parapet walls. In the case of pitched roofs, height shall be measured to the average height between the bottom of the eave and the peak of the roof. Height limits do not apply to vertical projections not intended for human occupation such as, decorative roofs, vertical circulation, parapets, masts, belfries, clock towers, chimney flues, water tanks, elevator bulkheads, solar energy systems and similar structures.

HEIGHT, FLOOR TO FLOOR. The minimum height of a story or level of a building, measured from finished floor to finished floor.

LANDSCAPE BUFFER. A continuous edge of land provided along the perimeter of a lot in which landscaping is used to screen, transition or obscure one land use from adjacent land uses or public areas.

LIVE/WORK. A type of mixed-use development that combines ground floor commercial space with a residential dwelling unit above. Both uses shall be occupied by a common owner or tenant. Live/work commercial uses shall not be retrofitted to accommodate a residential use and may be restricted with respect to hazardous materials, time of operation, noise, odor or other potential impacts to adjacent or nearby uses. The live/work units may be occupied as residential, commercial and office uses excluding food service, manufacturing or fabrication other than those associated with artistic pursuits.

LOT FRONTAGE, BUILDABLE. All or a portion of a lot line parallel to the street or public space, measured in a single plane, less applicable setbacks. (See Appendix 1: Diagram 8)

MEDIAN ESTABLISHED GRADE. The average of the highest and lowest established grade of the site.

OVERHEAD COVER. Any permanent man-made overhead structure intended to provide protection from sun or rain; or to provide pedestrian connections between buildings. Overhead cover includes, but is not limited to, awnings, canopies, colonnades, pergolas, trellises or other similar structures.

PHASED DEVELOPMENT. A site specific development which is intended to be built in stages or facets.

ROOFTOP AMENITIES. Rooftop open-air structures such as cabanas, gazebos, trellises, and other similar structures which accommodate outdoor common areas. It

also includes non-habitable enclosed structures such as restrooms, vertical circulation, and storage areas.

SETBACK. The required minimum or maximum allowable horizontal distance between the lot line and the nearest building facade or vertical surface, measured perpendicular and inward from the respective plot lines and unobstructed from the ground to the sky except by encroachments specifically permitted by these regulations. (See Appendix 1: Diagram 10)

STOREFRONT FACADE AREA. An area of the building facade enclosing ground floor active uses and may include fenestration. Transparency, opaque materials, signage, etc. Storefront facade area is measured horizontally as the linear dimension of ground floor active uses at the building frontage and vertically from the average public sidewalk elevation to a line ten (10) feet above the average median established grade. (See Appendix 1: Diagram 14)

TOWER. Any portion of a building that occurs above the building base, at an elevation indicated by the Building Requirements Table in each district or subdistrict. (See Appendix 1: Diagram 3)

TOWER FLOORPLATE. The floor area of a building story within the tower, less balconies. When required, the average shall be calculated as the total cumulative tower floorplate area divided by the number of tower stories. (See Appendix 1: Diagram 11)

TOWER LENGTH. The maximum outward dimension of any tower portion of a building, measured horizontally from exterior wall to exterior wall, regardless of shape. (See Appendix 1: Diagram 12)

TOWER ORIENTATION. The placement of the tower such that it is near, fronting or adjacent to a specified lot boundary or right-of-way.

TOWER SEPARATION. The minimum allowable horizontal distance between two or more tower floorplates. (See Appendix 1: Diagram 13)

TRANSPARENCY. Building fenestration on non-residential uses which allows ground floor visual access between a building and its active uses from the public sidewalk. (See Appendix 1: Diagram 14)

WALK-UP GARDEN. A space designed to buffer ground floor residential uses from the adjacent public sidewalk. (See Appendix 1: Diagram 17)

3. Administrative Regulations Applicable to All Districts.

a. District boundaries. The district and subdistrict boundaries shall be indicated by the district and subdistrict maps. In cases where uncertainty exists as to the boundaries of a district or subdistrict, the following conditions shall apply:

(1) Boundaries are intended to parallel street lines, rights-of-way, or to follow existing lot lines.

(2) Where a boundary follows a public right-of-way, street, or alley, the centerline shall be the boundary.

(3) In the event of further uncertainty, the City Manager or designee shall determine the boundary location.

(4) The Floor Area Ratio (FAR) capacity for lots that have more than one district or subdistrict designation shall be calculated separately for each portion of the lot according to its respective FAR. Development for each portion of the lot shall be in conformance with the applicable district or subdistrict Building Requirements Table.

b. Phased Development.

(1) All land included for the purpose of development within a Phased Development shall be under the control of the applicant (an individual, partnership or corporation, or group of individuals, partnerships, or corporations). The applicant shall present satisfactory legal documents to constitute evidence of the unified control of the entire area within the proposed Phased Development which shall be certified by the City Manager or designee.

(2) The Phased Development Master Plan shall illustrate the boundaries of each phase and intended phasing sequence.

(3) Each phase of Phased Developments shall autonomously comply with these regulations and district requirements. Site plans, elevations, and massing diagrams shall be provided for each phase and shall indicate the function and improvement of undeveloped portions of land for independent review and approval. Undeveloped land shall be improved pursuant to the General Landscape Regulations set forth herein.

(4) Vacant non-historic and non-contributing structures; and structures which are not eligible for historic designation and are not intended for incorporation in the final development Master Plan shall be demolished prior to commencement of construction of Phase I.

(5) No phase, or portion of phase, of a Phased Development shall be dependent upon the completion of a subsequent phase. Each phase shall be autonomously functional and provide adequate parking, landscape, articulation and associated amenities at the time of completion of that phase and shall not be contingent on future phases.

(6) Any building amenity, or portion thereof, that will service the current phase under development shall be completed in its entirety and shall receive a Certificate of Occupancy prior to the issuance of a Certificate of Occupancy for the remaining phase components or uses.

(7) Each phase shall provide temporary or permanent transitional features, buffers, or protective areas in order to prevent any adverse impact on completed phases, future phases, and adjacent properties.

(8) The applicant shall have up to six (6) months from the issuance of the final Certificate of Occupancy for any given phase to obtain all necessary building permits required to proceed with construction on subsequent phases. If the

applicant fails to obtain said building permit(s) within the time period, all staff and Board approvals shall be null and void and the applicant shall be required to re-initiate the development review process.

(9) Changes and deviations from an approved Phased Development Master Plan which constitute a substantial alteration to the character of the development or an individual phase require that the requested changes be reviewed and approved by the appropriate Board. Substantial changes would include:

(a) Any change in the phasing boundary or sequence;

(b) An increase or decrease, greater than 5 percent, in Floor Area Ratio;

(c) A change in the use or character of the Phased Development;

(d) An increase in overall coverage of structures;

(e) An increase in the intensity of use;

(f) An increase in the problems of traffic circulation and public utilities;

(g) A reduction in required open spaces; and

(h) An increase or decrease in the amount of off-street parking and loading spaces.

(10) Any changes or deviations from an approved Phased Development Master Plan which are not listed as substantial and do not depart from the principal concept of the approved Phased Development Master Plan shall constitute a minor change and may be approved by the City Manager or designee.

4. General Development Regulations Applicable to All Districts.

a. General building requirements.

(1) Development intensities shall be established by Floor Area Ratio (FAR) and pursuant to the Building Requirements Table for each district or subdistrict and the following:

(a) No variances to Floor Area Ratio shall be granted.

(b) Established Floor Area Ratios are intended to provide flexibility in building massing. As such, when combined with other regulations and potential site constraints, maximum capacities may not always be achieved. In such cases, the other building requirements shall prevail.

(2) All uses, including automobile oriented uses, shall be designed in a manner which reinforces the urban form.

(3) Buildings shall have a recognizable entrance facing rights-of-way. Entrances shall be visible to pedestrians and vehicular traffic. For corner lots, corner entrance features are encouraged.

(4) The finished floor of ground floor commercial and retail uses shall be generally flush with the sidewalk elevation. (See Appendix 1: Diagram 7)

(5) Ground floor residential uses shall be raised a minimum of eighteen (18) inches above the sidewalk elevation and front the right-of-way.

(6) The minimum floor to floor height for all habitable uses shall be nine (9) feet.

(7) The minimum dwelling unit and room size shall be regulated by the building's principal use as indicated in the Minimum Dwelling Unit Size Table.

Minimum Dwelling Unit Size Table.

MINIMUM DWELLING UNIT AND HOTEL ROOM SIZE		
<u>Use</u>	<u>Minimum Per Unit</u>	<u>Minimum Cumulative Average</u>
<u>Multi-family Dwelling Units</u>	<u>400 SF</u>	<u>650 SF</u>
<u>Multi-family Dwelling Units, within the CRA</u>	<u>300 SF</u>	<u>500 SF</u>
<u>Hotel Rooms</u>	<u>250 SF</u>	<u>250 SF</u>

(8) Where applicable, towers shall be pursuant to the following:

(a) Tower separation shall be at least 50 feet.

(b) The maximum tower length shall be 300 feet.

(c) The maximum average tower floorplate shall be regulated by the tower's principal use as follows:

(i) Commercial or mixed-use: Average up to 35,000 square feet; maximum of 45,000 square feet for any single tower floorplate.

(ii) Residential and Hotel uses: Average up to 24,000 square feet; maximum of 30,000 square feet for any single tower floorplate.

(9) Encroachments.

(a) Horizontal projections shall be pursuant to the Projection Section in Article 4, except:

(i) Balconies may encroach the setback for a maximum of 75 percent of the required setback.

(ii) Mechanical equipment and appurtenances necessary to the operation or maintenance of the building or structure itself such as, but not limited to, elevator, stair, shall be enclosed and screened in such a manner that the enclosure is designed as an integral part of the overall building design, and may encroach a maximum of 50 percent of the required front setback and may occupy up to a maximum of 30 percent of the front building façade.

(b) Vertical projections shall be pursuant to the Height Exemptions Section in Article 4, except:

(i) Mechanical equipment and appurtenances necessary to the operation or maintenance of the building or structure itself such as, but not limited to, cooling towers, elevator, stair and mechanical penthouses, vent stacks and antennas shall be enclosed and screened in such a manner that the enclosure is designed as an integral part of the overall building design

(ii) Building base parapets shall have a maximum height of 20 percent of the maximum building base height, not to exceed 10 feet. Tower parapets shall have a maximum height of 15 feet.

(iii) Enclosed or covered rooftop amenities are permitted to exceed the maximum height for not more than 30 percent of the gross rooftop area. For the purposes of calculating the maximum area, enclosed or covered

structures shall not include enclosures for screening mechanical systems. The following restrictions apply:

- a. Rooftop amenities are permitted to exceed the maximum of 15 feet.
- b. Rooftop amenities shall not include commercial uses in the following districts: MC-1, TC-1, RC-1, DH-1, DH-2, FH-1, LT, ND-1, ND-2, PS-1, PS-2.
- c. Covered structures shall be architecturally compatible with and in proportion to the architecture of the overall building.
- d. Climate controlled structures are limited to the minimum area necessary to accommodate uses which are secondary and incidental to the principal rooftop amenity. These structures may include saunas and steam rooms and code-required restrooms.
- e. Supporting restroom facilities shall not exceed 150 percent of the size required by applicable federal, state, and local health regulations.

(10) Active use liners

(a) Active use liners shall be pursuant to the Development Regulations table in each district or subdistrict and the following:

(i) Minimum Active Use Liner Depth Table.

MINIMUM ACTIVE USE LINER DEPTH		
Use	Ground Floor	Above Ground Floor
<u>Commercial</u>	<u>25 ft.</u>	<u>20 ft.</u>
<u>Residential</u>	<u>15 ft.</u>	<u>15 ft.</u>

(ii) When active use and active use liners are not required or exceed the minimum required frontage percentage, the active use shall be permitted to have a minimum depth of 15 feet. Further, when a parking structure is the principal use, the active use shall be permitted to have a minimum depth of 15 feet. (See Appendix 1: Diagram 1)

(iii) Active use requirements may be reduced or waived at the discretion of City Manager or designee when sufficient evidence is provided to indicate that necessary vehicular access and circulation cannot be accommodated.

(11) Articulation requirements.

(a) Building facades shall incorporate breaks in the horizontal and vertical wall plane to provide articulation and reduce visual mass.

(b) Blank walls visible from adjacent streets, public areas or adjacent buildings shall not be permitted and shall incorporate facade articulation. A portion of the façade proportionate to the building massing may permitted.

(3) For ground floor commercial active uses, 50 percent of the storefront facade area shall provide transparency. Transparency may be provided through the use of windows and door glazing as well as unobstructed openings in the building facade. (See Appendix 1: Diagram 14)

(4) Architectural treatment shall be provided for all non-active use facade elevations and shall be harmonious and integrated with the design of adjacent active use facades. Architectural treatment shall be provided through a combination of two (2) or more treatments including, but not limited to: the use of similar 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 pervious surfaces and planters; and the provision of consistent signage, graphics, and architectural lighting. The following treatments are permitted, but shall not fulfill the requirement for architectural treatment: the application of paint and faux treatments; scoring, construction joints or material projections less than four (4) inches in height, width, or depth.

b. General public realm regulations.

(1) Minimum setback areas adjacent to rights-of-way, excluding alleys, shall:

(a) Be improved consistent with the public sidewalk and therefore shall comply with sidewalk standards and shall match or be harmonious with the design of the public sidewalk as determined by the City Manager or designee; or shall be pursuant to the General Landscape Regulations.

(b) Not include any parking uses and shall be left free of any structure higher than 42 inches, excluding street signage, lighting and other public improvements and provided that it does not occupy more than 30 percent of the setback.

(c) Not include the encroachment of any ramps and/or stairs associated with any ground floor uses, other than residential. (See Appendix 1: Diagram 7)

(2) Maximum setback areas shall be applicable to all building components, excluding open space, driveways, and porte cocheres. Variations in the building frontage where portions of facades do not meet the building maximum setback are permitted, as long as the intent of the regulation is met and the majority of the façade meets the requirement.

(3) Conflicts between vehicles and pedestrians shall be minimized or eliminated. Clear and safe pedestrian connections shall be provided.

(4) If fencing is used, it shall be decorative. Chain link fences shall be prohibited.

c. General parking regulations.

(1) Parking requirements.

(a) Parking shall be provided pursuant to the Parking Requirements Table as set forth herein. All uses not listed in the Table shall be pursuant to Article 7 of the Zoning and Land Development Regulations.

(b) The calculation of required off-street parking spaces shall be pursuant to Article 7 of the Zoning and Land Development Regulations.

(c) Exceeding the maximum parking ratio is permitted, as follows:

(i) Any portion of the parking area which exceeds the maximum parking ratio shall be included in the calculations of Floor Area Ratio. This shall include stalls and all associated circulation areas.

- (ii) Through the use of tandem parking (vertical or horizontal), mechanical parking lifts, or similar mechanical systems, which do not increase the overall building massing, pursuant to Article 7.
- (d) Guest parking shall be provided pursuant to the parking requirements table in each district or subdistrict as set forth herein. Designated guest parking shall not be assigned or otherwise designated for any other purpose, but may be included in the shared parking calculations.
- (e) The provisions for parking reductions as indicated by these regulations may be combined; however, the combination shall not result in a reduction of more than 25 percent of the minimum parking requirement as pursuant to the Parking Requirements Table in each district or subdistrict.

Parking Requirements Table.

<u>PARKING REQUIREMENTS</u>		
<u>Use</u>	<u>Minimum</u>	<u>Maximum</u>
<u>Commercial</u>	<u>3 spaces per 1,000 SF</u>	<u>5 spaces per 1,000 SF</u>
<u>Hotel</u>	<u>1 space per room for the first 10 rooms, plus .25 space per room for each additional room; plus 60% of the requirement for accessory uses</u>	<u>1 space per room; plus 80% of the requirement for accessory uses</u>
<u>Multifamily Residential (Except for sites or portions of sites within DH-1)</u>	<u>1 space per unit; plus 1 space per 10 units for guest parking</u>	<u>2.5 spaces per unit; plus 1 space per 5 units for guest parking</u>
<u>Office</u>	<u>2.5 spaces per 1,000 SF</u>	<u>5 spaces per 1,000 SF</u>
<p><u>Exemptions:</u> The following uses are exempt from parking requirements: <u>Retail, commercial, and office uses located on the first and second floor of a building on sites or portions of sites within DH-3 east of 21st Avenue; ND-3 south of Polk Street; PS-3 north of Van Buren Street; RC-2; and YC.</u></p>		
<p><u>Parking for Live-Work uses shall be provided for each individual use as required above.</u> <u>Parking for sites or portions of sites within DH-1 shall comply with parking regulations set forth in Article 7 of the Zoning and Land Development Regulations.</u> <u>All other uses shall comply with parking regulations set forth in Article 7 of the Zoning and Land Development Regulations.</u></p>		

(2) Parking stall dimensions.

- (a) Parallel parking minimum: Eight and one-half (8-1/2) feet in width by 22 feet in length. (See Appendix 1: Diagram 9)
- (b) Ninety (90) degree and angled parking minimum: Eight and one-half (8-1/2) feet in width by eighteen (18) feet in length. (See Appendix 1: Diagram 9)
- (c) In those cases where the side of any stall is adjacent to a wall, fence, building, or other physical obstruction, the stall widths shall be increased by

one (1) foot. Where there is an obstruction on both sides of the stall, the stall widths shall be increased by two (2) feet.

(d) Driveways may be a minimum 11 feet for one-way traffic and a minimum of 22 feet for two-way traffic.

(e) Driveway entrances not adjacent to parking stalls may be a minimum of 20 feet.

(f) All other parking stall dimension standards shall be pursuant to Article 7 of the Zoning and Land Development Regulations.

(3) Parking garages and single parking decks under buildings shall be pursuant to the district or subdistrict Building Requirements Table and to the following requirements:

(a) All levels of parking garages shall be lined with active uses as required by the Building Requirements Table in each district or screened with architectural treatment. At ground level, parking garages shall be screened with both architectural treatment and landscape buffer.

(b) A minimum of 50 percent of all roof deck parking areas (including the top deck of the base) shall be visually screened or architecturally treated in such a way that parked vehicles cannot be viewed from adjacent buildings. Screening elements may include roofs, trellises, canopies, screens, or other similar structures.

(4) At-grade parking lots and vehicular use areas shall be pursuant to the General Landscape Regulations and the following requirements:

(a) At-grade parking lots shall not be permitted within frontage setbacks unless otherwise permitted within these regulations and shall be located behind the main structure to the maximum degree possible.

(b) Parking in front of buildings shall not be permitted along 21st Avenue, Dixie Highway, Federal Highway, Hollywood Boulevard, and Young Circle. Pick-up and drop-off areas, such as porte cocheres are permitted.

(c) At-Grade Parking Lots and Vehicular Use Areas Setback Requirements Table.

<u>AT-GRADE PARKING LOT AND VEHICULAR USE AREAS SETBACK REQUIREMENTS</u>	
<u>Minimum</u>	
<u>Front</u>	<u>10 feet</u>
<u>Interior</u>	<u>5 feet</u>
<u>Alley</u>	<u>5 feet</u>

(5) Commercial developments, excluding hotel uses, may provide secure public bicycle racks and or storage at a ratio of one (1) bike rack space per every 20 required parking spaces. The bicycle racks shall be located on-site and shall not encroach into the right-of-way. In exchange, these developments may reduce the respective parking requirement for that use by five (5) percent.

(6) Shared parking is encouraged for proposed developments with two (2) or more distinguishable uses as listed in the Shared Parking Requirements Table.

(a) The minimum shared parking requirement and maximum shared parking reduction shall be determined by the following procedure:

(i) Multiply the minimum parking requirement for each individual use as pursuant to the Parking Requirement Table in each district or subdistrict by the appropriate percentage listed in the shared Parking Requirements Table for each of the five (5) designated time periods.

(ii) Add the resulting sum for each of the five (5) vertical columns of the Shared Parking Requirement Table. The minimum shared parking requirement is provided by the highest number resulting from that sum.

(b) The shared parking reduction shall not result in a reduction of more than 25 percent of the minimum parking requirement.

(c) Shared Parking Requirements Table.

SHARED PARKING REQUIREMENT					
Use	Weekdays			Weekend	
	Night	Day	Evening	Day	Night and Evening
	Percent	Percent	Percent	Percent	Percent
<u>Residential</u>	<u>100</u>	<u>60</u>	<u>90</u>	<u>80</u>	<u>90</u>
<u>Office</u>	<u>5</u>	<u>100</u>	<u>10</u>	<u>10</u>	<u>5</u>
<u>Commercial/Retail (Non-Office)</u>	<u>5</u>	<u>90</u>	<u>70</u>	<u>100</u>	<u>70</u>
<u>Hotel</u>	<u>80</u>	<u>60</u>	<u>100</u>	<u>80</u>	<u>100</u>
<u>Restaurant</u>	<u>10</u>	<u>50</u>	<u>100</u>	<u>50</u>	<u>100</u>
<u>Entertainment/Recreation</u>	<u>10</u>	<u>40</u>	<u>100</u>	<u>80</u>	<u>100</u>
<u>All Others</u>	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>

(7) Loading and maneuvering shall be pursuant to Article 7 of the Zoning and Land Development Regulations and to the following requirements:

(a) Loading for all proposed developments shall occur internal to the building footprint or from the alley and shall be visually screened from public view.

(b) Public rights-of-way, excluding alleys shall not be utilized for maneuvering associated with building loading access.

d. General landscape regulations. Landscape requirements shall be pursuant to the Landscape Requirements Table; to Article 9 of the Zoning and Land Development Regulations; to the City of Hollywood Landscape Manual; and to the following requirements:

(1) The minimum tree size is 12 feet in height, with a four (4) inch caliper measured at diameter breast height. (The diameter of a tree trunk measured at four and one-half (4-1/2) feet above the root ball).

(2) Ground floor open spaces, such as plazas, courtyards, and passageways which are visible from the public right-of-way and larger than 3,000 square feet shall be improved as pursuant to these regulations and the following requirements:

(a) A minimum of 25 percent of the open space area shall be vegetated.

(b) Overhead cover shall be provided for a minimum of 10 percent of the open space area.

(c) A minimum of one (1) linear foot of seating for every 30 square feet of open space area shall be provided.

(3) General Landscape Requirements Table.

GENERAL LANDSCAPE REQUIREMENTS	
	Requirements
<u>Perimeter Landscape</u>	<p><u>1 One (1) street tree per 30 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.</u></p> <p><u>2 Residential Uses shall provide a five (5) foot landscape buffer within required setback areas with one (1) tree for every 20 linear feet of required buffer area.</u></p> <p><u>3 When abutting or across an alley from a residential zoning district a perimeter landscape buffer shall be included within the required setback area with one (1) tree for every 20 linear feet of required buffer area.</u></p>
<u>Interior Landscape for At-Grade Parking Lots and Vehicular Use Area</u>	<p><u>4 Terminal islands shall be installed at each end of all rows of parking spaces and landscape islands shall be provided no further apart than every 10 parking spaces. Each island shall contain a minimum of one 190 square feet of pervious area or shall measure the same length and width as the adjacent parking stall. Landscape islands within the CRA may be a minimum of 100 square feet. Each island shall contain at least one (1) tree.</u></p> <p><u>5 A five (5) foot landscape buffer including a landscape element of at least 42 inches in height shall be provided along the perimeter. The landscape buffer may be included within required setback areas.</u></p> <p><u>6 Lots with a width of 50 feet or less: 15 percent of the total square footage of the paved vehicular use area shall be landscaped.</u></p> <p><u>7 Lots with a width of more than 50 feet: 25 percent of the total square footage of the paved vehicular use area shall be landscaped.</u></p> <p><u>Note: Percentage calculation excludes required</u></p>

	<u>perimeter landscaped setback area.</u>
<u>Open Space</u>	<p><u>8 All pervious areas shall be landscaped with grass, ground cover and/or shrubbery; or covered by another sustainable surface or material as permitted and determined by the City Manager or designee. Required landscape open space shall not be used for parking.</u></p> <p><u>9 A minimum of one (1) tree per 1,000 square feet of pervious area of property; this is in addition to tree requirement for parking lots and paved vehicular use areas.</u></p> <p><u>10 MC-1, DH-1 Districts: A minimum of 40 percent of the total site area shall be landscaped open space including landscaped open space located at-grade or at higher elevations such as on pool decks, parking decks, roof decks, etc.</u></p> <p><u>11 LT District: A minimum of 30 percent of the total site area shall be landscaped open space including landscaped open space located at-grade or at higher elevations such as on pool decks, parking decks, roof decks, etc.</u></p> <p><u>12 DH-2, FH-1, ND-1, ND-2, PS-1, PS-2 District: A minimum of 20 percent of the total site area shall be landscaped open space including landscaped open space located at-grade or at higher elevations such as on pool decks, parking decks, roof decks, etc.</u></p>
<u>Planning and Development Board and Historic Preservation Board</u>	<p><u>13 Projects containing four (4) or more units on a single site shall comply with Design Guidelines for landscaping.</u></p> <p><u>14 If within a Historic Preservation District, the landscape shall comply with the Historic Preservation Guidelines.</u></p>
<u>View Triangle</u>	<u>15 For corner lots, a sight distance triangle shall be provided. See the City of Hollywood Landscape Manual for illustration diagram.</u>
<u>Irrigation</u>	<u>16 Provide 100 percent irrigation coverage by means of an automatic sprinkler system designed and constructed in accordance with the City of Hollywood Code of Ordinances and the Regulations of the South Florida Water Management District or apply xeriscape principles. (See the City of Hollywood Landscape Manual)</u>

5. District use and development regulations. The purpose of the district specific regulations is to reinforce the existing and potential character of each district and subdistrict.