

30-50-23. Downtown Urban Village District

30-50.23.1 GENERAL INTRODUCTION; PROCEDURES; BONUSES; INCENTIVES

Section 1.01 Purpose and Intent

This Section 1 introduces provides the detailed regulations for the development within the Village of Palmetto Bay Downtown zoning district Urban Village (DUV) and outlines how these regulations will be used to implement as a part of the Village's vision. The intention of this section is to facilitate development of a community village center for a downtown within the Village of Palmetto Bay. These regulations will: This section will:

- Create a new living and working environment in the heart of Palmetto Bay that will feature walkable and bikeable streets, compact mixed-use buildings, and convenient access to many forms of transportation.
- Provide for appropriate building and architectural scale through the inception of development standards that provide for a varied building forms that responds to the individual sectors districts within the Downtown boundary Urban Village (DUV).
- Promote and enhance commercial and civic street scene activity through adequate provisions for the inclusion of sufficient ground level retail commercial oriented uses, and retail commercial architectural typologies;
- Promote and enhance the architectural character of the Downtown Urban Village (DUV) through the inception of provisions that promote high-quality urban design form, architectural features, and Complete Streets design standards within the Downtown Urban Village (DUV).

Section 1.02 Application

The Palmetto Bay Downtown Urban Village regulations (DUV) are guided by the provisions herein, for the sole purpose of establishing form based regulations for development within the Downtown Urban Village (DUV). Where there appears to be a conflict between these regulations the DUV and other requirements of any other statute, law, or regulation, the most restrictive, and/or imposing the higher standard for achieving the Downtown vision shall govern, unless otherwise noted.

Section 1.03 Organization

This Downtown code The DUV is organized into the following sections:

1. Introduction; Procedures; Bonuses; Incentives

Section 1 introduces important provisions of this code including non-conforming uses, Downtown review procedures, and allowable bonuses and incentives.

2. Regulating Plan and Uses

Section 2 provides four regulating plans, which are maps that identify where in the Downtown zoning district certain regulations will apply. The first regulating plan defines four the sectors within the Downtown Urban Village (DUV) boundary; sector designations control the height and density

of buildings and permitted uses (see Figure 2). Other regulating plans identify new streets and alleys (Figure 3), public open spaces (Figure 4), and street types (Figure 5). ; the parcels included within each sector, and describes, sector by sector the standards for building placement, design and use consistent with the permitted uses within the Village.

Section 2.07-Uses identifies the land use types allowed by the Village of Palmetto Bay in each of the sectors shown in Figure 2, established in the Regulating Plans. Parcels within the Village of Palmetto Bay Downtown Urban Village (DUV) boundaries shall be designated only by land uses identified as permitted within the applicable sector.

3. Sector Summaries Urban Design Standards

Section 3 provides a summary of key differences between the regulations that apply to the four sectors regulates the elements of development that affect the public realm. The urban design standards regulate building and parking placement, building height, and profile, and vary according to the location of the property within a sector defined on the Sector Plan, Figure 2.

4. Development Architecture Standards

Section 4 regulates the way in which buildings development on each individual lot and block may be is developed to create an environment consistent with the intentions of the Village of Palmetto Bay Illustrative Vision Plan. Development standards are established according to the designated "frontage type" of a building. Allowable frontage types are determined by the "street type" that a lot faces. ; through the implementation of two (2) main mechanisms: Building Types, Sec. 4.02-4.04 and Frontage Types, Sec. 4.05.

5. Street Connectivity Standards

Section 5 identifies standards conceptual location of new streets and guidelines for the design of new streets and the retrofit of existing old streets to support the intentions of the Village of Palmetto Bay Illustrative Vision Plan.

6. Definitions

Section 6 identifies and defines the terms used in this Downtown code. the DUV.

Section 1.04 Non-Conforming Uses and Structures

Nothing contained in this document shall be deemed or construed to prohibit the continuation of a legally established, non-conforming use or structure. The intent of this section is to encourage non conformities to be brought into compliance with these current regulations.

A. Nonconforming Uses

1. Legally established nonconforming uses may continue to operate so long as the use was legally established.
2. If a nonconforming use is discontinued for a period of six months, the use may not be reestablished. A use shall be considered discontinued once the activities or commerce, essential to the continuation of the use, are abandoned. Discontinuance due to acts of force majeure shall not constitute abandonment provided that a good faith effort is made to reestablish said use.

B. Nonconforming Structures

1. Legally established nonconforming structures may continue to be used and maintained, so long as structure was legally conforming to the existing code at the time of construction.
2. Expansions, repairs, alterations and improvements to nonconforming structures shall be permitted in accordance with the following provisions:
 - (a) Internal and external repairs or improvements (general upkeep) that do not increase the square footage of the nonconforming structure shall be permitted and shall not be subject to the requirements of this section.
 - (b) Expansions to a non-conforming structure shall be permitted as follows:
 - (i) If the total square footage of the proposed improvement is less than or equal to 30% of the structure's square footage on July 1, 2018, any at the time it became nonconforming. Any request for improvement shall require application for site plan approval. In addition, the property shall meet the tree requirements of 20 trees per acre of lot area, or participate in the Palmetto Bay Downtown Urban Village (DUV) Landscape and Open Space Program's payment in lieu program for relief from standards of Sec.1.07-B.
 - (ii) If the total square footage of the proposed improvement is greater than 30% of the structure's square footage at the time it became nonconforming, the entire structure and site improvements shall be brought into compliance with the Downtown regulations, DUV.
3. If a non-conforming structure is damaged by an act of force majeure, repairs shall be subject to the following provisions:
 - (a) If a repair/replacement cost is less than 50% of the building's assessed value, the structure may be reconstructed at the same height and within the same building footprint as permitted originally, provided a new application for building permit is filed within 12 months of the date of damage.

- (b) If a repair/replacement cost is equal to or greater than 50% of the building's assessed value, the structure and site improvements shall be brought into full compliance with the Downtown regulations, DUV.

(c) These provisions do not override the floodplain management regulations found in section 30-100.6.

Section 1.05 Urban Design Review Procedure

All applications for development approval within the Village of Palmetto Bay Downtown zoning district Urban Village (DUV) shall comply with the requirements of section 30-30.5 and as more particularly required by this section and the review criteria in the sections to follow.

A. Application Process

All developments within the Village of Palmetto Bay Downtown zoning district Urban Village (DUV) shall be afforded the opportunity for site plan and architecture pre-application staff review. These informal meetings are to provide the applicant the opportunity to become familiar with the standards set forth in this code and to be advised on any site planning issues that may arise with regard to a development. Applicants are encouraged to present schematic plans of development with the idea being so that all potential issues in the plan may be addressed before application submittal.

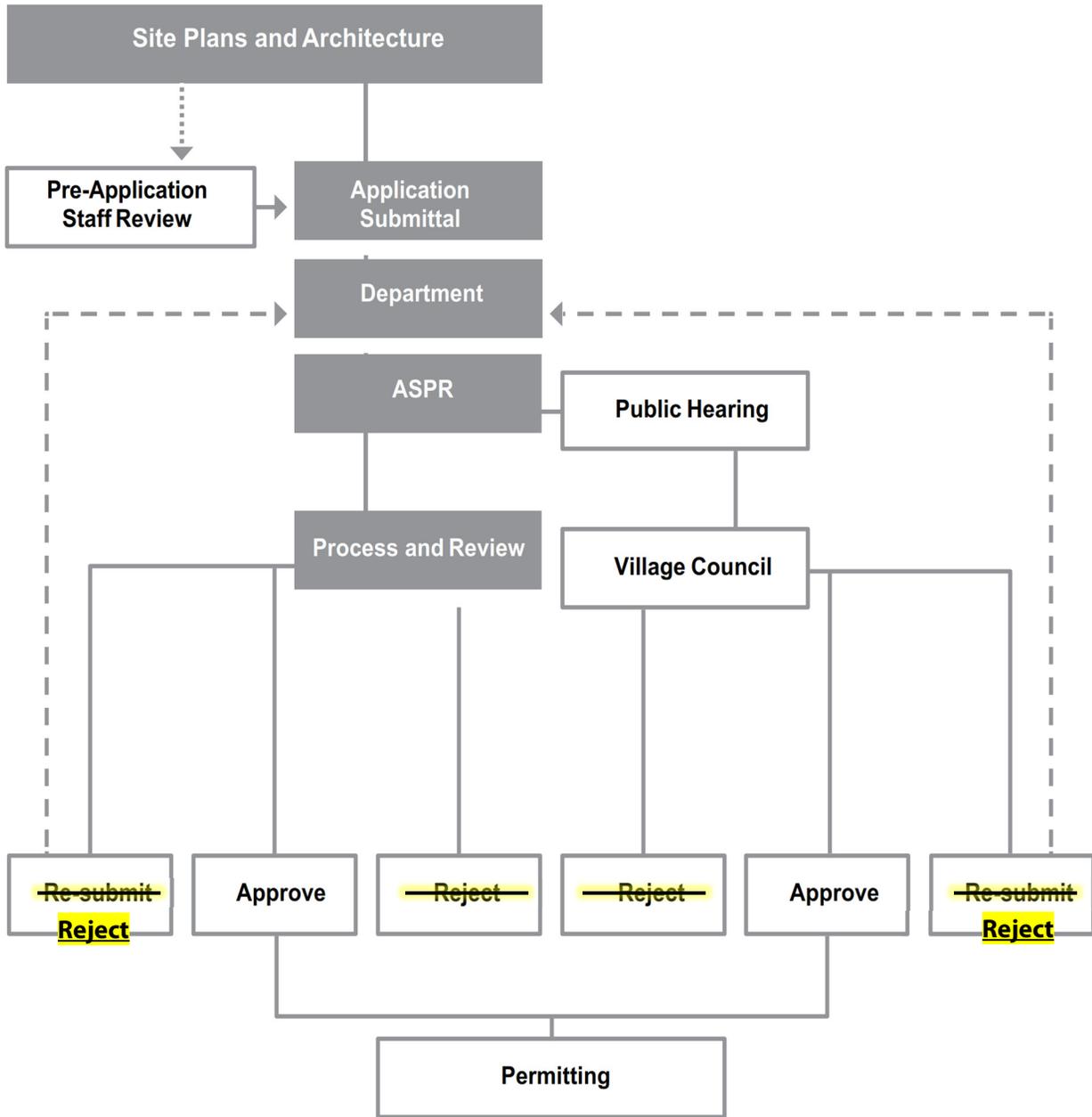
At any time, the applicant may submit an application for review by the Department, Figure 1. Applications for Site Plan Review shall be accompanied by exhibits prepared by qualified parties and a registered architect/landscape architect, submitted to the Department and shall include the following illustrations at a minimum:

- Application
- Survey
- Identification of development site area on all Regulating Plans
- Identification of street cross-sections within the site plan and the primary frontage for the site
- Site plans illustrating all proposed development on the site, including a table that indicates all area/frontage calculations, parking, landscape and open spaces that are required
- All floor plans, elevations and sections of all buildings, for each floor and all dimensions/ percentage requirements, including a corresponding table of building heights, square footage by use, and number of residential units within the development

B. Site Plan Review Required

All applications for development pursuant to 30-50.23 shall require site plan review. Only those site plans that include variances, density bonuses (reserve residential units or reserve commercial floor area, transfer of development rights), development incentives, height bonuses, other design modifications (see Sec. 1.10), or any use which requires public hearing pursuant to the Village's Land Development regulations, and/or any other design considerations not contemplated by these provisions, shall be subject to public hearing review before the Mayor and Village Council.

Figure 1



C. DENSITY BONUSES: Reserve Residential Units and Transfer of Development Rights

1. Intent and purpose: The intent of this section is to provide density bonuses incentives that encourage the development of the Downtown Urban Village (DUV). The goal is to incentivize development in a manner that is sustainable to achieve the stated Goal, Objective or Policies of the Village Comprehensive Plan for the Franjo Activity Center. These bonuses would allow a development site to exceed the base density as specified in Sec. 3.01, but never to exceed the stated maximum bonus density. The building height caps in Sec. 3.01 still apply to development sites that receive these bonuses. Two types of density bonuses are available: , to facilitate appropriate redevelopment and revitalization, and to facilitate economic development. This section provides procedures

(a) To allocate portions of the 1,246 reserve residential units available for the entire Downtown at the time of individual site plan approvals. These 1,246 units are part of the 5,661 total dwelling units that may be constructed in the Downtown under the current Comprehensive Plan, and commercial floor area, as authorized and provided by the Comprehensive Plan, and the

(b) To consider the transfer of residential development rights (TDRs) between properties within the Downtown, DUV.

A third bonus, to allocate additional commercial floor area, is authorized by the Village Comprehensive Plan but is not necessary because the amount of commercial floor area is not directly regulated by the Downtown code. A total of 1,500,000 square feet of commercial floor area may be constructed in the Downtown under the current Comprehensive Plan.

2. Specific definitions: The words and phrases in this section shall have the meanings prescribed in this section, except as otherwise defined in Section 6.

3. Application: All requests for assignment of available reserve residential units, reserve commercial square footage, and/or transfer of development rights require specific approval of the Village Council through the design modification process (see Sec. 1.10). shall be by application as provided by the Village of Palmetto Bay. All property owners subject to the application request (including owner(s) of the sending site when the application includes a TDR) shall be party to the application. All reserve residential units, reserve commercial square footage, and/or transfer of development rights application request shall be filed with a site plan application of the receiving site pursuant to section 30-30.5:

(a) All property owners subject to the application request (including the owner(s) of the sending site in the case of TDR) are encouraged to meet with staff prior to submission of an application. The purpose of the meeting is to discuss the development and/or redevelopment of the property(s) and to understand any limitations that may be imposed thereupon.

- (b) All property owners subject to the application request shall be a signature to the application, and provide such information as requested by the Village to review the request. At a minimum, the information shall include the following:
- (i) Identification of the affected properties;
 - (ii) Proof of ownership of the receiver site, and for TDR's proof of ownership of the development right(s) from the sender site;
 - (iii) A complete site plan application of the receiver site to be reviewed pursuant to Division 30-30.5.
- (c) The Village staff will review the application to assess: determine:
- (i) Compliance with the criteria of Sec.1.05 C 4
 - (ii) That the site plan application complies with the Land Development Regulations and Comprehensive Plan.

4. Village Council action and criteria for approval: After a public hearing, the Village Council shall adopt a written resolution granting, granting with conditions, or denying the reserve residential unit, reserve commercial square footage, and/or TDR request during the design modification process. To authorize any such request, the Village Council must determine that the following criteria have been met, in addition to the design modification criteria in Sec. 1.10:

- (a) All property owners subject to the application shall be applicants to the request.
- (b) All properties subject to the application must be within the Downtown DUV zoning district.
- (c) For TDR's, the amount of residential units on the sender site cannot be reduced below 40% of the maximum base density permitted on the sender site property.
- (d) An application shall not be approved if the sender site has any active code violations.
- (e) The receiver site shall be evaluated for its viability as an area of increased development and shall be reviewed pursuant to Section 30-30.5, as reflective of the intended development.
- (f) All bonds, assessments, back City taxes, fees and liens (other than mortgages) affecting all properties subject to the application shall be paid in full prior to recordation of the warranty deed for the transfer of the development rights.
- (g) For TDRs, the validity of the sending site's residential development right(s) has been verified as available by the Director.

5. Allocation and Transfer Generally:

- (a) Prior to the issuance of a building permit authorizing the development of the receiver site, deeds of transfer, or other appropriate legal instrument, shall be recorded in the chain of title of all affected properties containing a covenant prohibiting the further use of the development right(s) so allocated or transferred. Further, all impact fees and any incentive-based bonus fees (see Sec. 1.07) must be paid in full.
- (b) Approved allocation of reserve residential units, reserve commercial square footage and/or TDR's shall expire if a building permit has not been issued

for construction of the units within two years after approval of the allocation, the time table for permitting/construction is not met pursuant Section 30-30.2(k) or as so provided in the approved phasing plan of the approved site plan application request. A requests for a single two-year extension may shall be filed pursuant to 30-30.2.

- (c) Unused reserve residential units and unused reserve commercial square footage that were not utilized within the required time period provided herein shall revert to the Village and return to the Village's reserve. In the case of TDR, residential units that were not utilized within the required time period provided herein shall be added to the Village residential reserve.

Section 1.06 Public Improvement Trust Funds

The Village of Palmetto Bay shall create the following Public Improvement Trust Funds:

A. The Village Centralized Parking Trust Fund

The Village Centralized Parking Trust Fund is created to collect funds to build public parking facilities within the DUV Downtown, which may include parking structures, shared parking lots, and on-street parking, and to implement transportation demand management strategies. The fee schedule of which shall be established by an ordinance.

B. The Village Landscape, Civic, and Open Spaces Improvement Trust Fund

The Village Landscape, Civic, and Open Spaces Improvement Trust Fund is created to collect funds for the Village of Palmetto Bay to improve the quality, quantity and character of the right-of-ways, landscaping, civic buildings, and public open spaces within the Downtown, DUV. The fee schedule of which shall be established by an ordinance.

Section 1.07 Other Development Incentives

The Village of Palmetto Bay creates the following programs to incentivize development within the DUV Downtown. All development incentives require specific approval of the Village Council through the design modification process (see Sec. 1.10). In order to implement the concepts and ideas fundamental to the ultimate vision, creative ways to manage and improve the limited available space within the DUV must be explored and addressed to attract the best development.

A. The Village Parking Incentives Program

Adequate parking must be available to serve development and redevelopment of property. Downtown parking standards are shall be provided in Sec. 4.04.C, on-site or off-site through a centralized parking system in order to encourage development of property, consolidate parking and implement the vision of the Village.

The Village of Palmetto Bay hereby creates the Village Parking Incentives Program that reduces the Downtown to provide developers an opportunity for relief from parking requirements in specific cases where a proposed development has a reduced parking demand and/or contributes towards a centralized shared parking system, set forth in the DUV. The intention of this

program is to reduce the burden that mandatory parking requirements have on property owners. These opportunities are as follows:

- 1. Proximity to Premium Transit:** To encourage development of sites around transit stations, a 30% reduction of the total parking requirements of this code shall be permitted for all sites within 1,000 feet of near a premium transit station. Premium transit stations and a 1,000-foot radius around each are illustrated on Figure 5 in Sec. 2.05. Lots shown in cross-hatching on Figure 5 qualify for the 30% parking reduction.
- 2. Ground Floor Mixed-Use:** To encourage mixed-use developments within the Downtown, DUV, a reduction of 20% of the total parking requirements of this code shall be permitted for development that is mixed-use, with the total area of the development at the ground floor (1st Story) one (1) use (Commercial-Retail, Office,) and the remainder of stories above, an other uses (Office, Residential).
- 3. Payment-in-Lieu of On-Site Parking:** Developments within the Downtown Village (DV), and Downtown General (DG), and Urban Village (UV) Sectors, Figure 2, may provide payment-in-lieu of one (1) parking space for every three (3) parking spaces required by the total parking requirements of this code. This incentive is available after the fee has been of which shall be established by an ordinance. The fee is and payable to the Village Centralized Parking Trust Fund.

Developments meeting more than one (1) of the qualifications of the parking incentives program shall be permitted to combine multiple reductions; the combined reduction shall be calculated by applying the reductions in the order of applicable criteria above.

B. The Village Landscape, Civic, and Open Space Incentive Improvement Program

It is the vision of the Village of Palmetto Bay to transform into a vibrant, attractively developed Downtown Urban Village (DUV), with a network of pedestrian and bike-friendly, open spaces. The Village of Palmetto Bay hereby creates the Village Landscape, Civic, and Open Space Incentive Program to incentivize development that supports this ultimate vision.

- 1. Reserved.** Developments that seek relief from the minimum standards for private open space on the site may dedicate an exterior area of their parcel, adjacent to a street frontage, as a public open space. In exchange, developments shall be permitted a reduction of the total private open space requirements for their development, equal to the area designated as public open space. The maximum total reduction shall be a 30% reduction of private open space.
- 2. Reserved.** Developments that seek relief from the minimum standards for tree requirements on the site may provide payment in lieu, up to 35% of the minimum required trees, according to Sec. 4.04 A E 6. the fee of which shall be established by an ordinance payable to the Village Landscape and Open Space Improvement Trust Fund.

Section 1.08 Green Certification

All development projects within the Village of Palmetto Bay shall achieve baseline third-party certification, such as LEED, ENERGY STAR for Buildings, National Green Building Standard, Florida Green Building Coalition, or other similar organizations.

Section 1.09 Height Development Bonuses

The intent of the Height Development Bonuses program is (1) to provide development design options that contribute to the overall quality of a project, and/or (2) to incentivize future development to contribute to the construction of amenities that provide a public benefit within the downtown area. The program involves standards that exceed minimum required development parameters. Bonuses come in the form of additional building height (stories), not to exceed the maximums as provided for in the eligible districts.

A. Eligibility for Height Bonuses

Development parcels may be eligible for height development bonuses if they are within the DUV as follows: • All developments within the Downtown Village (DV), and Downtown General (DG), or Urban Village (UV) Sectors. • All development parcels, minimum 30,000 sq. ft. lot area, with primary frontage along SW 97th Avenue (Franjo Road) in the Urban Village (UV) Sector.

B. Height Development Bonus Opportunities

The following height bonuses may shall be available for eligible development parcels:

1. Parking Bonuses for Height

- (a) Developments with underground parking shall be permitted an increase of one (1) story, not to exceed maximum overall bonus building height, as prescribed in Sec. 3.01, within each of the sectors. To qualify, the amount number of underground parking spaces whose ceilings are no higher than 3 feet above the sidewalk must be at least shall equal a minimum of the average number of spaces on all other parking levels combined.
- (b) Developments that contribute a fee equal to 15% of their adjusted required parking amount shall be permitted an increase of one (1) story, not to exceed maximum overall bonus building height, as prescribed in Sec. 3.01, within each of the sectors. This fee is separate from any shall not be payment-in-lieu of required parking (see Sec. 1.07.A). This bonus is available after the fee has been shall be established by ordinance. The fee is and payable to the Village Centralized Parking Trust Fund.

2. Landscape, Civic, and Open Space Bonuses for Height

- (a) Developments that contribute an additional fee to be used for landscaping, civic buildings, and public open spaces in an amount equal to the required park impact fee, shall be permitted an increase of one (1) story, not to exceed the maximum overall bonus building height, as prescribed in Sec. 3.01, within each of the sectors. This fee shall does not replace the required park impact fee. This bonus is available after the fee has been shall be established by an ordinance. The fee is and payable to the

Village Landscape, Civic, and Open Spaces Trust Fund.

- (b) Developments that construct the public open spaces identified on the Public Open Spaces Plan 2.04, shall be permitted an increase of one (1) story, not to exceed maximum overall bonus building height, as prescribed in Sec. 3.01, within each of the sectors.

3. Green Bonus for Height

- (a) Development projects that exceed the baseline third-party green certification levels may shall be permitted an increase of one (1) story by the Village Council, not to exceed the maximum overall bonus building height, after the Village Council establishes minimum standards for the green bonus.

C. General

Development projects may seek shall be permitted to combined bonuses, not to exceed the maximum overall bonus building height, as prescribed in Sec. 3.01, within each of the sectors. All height development bonuses require specific shall be permitted pending the approval of the Village Council through the design modification process (see Sec. 1.10).

Section 1.10 Design Modifications

A. During the site plan review process, an applicant may request approval of a design modification that would provide an acceptable alternative to a development or architectural standard in the DUV regulations or use a bonus or development incentive allowed by this code. Examples include:

1. Reduce a frontage percentage requirement.
2. Eliminate a required main entrance on a building frontage.
3. Provide access to parking in a manner not otherwise allowed.
4. Reduce a façade transparency requirement.
5. Allow a frontage type to face a street on which that frontage type is not permitted.
6. Use a frontage type not specified by this code.
7. Request a density bonus by using reserve residential units or transferring development rights (Sec. 1.05.C).
8. Request a development incentive affecting parking or open space (Sec. 1.07).
9. Request a height bonus (Sec. 1.09).

B. Design modifications cannot change these Downtown regulations:

1. Sector boundaries cannot not be moved.
2. Height and density limits in Sec. 3.01 cannot be increased.
3. Additional uses beyond those authorized in this code cannot be added.

C. Applicants are encouraged to request a pre-application staff review before requesting a design modification, as provided in Sec. 1.05.A.

D. Design modifications may be approved only by the Village Council, in accordance with Sec. 1.05.B.

1. The Village Council shall consider the following factors when evaluating requests for design modifications:
 - (a) The extent to which the proposed design modification complies with or differs from the applicable standard in the code.
 - (b) Any unusual circumstances regarding the property or immediate area.
 - (c) The effect of approving or denying the design modification on the development project and on the surrounding area.
 - (d) Recommendations of village staff.
 - (e) Testimony from the applicant.
2. Before approving a design modification, the Village Council must find that:
 - (a) The proposed design modification is an acceptable alternative for the site to a development or architectural standard in this code or a proper use of a bonus or development incentive allowed by this code;

(b) The proposed design modification does not detract from the design principles supporting the code's standard and the broader intent of the Downtown regulations;

(c) The proposed design modification will not be injurious to surrounding properties or nearby neighborhoods; and

(d) The proposed design modification is not inconsistent with the Comprehensive Plan.

Section 1.11 Concurrency

Downtown development is subject to the Village's concurrency requirements. The Village Comprehensive Plan exempts development applications from traffic concurrency requirements if they are within a quarter mile from busway stations at SW 169th Street or Indigo Street or from a community urban center at Banyan Street.

Village of Palmetto Bay Illustrative Vision Plan



This plan illustrates a long-term vision that inspired the original Downtown Urban Village code for the Village of Palmetto Bay. Development proposals must comply with the provisions of the current Downtown zoning district.

Section 2.01 Purpose

This section establishes the Regulating Plans which define the district wide regulations that foster desirable development on the properties within the Village of Palmetto Bay Downtown zoning district, Urban Village (DUV). The information within each of the regulating plans, in addition to the standards in Sec. 3-6, make up the Downtown Village of Palmetto Bay DUV code. The Regulating Plans consist of the following plans:

2.02 Sector Plan (Figure 2)

2.03 New Streets Plan (Figure 3)

2.04 Public Open Spaces Plan (Figure 4)

2.05 Street Type Hierarchy Plan (Figure 5)

Residential Density Plan

Section 2.02 Sector Plan

The Sector Plan, Figure 2, divides the areas within the Downtown Urban Village (DUV) into sectors that progress from urban, more intense type of development to lesser urban areas, all of which provide for a mixture of uses.

Each of the sectors directly reinforce the Village of Palmetto Bay's vision for the Downtown Urban Village (DUV) and provide an opportunity for property owners to develop in a manner that supports these urban design objectives and transforms the urban realm into a cohesive, mixed-use downtown area.

The sectors within the Downtown Urban Village (DUV) allocate land uses, building type, and frontage type within a planned area, in addition to detailed parameters for building placement, form and height.

A. Downtown Village (DV)

The Downtown Village (DV) sector applies to the center primary area of the new Downtown Urban Village (DUV), which is composed of the most vital, concentrated, mixed-use, and pedestrian- and bike-oriented areas with many civic and public activities, and defined by multi-story flexible block and flex building typologies.

The flexible block and flex Building typologies are suitable to satisfy the broad assortment of retail, office, civic, light service and residential uses that serve a true mixed-use downtown area. Higher intensity commercial uses may line the street front of Franjo Road at ground level, with offices or multi-family residential units above.

Landscaping should reflect the urban character of the sector, emphasizing ped/bike protection and accentuating the architectural character of the area, by planting in tree grates or landscape islands.

Parking is permitted both on site and off site within the DV Sector.

B. Downtown General (DG)

The Downtown General (DG) sector applies to the western portion area of the Downtown Urban Village (DUV) immediately surrounding the Downtown Village (DV). The Downtown General (DG) includes serves as a transition from

the large properties abutting US1 and some nearby smaller properties, into the area intended to become the main, ped/bike friendly, transit connected Downtown Urban Village (DUV).

This sector provides for flexible building types in the general form of flexible blocks and flex buildings, both of which may accommodate higher intensity commercial/retail at the ground level and offices or multi-unit residential on the floors above. More traditional 'urban big box' Larger commercial uses may be accommodated in the Downtown General (DG) sector with a selection of other compatible uses, vertically integrated within taller the same buildings.

Landscaping should consist of a more urban scale and pattern of planting with street trees planted in tree grates and landscape islands.

Parking is permitted both on site and off site within the DG Sector.

C. Urban Village (UV)

The Urban Village (UV) sector is applied to lower intensity mixed-use and residential areas within the Downtown Urban Village (DUV). This sector serves as a transition from the higher intensity DG and DV downtown sectors, by prescribing lower heights and density and a smaller selection of frontage types, additional lesser intense building types.

The flex and rowhouse (mixed use) building type maintain a compatible use profile to the other more intense districts, but establishes compatibility in scale with a residential rowhouse typology introduced in the Urban Village (UV) sector.

Landscaping matches should be consistent with the more neighborhood scale of the district with shade trees planted in tree grates, landscape islands, and planting strips with some shallow-depth landscaping in the setbacks separating some building entrances from the public sidewalks.

Parking is permitted both on site and off site within the UV Sector.

D. Neighborhood Village (NV)

The Neighborhood Village (NV) sector is applied to the existing lowest lower intensity areas within the Downtown Urban Village (DUV) but is meant to introduce a limited mixed-use component compatible with the development of the higher intensity mixed-use sectors.

Rowhouse typologies are introduced, with the ability to provide a mixed-use component to the district but remain compatible with higher intensity residential typologies like Stacked Apartment buildings. Single Family houses may be developed as a more urban typology like sideyard and courtyard houses, which maintain the street edge and continue to respect the public realm.

Landscaping matches should be consistent with the neighborhood scale of the district with shade trees planted in landscape islands or planting strips and some shallow-depth landscaping in any setbacks separating building entrances and frontage features from the public sidewalks.

Parking is permitted both on site and off site within the NV Sector.

E. Sector Boundaries

The boundaries of all sectors are shown on Figure 2. Wherever possible, boundaries are established on rear lot lines (mid-block) rather than along streets. This method ensures that streets will have buildings of the same scale on both sides, and the design of the street can be matched to the anticipated scale of buildings.

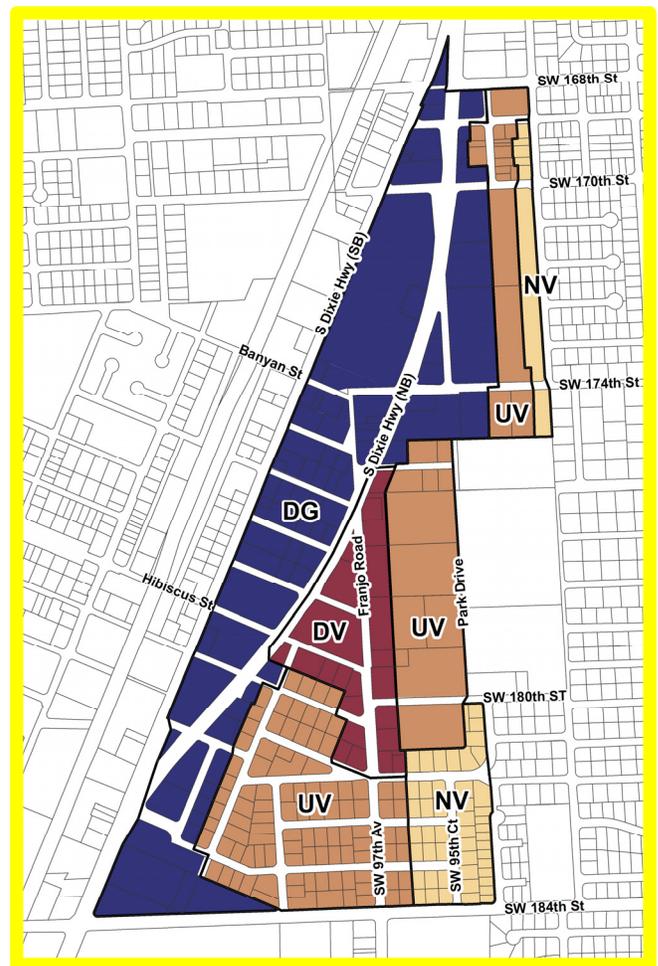
Key		
(DV)	Downtown Village	
(DG)	Downtown General	
(UV)	Urban Village	
(NV)	Neighborhood Village	

Key		
(DV)	Downtown Village	
(DG)	Downtown General	
(UV)	Urban Village	
(NV)	Neighborhood Village	

Figure 2 Sector Plan



Figure 2 Sector Plan



Section 2.03 New Streets Plan

The New Streets Plan, Figure 3, shows the location and number of new streets **and alleys** needed to create **an** the improved network of streets **to achieve the goals of** prescribed by the Village of Palmetto Bay Illustrative Vision Plan. All new streets **and alleys** shall be located in the same general location as shown in the New Streets Plan and developed under the standards established by these regulations **(see Secs. 4.04.M and 5.01)**.

Key

New Street ————

New Alley - - - - -

Figure 3 ———— **New Streets Plan**

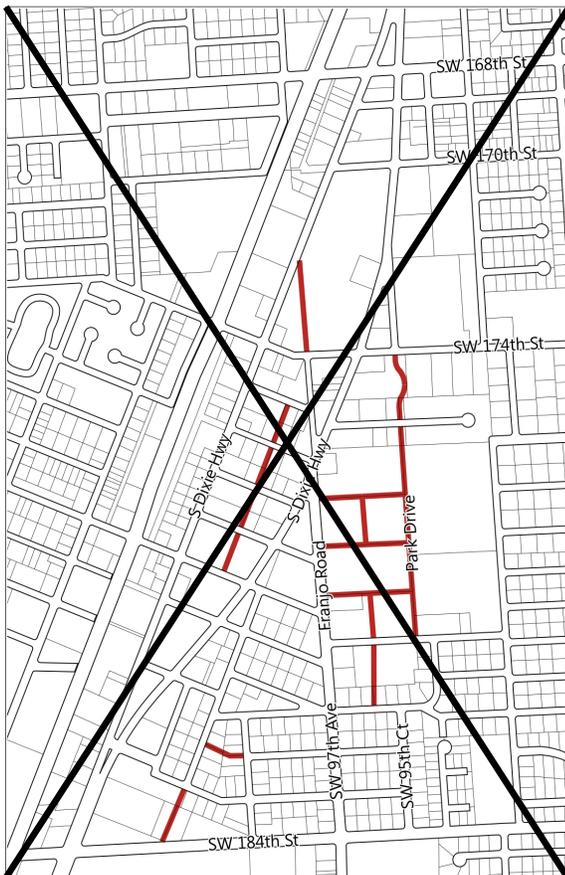
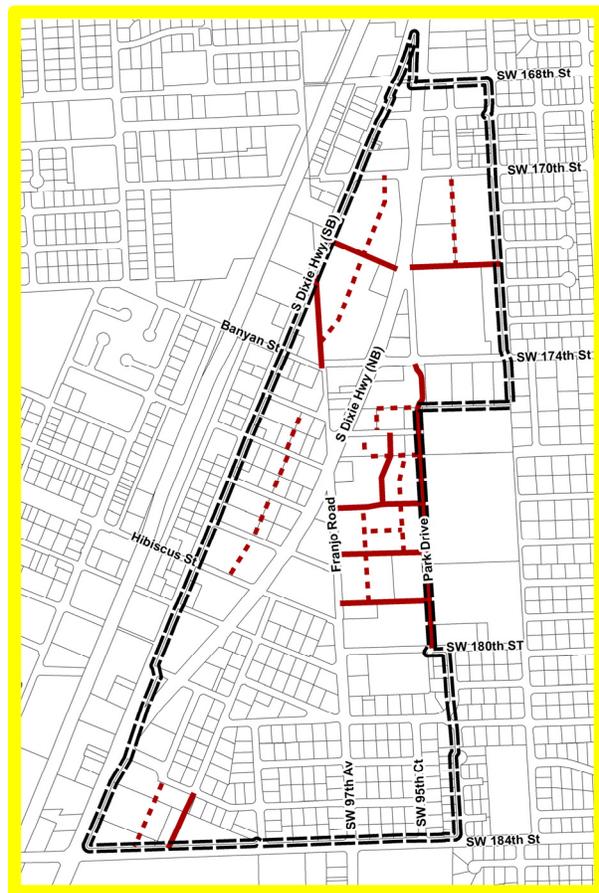


Figure 3 ———— **New Streets Plan**



Section 2.04 Public Open Spaces Plan

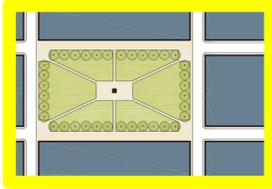
The Public Open Spaces Plan, Figure 4, shows the number and location of public open spaces that could proposed to create an improved network of open spaces within the future vision of the Village of Palmetto Bay. The general proportion and size of each public space shall be controlled by Table 1.

Most public open spaces are spatially defined by buildings and are configured as formal squares, hardscaped plazas, and/or playgrounds; examples are shown in Figure 4.5. Linear public open spaces along Franjo Road (#19 in Table 1) are to be configured as shown in Figure 5.02.

Developments that construct these public open spaces may qualify for bonus building height; see Secs. 1.09.B.2 and 4.04.O.

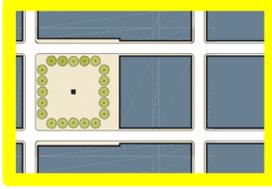
Figure 4.5 Configuration of Public Open Spaces

Square



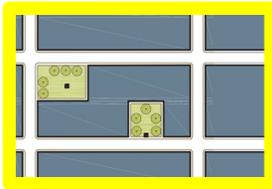
A square provides casual recreation and public gatherings. Its landscape consists of paths, lawns, and trees, formally arranged. Squares provide seating and are densely shaded. Trees and shrubs allow visibility throughout the square to main security.

Plaza



A plaza is available for public gatherings and outdoor markets. A plaza is primarily hard-surfaced. Trees and shade structures are optional.

Playground

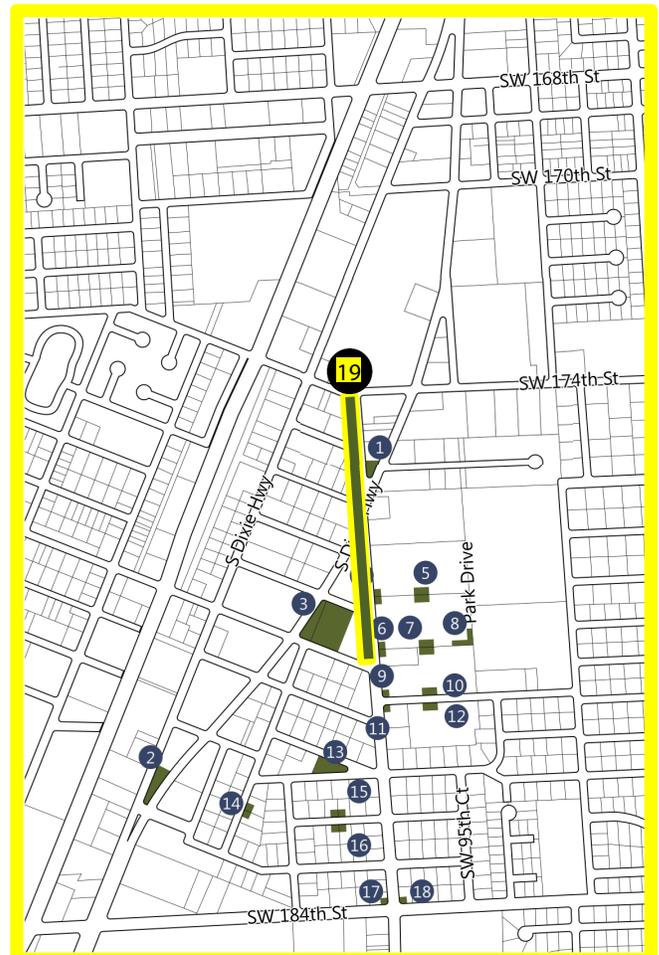


Playgrounds are designed and equipped for the recreation of children. A playground should be fenced and may include an open shelter. Playgrounds may be included within squares and plazas.

Key
Public Open Space

Open Space	Area
1	7,500 sq.ft.
2	14,000 sq.ft.
3	70,000 sq.ft.
4	4,800 sq.ft.
5	9,600 sq.ft.
6	4,800 sq.ft.
7	9,600 sq.ft.
8	8,000 sq.ft.
9	2,400 sq.ft.
10	4,800 sq.ft.
11	2,400 sq.ft.
12	4,800 sq.ft.
13	16,000 sq.ft.
14	4,800 sq.ft.
15	4,800 sq.ft.
16	4,800 sq.ft.
17	2,400 sq.ft.
18	2,400 sq.ft.
19	15' x lot width

Figure 4 Public Open Spaces Plan



Section 2.05 Street Type Hierarchy Plan

The Street Type Plan Hierarchy, Figure 5, plan illustrates the types of streets, both existing and new, to be constructed/redeveloped within the Downtown zoning district, Village of Palmetto Bay. Figure 5 also illustrates the parking reduction area for development near premium transit stations (see section 1.07.A).

Streets designed according to the standards within these regulations contain many new character elements that will contribute to the improved street network and ped/bike character of the Downtown Urban Village (DUV). The elements and dimensions for each street type are described in Section 5.

These street types affect numerous regulations for buildings facing these streets; see Section 4. For all street types, a Build to lines shall be established consistent with the street type that is identified in Figure 62 and the corresponding standards illustrated in Sec.5.01 A-E. For the Stoop and porch frontage types in Sec.4.05 D-E, within the Urban Village (UV) and Neighborhood Village (NV) sectors, the setbacks shall be 10 feet.

The street type key to following streets and corresponding Figure 5, describes outline the hierarchy of streets, with the highest-priority street type listed first. Certain regulations in this code are based on this hierarchy, from top priority down. This hierarchy of streets is important for development where frontage and access shall be considered.

Street Type Key		Priority
Franjo Road (FR)		#1
US-1 (US1)		#2
Park Drive (PD)		#3
Primary (P)		#4
Neighborhood (N)		#5
Secondary (S)		#6

Premium Transit Key	
Premium transit station	
1000-foot radius	
Parking reduction area	

Figure 5 Street Hierarchy Plan

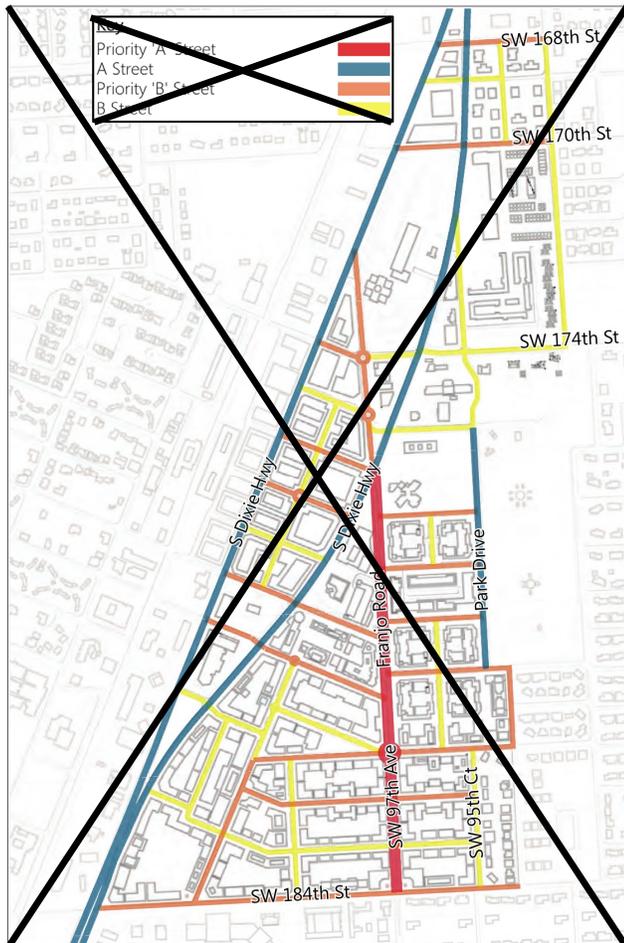
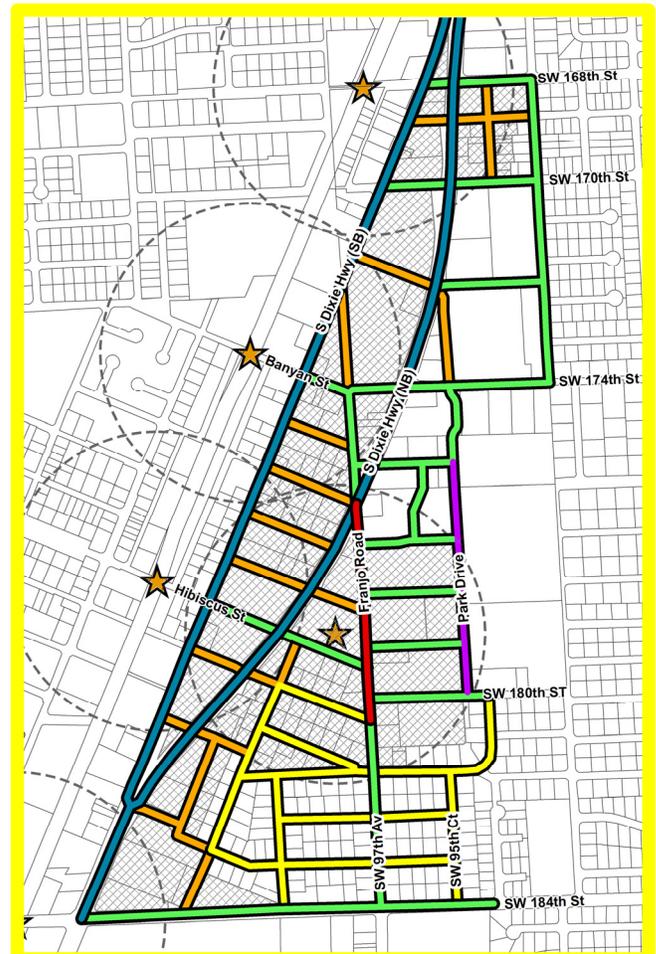


Figure 5 Street Type Plan



Section 2.06 **Reserved**

Residential Density Plan

The Residential Density Plan, Figure 6, illustrates the range of densities that shall be permitted on the parcels within the Downtown Urban Village (DUV). All densities shall be based on the gross lot area, meaning that parcels shall be extended to the center line of the street for the purpose of calculating the lot area.

A. Minimum Average Unit Size: In total, a mixture of unit sizes and types shall be provided in all residential components of development. The number of units in a multi-family building to be constructed in the Downtown Urban Village (DUV) shall meet the minimum average required unit size of 750 sq. ft. minimum. This will encourage development of mainly one (1), two (2) and three (3) bedroom residential units. The minimum unit size for any residential units that shall be permitted within the DUV is 625 sq. ft. min.

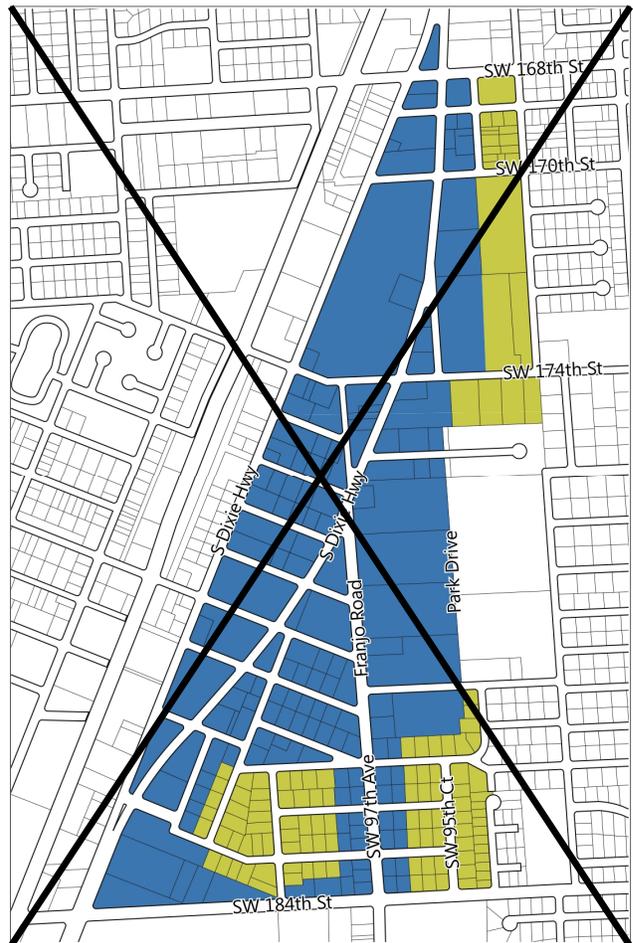
~~24 du/ac max. base density (gross)~~
~~14 du/ac max. base density (gross)~~

~~Maximum Base Density: Maximum base density refers to the number of initial residential units permitted per acre before adding available reserve residential units and/or TDR residential units.~~

~~Table 2 Minimum Area of Multi-Family Units~~

Multi-Family Units	Area (min.)
Studio	625 sq.ft.
1 Bedroom	650 sq.ft.
2 Bedroom	850 sq.ft.
3 Bedroom	1,100 sq.ft.

Figure 6 Residential Density Plan



Section 2.07 Uses

No land, body of water or structure shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, reconstructed, moved, structurally altered, or maintained for any purpose in the Downtown **zoning district, Urban Village (DUV)**, except as provided in this section. The uses delineated herein shall be permitted only in compliance with the regulating plans and general requirements provided in this section.

- A. Residential Uses:** Residential uses are permitted in the areas designated in the Sector Plan as Downtown Village (DV), Downtown General (DG), Urban Village (UV) and Neighborhood Village (NV), as provided in Table 3.

Table 3 Residential Uses

Sectors				Residential Uses
DV	DG	UV	NV	
○	○	○	●	Detached single family dwelling
○	○	●	●	Attached single family dwelling
●	●	●	●	Multiple-family dwelling unit
Key				
Permitted				●
Non-Not Permitted				○

- B. Accessory Ancillary Uses:** The following uses shall be permitted as **accessory ancillary** uses to a lawful residential units in the areas designated:

- Urban Village (UV) and Neighborhood Village (NV) sectors:
 - The following accessory **structures buildings** and non-residential uses, when located in the rear yard: workshop, garage, utility shed, gazebo, cabana, garden features, basketball hoop, pool and carport;
 - For an attached or detached single-family dwelling, a single accessory dwelling unit with a maximum of 600 square feet of habitable building space under the same ownership as the single-family unit;
 - For Home office, as provided in Section 30-60.14 Home Office of the Village of Palmetto Bay Code.
- See Sec. 4.04.I for **setback and height regulations for all accessory structures.**
- See Sec. 4.04.J for **additional regulations on accessory dwellings.**

- C. Mixed Uses:** The vertical or horizontal integration of two or more of residential, business and office, civic and institutional uses may be required as provided herein. Vertical integration allows any combination of primary uses, with commercial/retail uses typically located on the ground floor and office and/or residential uses on the upper floors. Horizontal integration allows any combination of parcels with different primary uses within the same block under the same ownership. Vertical integration of mixed-uses shall be required **for developments with gross floor area greater than 150,000 sq. ft., where a minimum of 10% of the building frontage must be constructed with the storefront architectural feature; see Table 33 in Sec. 4.05 and Sec. 4.05.D, within buildings that have primary frontage along SW 97th Avenue (Franjo Road).**

- The following non-residential uses shall be permitted in the areas designated in the Sector Plan as Downtown Village (DV), Downtown General (DG), Urban Village (UV) and Neighborhood Village (NV), as provided in Table 4 and provide no outside storage and/or display of merchandise, equipment, materials or supplies.

Table 4 Non-Residential Uses

Non-Residential Uses	Sectors			
	DV	DG	UV	NV
Civic Uses	●	●	○	○
Religious Facilities	●	●	○	○
Schools (K—12)	●	●	○	○
Municipal Recreation	●	●	●	●
Group Residential Home	●	●	●	●
Big-Box Retail/Service	●	●	○	○
General Retail/Personal Service	●	●	●	○
Neighborhood Proprietor Commercial/ Retail/Office and Services	●	●	●	●
Automotive Uses	○	○	○	○
Gas/Service Stations	○	○	○	○
Office/Uses	●	●	●	○
Colleges and Universities	●	●	●	○
Entertainment Uses	●	●	●	○
Accommodation Uses	●	●	●	○
Food and Beverage Establishments	●	●	●	○
Drive-Through Facilities	○	○	○	○
Commercial Parking Structure	●	●	○	○
Key				
Permitted				●
Non-Not Permitted				○
Permitted with provision				○
(Sec. 2.07.D)				

D. Supplementary to Table 4, the following uses shall be permitted provided the following:

1. Civic uses on sites that are less than one (1) acre shall be permitted within the Urban Village (UV) and Neighborhood Village (NV) sectors
2. Automotive uses shall be permitted within the Downtown General (DG) sector subject to the following conditions:
 - (a) Used sales shall only be permitted in conjunction with new sales; and
 - (b) Ancillary sales, service and repair shall only be permitted in conjunction with new sales; and
 - (c) No outside storage and/or display of merchandise, equipment, materials or supplies is permitted.
3. Legally established, presently operating gas stations shall continue to operate as legal but non-conforming and subject to the standards of Sec.1.04
4. Neighborhood Proprietor Commercial-Retail/Office and Services shall be permitted in the Neighborhood Village (NV) Sector and shall not exceed 20% of the buildings square footage and shall occur at the ground level.
5. Drive-through facilities shall: ~~(a) be permitted only in the Downtown General (DG) sector and only if placed behind~~ ~~(b) Provide~~ a continuous street façade consisting of buildings ~~or placed behind a service wall using the service frontage type (see Sec. 4.03.H).~~ ~~or walls along all rights-of-way except driveways.~~ ~~When provided, walls shall not exceed three and one-half (3 1/2 ft) feet in height and shall be a minimum of 75% opaque. The main building shall provide a minimum of 40% of building frontage along the primary frontage; and~~ ~~(c) Be permitted upon determination that the drive-through shall create minimal traffic congestion or disruption to adjacent streets.~~
6. Sidewalk cafe and outdoor table service may be provided in compliance with the Village's Sidewalk Café Ordinance. See Sec.30-60.17.
7. Any other uses not specifically listed are prohibited.

30-50.23.3 SECTOR SUMMARIES URBAN DESIGN STANDARDS

Section 3.01 Purpose

This section identifies the Urban Design Standards for the development in each of the sectors and ensures that said development is consistent with the vision for the Village of Palmetto Bay Downtown Urban Village (DUV). Development within each sector shall be in compliance with the standards for building types, building form and parking. The sectors are organized by the most urban Downtown Village (DV) and Downtown General (DG) to the least, Urban Village (UV) and Neighborhood Village (NV). Unless otherwise stated, all standards in this section are expressed as 'minimums' and may be exceeded in compliance with all applicable provisions of the zoning code.

Section 3.01.2 Summary of Sectors

Below, in Table 5, The four (4) sectors that are defined on Figure 2 in Sec. 2.02 are organized from most urban to least urban in descending order, according to their role in the Village of Palmetto Bay Downtown zoning district Urban Village (DUV) and as they appear in this code. Section:

- **Downtown Village (DV)**
- **Downtown General (DG)**
- **Urban Village (UV)**
- **Neighborhood Village (NV)**

Table 5 provides a summary of key differences between the regulations that apply to the four sectors.

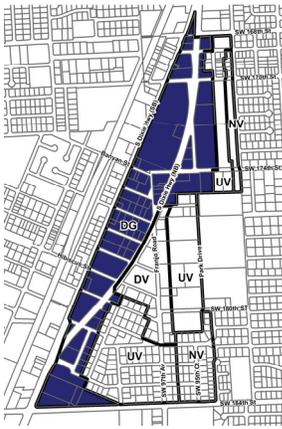
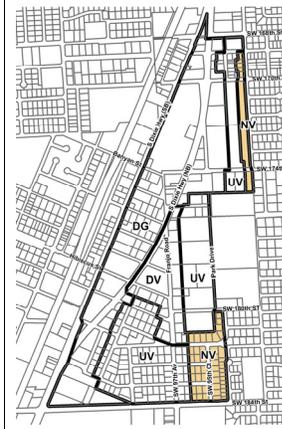
Table 5 Summary of Sectors

DV	DG	UV	NV
Downtown Village	Downtown General	Urban Village	Neighborhood Village
Building Types	Building Types	Building Types	Building Types
Flexible Block ●	Flexible Block ●	Flexible Block ●	Flexible Block ○
Flex Building ●	Flex Building ●	Flex Building ●	Flex Building ●
Rowhouse ○	Rowhouse ○	Rowhouse ●	Rowhouse ●
Stacked Apartment ○	Stacked Apartment ○	Stacked Apartment ●	Stacked Apartment ●
Single Family House ○	Single Family House ○	Single Family House ●	Single Family House ●
Frontage Types	Frontage Types	Frontage Types	Frontage Types
Arcade ●	Arcade ●	Arcade ●	Arcade ○
Storefront ●	Storefront ●	Storefront ●	Storefront ●
Forecourt ●	Forecourt ●	Forecourt ●	Forecourt ●
Stoop ○	Stoop ○	Stoop ●	Stoop ●
Porch ○	Porch ○	Porch ○	Porch ●

Key
 Permitted ●
 Non-Permitted ○
 Allowed ■
 Non-Allowed □

Table 5

Summary of Sectors

	DV Downtown Village	DG Downtown General	UV Urban Village	NV Neighborhood Village
				
Building Height	2 stories (min.) 4 stories (max.) 6 stories (potential bonus) ¹	6 stories (max.) 8 stories (potential bonus) ¹	2 stories (min.) 4 stories (max.) 5 stories (potential bonus) ¹ 6 stories (potential bonus) ^{1, 3}	3 stories (max.) (bonuses not available)
Maximum Density	24 du/ac (base density) 60 du/ac (potential bonus) ²	36 du/ac (base density) 72 du/ac (potential bonus) ²	24 du/ac (base density) 36 du/ac (potential bonus) ² 60 du/ac (potential bonus) ^{2, 3}	18 du/ac (base density) (bonuses not available)
Permitted Uses	See Section 2.07			
Permitted Frontage Types	See Section 4.02			
Standards for Frontage Types	See Sections 4.03, 4.04, and 4.05			
Required Streetscape Improvements	See Sections 4.04.N and 4.04.O			

¹ To qualify for bonus stories, see *Height Bonuses* in Section 1.09.

² To qualify for bonus density, see *Reserve Residential Units and Transfer of Development Rights* in Section 1.05.C.

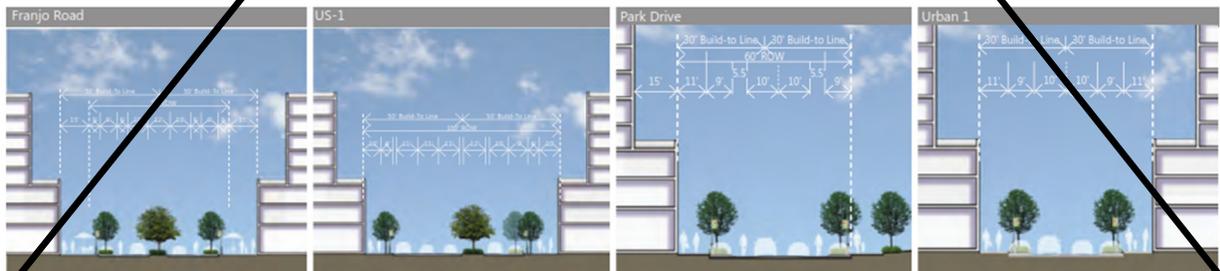
³ The highest bonus height and bonus density apply only to land south of SW 177th Street and north of SW 180th Street.

A. Downtown Village (DV)

Sector Summary

DV Downtown Village							
	Building Types	Lot Size W x D	Residential Density*	Building Height	Uses by Story		Private Open Space
	Flexible Block	160'x160' (min.)	24 du/ac	3 stories (min.) 5 stories (max.) 8 stories (with bonus)	1st 2nd+	C-R/O/R C-R/O/R	15% of site
	Flex Building	80'x100' (min.)	24 du/ac	3 stories (min.) 5 stories (max.) 8 stories (with bonus)	1st 2nd+	C-R/O/R C-R/O/R	15% of site
	*Maximum Base Density: Maximum base density refers to the number of initial residential units permitted per acre before adding available reserve and/or TDR units.						
Streets and Building Placement							
Street Type	ROW	Build-To Line Primary Secondary		Sidewalk	Bike Lanes	Uses (at Street)	Glazing (at Street)
Franjo Road (FR)	70'	50' (from centerline of road, up to 2 stories)	65' (from centerline of road, >2 stories)	20'	Yes	C-R	70% (min)
US-1 (US1)	100'	50' (from centerline of road, up to 2 stories)	65' (from centerline of road, >2 stories)	16'	N/A	C-R O R	70% min. (C-R/O only)
Park Drive (PD)	60'	30' (from centerline of road, up to 2 stories)	45' (from centerline of road, >2 stories)	10'	Yes	C-R O R	70% min. (C-R/O only)
Urban 1 (TS-U1)	50' or 60'	30' (from centerline of road, up to 2 stories)	45' (from centerline of road, >2 stories)	10'	N/A	C-R O R	70% min. (C-R/O only)

Key: Commercial-Retail: C-R Office: O Residential: R



1. Building Types and Height

Table 6 identifies the permitted building types and the minimum and maximum heights allowed, by building type within the Downtown Village (DV) sector, subject to compliance with all other applicable standards.

Table 6 Building Types and Heights (Stories)

Building Types	Min.	Max.	Max. w/ Bonus
(a) Flexible Block	●	3	5
(b) Flex Building	●	3	5
(c) Rowhouse	○	-	-
(d) Stacked Apartment	○	-	-
(e) Single Family House	○	-	-

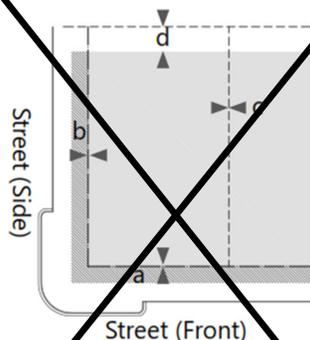
Key
 Permitted ●
 Non-Permitted ○
 N/A -

- (i) For buildings abutting Park Drive and overlooking Palmetto Bay Park maximum height shall be 4 stories, and, shall be limited to six (6) stories, with bonus, to provide transition to the park and neighborhoods to the East.
- (ii) Unless primary frontage is along Franjo road, buildings adjacent to a Neighborhood Sector (NS) or Neighborhood Village (NV), maximum height, with bonuses, shall be limited to six (6) stories to provide compatibility with the neighborhood scale.

2. Building Setbacks

Figure 7 and corresponding Table 7 identifies any required setbacks, for the (DV) sector. The required setbacks shall apply to all stories of a building, at the ground level. Setbacks shall be measured from the build-to line along street frontages and the property line for all other sides.

Figure 7 Building Setbacks



Key
 Development Area ■
 Encroachment Area ▨
 Build-to Line - - -
 Property Line —

Table 7 Building Setbacks

Required Setbacks	
(a) Street (Front)	0ft
(b) Street (Side)	0ft
(c) Side (Interior)	0ft min.
(d) Rear	15ft min.

3. Frontage Requirements

All ground floors of building types within the (DV) sector shall comply with the allowed frontage types in Table 8, subject to compliance with all other applicable standards. Refer to Sec.4.04 A-E 7(b) for permitted frontage type by individual building types.

Table 8 Frontage Types

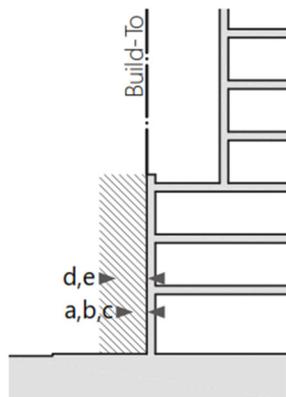
Frontage Types	
(a) Arcade	■
(b) Storefront	■
(c) Forecourt	■
(d) Stoop	□
(e) Porch	□

Key
 Allowed ■
 Non-Allowed □
 N/A -

4. Encroachments

Figure 8 and corresponding Table 9 identifies the encroachments allowed into the build-to line, and the vertical clearance and horizontal projection by encroachment type, within the (DV) sector.

Figure 8 Encroachments



Key
 Encroachment Area
 Build-to Line

Table 9 Encroachments

Encroachments	Vertical Clearance (Ground)	Horizontal Projection
Street (Front and Side)		
(a) Signage ⁱ	8ft min.	24" max.
(b) Lighting ⁱ	8ft min.	24" max.
(c) Awning	10ft min.	6ft max.
(d) Balcony	12ft min.	6ft max.
(e) Window	17ft min.	4ft max.
Side (Interior)	N/A	N/A
Rear	N/A	N/A

- (i) Horizontal projection of encroachment can exceed the maximum allowable distance at a rate of six (6") inches for every foot above the eight (8ft) feet min. vertical clearance, for a total of 48" max.
- (ii) Sidewalk cafes and outdoor table service may be encroach at the sidewalk level, provided that it shall be in compliance with the Village's Sidewalk Café Ordinance. See Sec.30-60.17.

5. Parking Access and Setbacks

All off-street parking and associated access that does not occur within a parking structure, in the (DV) sector, shall be developed according to the requirements provided in Figure 9-10 and accompanying Table 10-11.

Figure 9 Parking Access and Setbacks

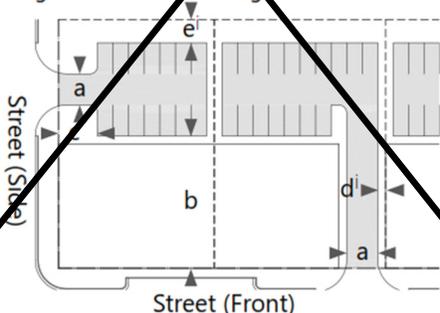
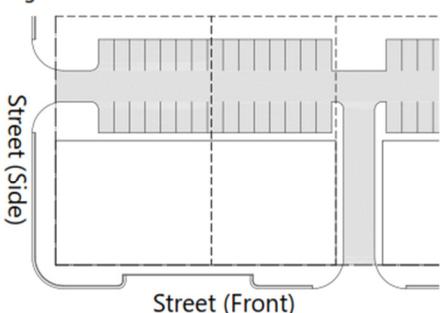


Figure 10 Shared Access



Key
 Parking Area
 Build-to Line
 Property Line

Table 10 Driveway Dimensions

Parking Access (Driveway)	
(a) 1-way	10ft min.
(a) 2-way Parking	20ft min. Not Allowed

Table 11 Parking Area Setback

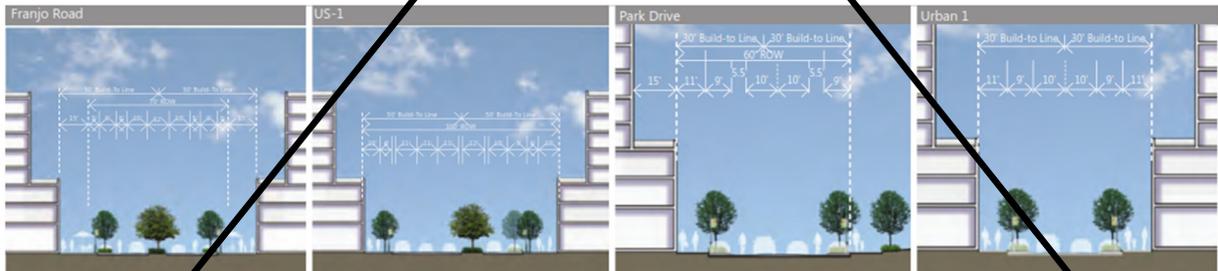
Required Setbacks	
(b) Street (Front)	30ft min.
(c) Street (Side)	10ft min.
(d) Side (Interior) ⁱ	5ft min.
(e) Rear ⁱ	5ft min.

- (i) Side (Interior) and Rear setback shall be min. five (5) feet and landscaped with ground cover and a low hedge/wall or fence, where driveway access is provided to the rear of the lot. See Sec.4.03 B 1(ai-ii)
- Shared access to parking shall be encouraged to limit the frequency of curb cuts along the primary frontage street, which maintains the improved streetscape and street front at the pedestrian level. See Sec.4.03 B 2. A cross access agreement between property owners shall be provided to the Village of Palmetto Bay depicting shared access.

B. Downtown General (DG)

Sector Summary

DG		Downtown General					
	Building Types	Lot Size W x D	Residential Density*	Building Height	Uses by Story		Private Open Space
	Flexible Block	160'x160' (min.)	24 du/ac	4 stories (min.) 5 stories (max.) 8 stories (with bonus)	1st 2nd+	C-R/O/R C-R/O/R	15% of site
	Flex Building	80'x100' (min.)	24 du/ac	4 stories (min.) 5 stories (max.) 8 stories (with bonus)	1st 2nd+	C-R/O/R C-R/O/R	15% of site
<p>*Maximum Base Density: Maximum base density refers to the number of initial residential units permitted per acre before adding available reserve and/or TDR units.</p>							
Streets and Building Placement							
Street Type	ROW	Build-To Line Primary Secondary		Sidewalk	Bike Lanes	Uses (at Street)	Glazing (at Street)
Franjo Road (FR)	70'	50' (from centerline of road, up to 2 stories)	65' (from centerline of road, >2 stories)	20'	Yes	C-R	70% (min)
US-1 (US1)	100'	50' (from centerline of road, up to 2 stories)	65' (from centerline of road, >2 stories)	16'	N/A	C-R O R	70% min. (C-R/O only)
Urban 1 (TS-U1)	50' or 60'	30' (from centerline of road, up to 2 stories)	45' (from centerline of road, >2 stories)	10'	N/A	C-R O R	70% min. (C-R/O only)
<p>Key: Commercial-Retail: C-R Office: O Residential: R</p>							



1. Building Types and Height

Table 12 identifies the permitted building types and the minimum and maximum heights allowed, by building type within the Downtown General (DG) sector, subject to compliance with all other applicable standards.

Table 12 Building Types and Heights (Stories)

Building Types	Min.	Max.	Max. w/ Bonus
(a) Flexible Block	●	3	5
(b) Flex Building	●	3	5
(c) Rowhouse	○	-	-
(d) Stacked Apartment	○	-	-
(e) Single Family House	○	-	-

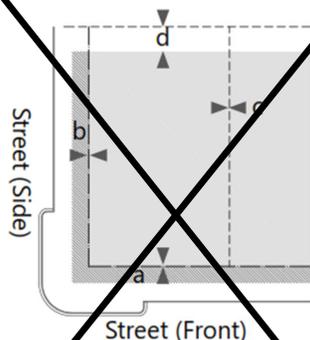
Key
 Permitted ●
 Non-Permitted ○
 N/A -

- (i) Unless primary frontage is along Francisco road, buildings adjacent to a Neighborhood Sector (UV) or Neighborhood Village (NV), maximum height shall be 4 stories, and, shall be limited to six (6) stories, with bonus, to provide compatibility with the neighborhood scale.
- (ii) For buildings within the Island portion of the DUV, maximum height shall be 7 stories, with additional height available, up to 10 stories maximum height with bonus.

2. Building Setbacks

Figure 11 and corresponding Table 13 identifies any required setbacks, for the (DG) sector. The required setbacks shall apply to all stories of a building, at the ground level. Setbacks shall be measured from the build-to line along the street frontages and the property line for all other sides.

Figure 11 Building Setbacks



Key
 Development Area ■
 Encroachment Area ▨
 Build-to Line - - -
 Property Line - -

Table 13 Building Setbacks

Required Setbacks	
(a) Street (Front)	0ft
(b) Street (Side)	0ft
(c) Side (Interior)	0ft min.
(d) Rear	15ft min.

3. Frontage Requirements

All ground floors of building types within the (DG) sector shall comply with the allowed frontage types in Table 14 subject to compliance with all other applicable standards. Refer to Sec.4.04 A-E 7(b) for permitted frontage type by individual building types.

Table 14 Frontage Types

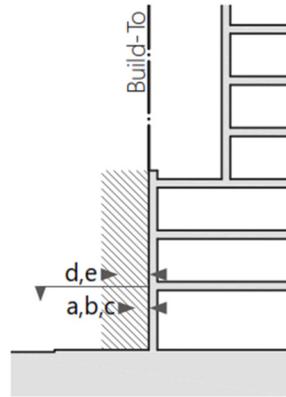
Frontage Types	
(a) Arcade	■
(b) Storefront	■
(c) Forecourt	■
(d) Stoop	□
(e) Porch	□

Key
 Allowed ■
 Non-Allowed □
 N/A -

4. Encroachments

Figure 12 and corresponding Table 15 identifies the encroachments allowed into the build-to line, and the vertical clearance and horizontal projection by encroachment type, within the (DG) sector.

Figure 12 Encroachments



Key
 Encroachment Area
 Build-to Line

Table 15 Encroachments

Encroachments	Vertical Clearance (Ground)	Horizontal Projection
Street (Front and Side)		
(a) Signage ⁱ	8ft min.	24" max.
(b) Lighting ⁱ	8ft min.	24" max.
(c) Awning	10ft min.	6ft max.
(d) Balcony	12ft min.	6ft max.
(e) Window	17ft min.	4ft max.
Side (Interior)	N/A	N/A
Rear	N/A	N/A

- (i) Horizontal projection of encroachment can exceed the maximum allowable distance at a rate of six (6") inches for every foot above the eight (8) feet min. vertical clearance, for a total of 48" max.
- (ii) Sidewalk cafes and outdoor table service may be encroach at the sidewalk level, provided that it shall be in compliance with the Village's Sidewalk Café Ordinance, Sec. 30-60.17.

5. Parking Access and Setbacks

All off-street parking and associated access that does not occur within a parking structure, in the (DG) sector, shall be developed according to the requirements provided in Figure 13-14 and accompanying Table 16-17.

Figure 13 Parking Access and Setbacks

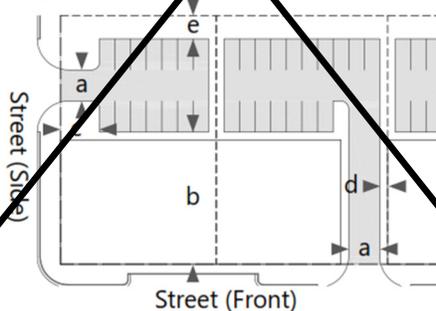
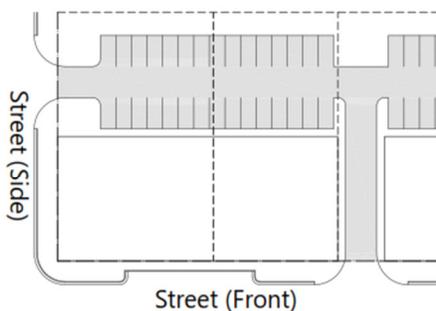


Figure 14 Shared Access



Key
 Parking Area
 Build-to Line
 Property Line

Table 16 Driveway Dimensions

Parking Access (Driveway)	
(a) 1-way	10ft min.
(a) 2-way Parking	20ft min.
	Not Allowed

Table 17 Parking Area Setback

Required Setbacks	
(b) Street (Front)	30ft min.
(c) Street (Side)	10ft min.
(d) Side (Interior) ⁱ	5ft min.
(e) Rear ⁱ	5ft min.

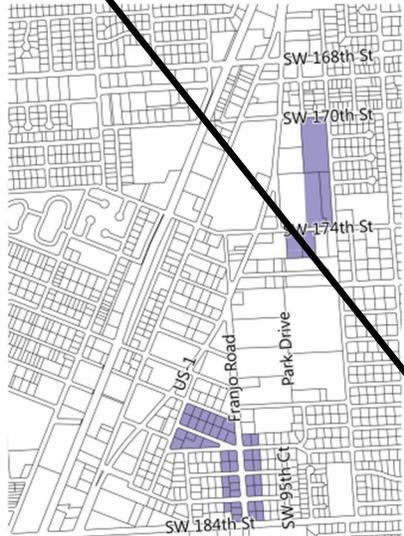
- (i) Side (Interior) and Rear setback shall be min. five (5) feet and landscaped with ground cover and a low hedge/wall or fence, where driveway access is provided to the rear of the lot. See Sec.4.03 B 1(ai-ii).

Shared access to parking shall be encouraged to limit the frequency of curb cuts along the primary frontage street, which maintains the improved streetscape and street front at the pedestrian level. See Sec.4.03 B 2. A cross access agreement between property owners shall be provided to the Village of Palmetto Bay, depicting shared access.

C. Urban Village (UV)*

Sector Summary

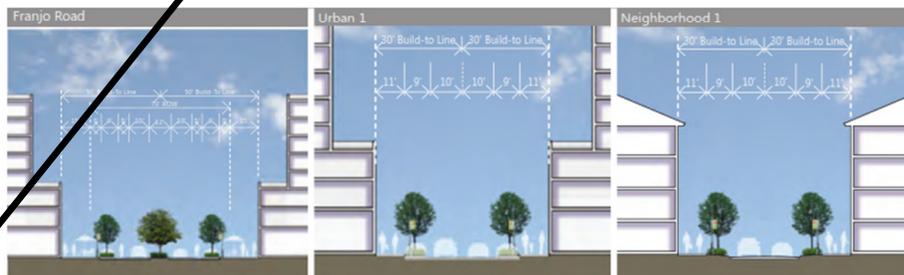
UV Urban Village							
Building Types	Lot Size W x D	Residential Density*	Building Height	Uses by Story		Private Open Space	
Flexible Block	160'x160'	24 du/ac	3 stories (min.) 5 stories (max.) 8 stories (with bonus)	1st 2nd+	C-R/O/R C-R/O/R	15% of site	
Flex Building	80'x100'	24 du/ac	3 stories (min.) 5 stories (max.) 6 stories (with bonus)	1st 2nd+	C-R/O/R C-R/O/R	15% of site	
Row-house	80'- 125'x100'	24 du/ac	2 stories (min.) 3 stories (max.)	1st 2nd+	C-R/O/R R	400 sq.ft. per unit	
Stacked Apartment Building	80'-200'x 100'	24 du/ac	2 stories (min.) 4 stories (max.)	1st 2nd+	R R	10% of site	
Single-Family House	45'- 100'x100'	24 du/ac	3 stories (max.)	1st 2nd+	R R	10% of site	



*Maximum Base Density: Maximum base density refers to the number of initial residential units permitted per acre before adding available reserve and/or TDR units.

Streets and Building Placement							
Street Type	ROW	Build-To Line		Sidewalk	Bike Lanes	Uses (at Street)	Glazing (at Street)
		Primary	Secondary				
Franjo Road (FR)	70'	50' (from centerline of road, up to 2 stories)	65' (from centerline of road, > 2 stories)	20'	Yes	C-R	70% (min)
Urban 1 (TS-U1)	50' or 60'	30' (from centerline of road)	45' (from centerline of road)	10'	N/A	C-R O R	70% min. (C-R/O only)
Neighborhood 1 (TS-N1)	50' or 60'	30' (from centerline of road)	45' (from centerline of road)	10'	N/A	R	N/A

Key: Commercial-Retail: C-R Office: O Residential: R



(*) Notwithstanding any provision of this code amendment or the Downtown Urban Village Ordinance, any land, development applications or permit requests regarding properties within the Neighborhood Village or Urban Village, which are currently (as of January 4, 2016, which is the date of passage of this amendment on second reading) constructed as single family residences shall be analyzed and approved or permitted under the rules applicable to R-1 zoning district at the time of application or permit request.

1. Building Types and Height

Table 18 identifies the permitted building types and the minimum and maximum heights allowed, by building type within the Urban Village (UV) sector, subject to compliance with all other applicable standards.

Table 18 Building Types and Heights (Stories)

Building Types	Min.	Max.	Max. w/ Bonus
(a) Flexible Block	● 3	5	8 ⁱ
(b) Flex Building	● 3	5	6 ⁱ
(c) Rowhouse	● 2	3	-
(d) Stacked Apartment	● 2	4	-
(e) Single Family House	● -	3	-

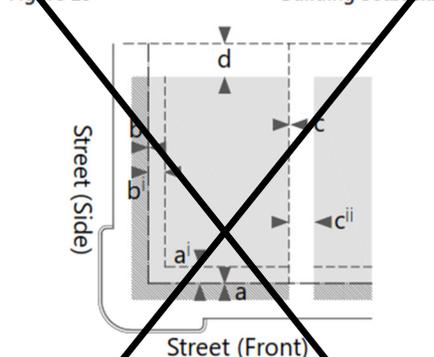
(i) Unless primary frontage is along Franjo road, buildings adjacent to a Neighborhood Sector (UV) or Neighborhood Village (NV), maximum height, with bonuses, shall be limited to six (6) stories to provide compatibility with the neighborhood scale.

Key
 Permitted ●
 Non-Permitted ○
 N/A -

2. Building Setbacks

Figure 15 and corresponding Table 19 identifies any required setbacks, for the (UV) sector. Where applicable, the required setbacks shall apply to all stories of a building, at the ground level. Setbacks shall be measured from the build-to line along the street frontages and the property line for all other sides.

Figure 15 Building Setbacks



Key
 Development Area ■
 Encroachment Area ▨
 Build-to Line ▤
 Property Line --

Table 19 Building Setbacks

Required Setbacks	
(a) Street (Front) ⁱ	0/10ft
(b) Street (Side) ⁱ	0/10ft
(c) Side (Interior) ⁱⁱ	0ft min./5ft ⁱⁱⁱ min.
(d) Rear	15ft min.

(i) Street (Front and Side) setback shall be 10ft where a stoop frontage type is used in association with an applicable building type, with frontage on a Typical Street, in the (UV) Sector. (Franjo Road frontage excluded)
 (ii) Side (Interior) setback shall be minimum 5ft for Stacked Apartment and Single Family House building types, designed as an edge-yard, in the (UV) sector.
 (iii) For zero-lot line development within the (UV) sector, there shall be minimum 5ft side setback at each end of consolidated development parcel

3. Frontage Requirements

All ground floors of building types within the (UV) sector shall comply with the allowed frontage types in Table 20, subject to compliance with all other applicable standards. Refer to Sec.4.04 A-E 7(b) for permitted frontage type by individual building types.

Table 20 Frontage Types

Frontage Types	
(a) Arcade	■
(b) Storefront	■
(c) Forecourt	■
(d) Stoop	■
(e) Porch	□

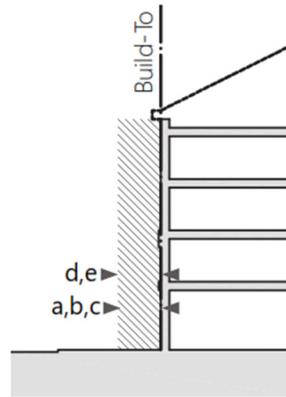
Key
 Allowed ■
 Non-Allowed □
 N/A -

4. Encroachments

Figure 16 and corresponding Table 21 identifies the encroachments allowed into the build-to line, and the vertical clearance and horizontal projection by encroachment type, within the (UV) sector.

For buildings with a stoop frontage, encroachment shall be considered anything that projects from the setback line towards the established build-to line.

Figure 16



Key
 Encroachment Area
 Build-to Line

Encroachments

Table 21

Encroachments

Encroachments	Vertical Clearance (Ground)	Horizontal Projection
Street (Front and Side)		
(a) Signage ⁱ	8ft min.	24" max.
(b) Lighting ⁱ	8ft min.	24" max.
(c) Awning	10ft min.	6ft max.
(d) Balcony	12ft min.	6ft max.
(e) Window	17ft min.	4ft max.
Side (Interior) Rear	N/A	N/A

- (i) Horizontal projection of encroachment can exceed the maximum allowable distance at a rate of six (6") inches for every foot above the eight (8) feet min. vertical clearance, for a total of 48" max.
- (ii) Sidewalk cafes and outdoor table service may be encroach at the sidewalk level, provided that it shall be in compliance with the Village's Sidewalk Café Ordinance. See Sec. 30-60.17.

5. Parking Access and Setbacks

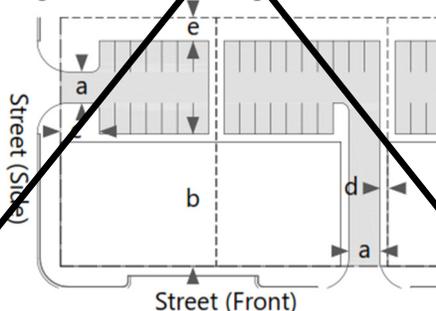
All off-street parking and associated access that does not occur within a parking structure, in the (UV) sector, shall be developed according to the requirements provided in Figure 17-18 and accompanying Table 22-23.

Figure 17

Parking Access and Setbacks

Table 22

Driveway Dimensions



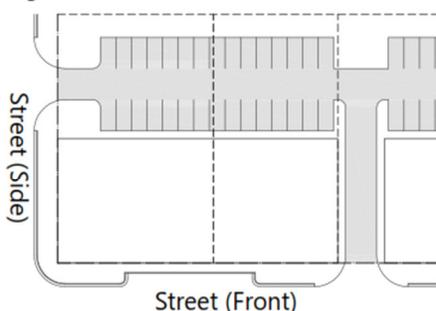
Parking Access (Driveway)	
(a) 1-way	10ft min.
(a) 2-way Parking	20ft min. Not Allowed

Figure 18

Shared Access

Table 23

Parking Area Setback



Required Setbacks	
(b) Street (Front)	30ft min.
(c) Street (Side)	10ft min.
(d) Side (Interior) ⁱ	5ft min.
(e) Rear ⁱ	5ft min.

- (i) Side (Interior) and Rear setback shall be min. five (5) feet and landscaped with ground cover and a low hedge/wall or fence, where driveway access is provided to the rear of the lot. See Sec.4.03 B 1(ai-ii).

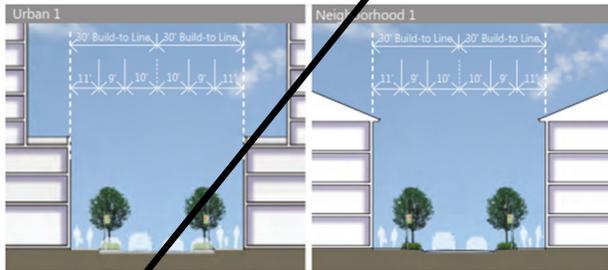
Shared access to parking shall be encouraged to limit the frequency of curb cuts along the primary frontage street, which maintains the improved streetscape and street front at the pedestrian level. See Sec.4.03 B 2. A cross access agreement between property owners shall be provided to the Village of Palmetto Bay, depicting shared access.

Key
 Parking Area
 Build-to Line
 Property Line

D. Neighborhood Village (NV)*

Sector Summary

NV Neighborhood Village							
	Building Types	Lot Size W x D	Residential Density*	Building Height	Uses by Story		Private Open Space
	Flex Building	80'x100'	24 du/ac	3 stories (min.) 5 stories (max.) 6 stories (with bonus)	1st 2nd+	C-R/O/R O/R	15% of site
	Row-house	80'-125'x100'	24 du/ac	2 stories (min.) 3 stories (max.)	1st 2nd+	C-R/O/R R	400 sq.ft. per unit
	Stacked Apartment Building	80'-200'x100'	24 du/ac	2 stories (min.) 4 stories (max.)	1st 2nd+	R R	10% of site
Single-Family House	45'-100'x100'	24 du/ac	3 stories (max.)	1st 2nd+	R R	10% of site	
*Maximum Base Density: Maximum base density refers to the number of initial residential units permitted per acre before adding available reserve and/or TDR units.							
Streets and Building Placement							
Street Type	ROW	Build-To Line		Sidewalk	Bike Lanes	Uses (at Street)	Glazing (at Street)
Urban 1 (TS-U1)	50' or 60'	30' (from centerline of road)	45' (from centerline of road)	10'	N/A	C-R O R	70% min. (C-R/O only)
Neighborhood 1 (TS-N1)	50' or 60'	30' (from centerline of road)	45' (from centerline of road)	10'	N/A	R	N/A
Key: Commercial-Retail: C-R Office: O Residential: R							



(*) Notwithstanding any provision of this code amendment or the Downtown Urban Village Ordinance, any land, development applications or permit requests regarding properties within the Neighborhood Village or Urban Village, which are currently (as of January 4, 2016, which is the date of passage of this amendment on second reading) constructed as single family residences shall be analyzed and approved or permitted under the rules applicable to R-1 zoning district at the time of application or permit request.

1. Building Types and Height

Table 24 identifies the permitted building types and the minimum and maximum heights allowed, by building type within the Neighborhood Village (NV) sector, subject to compliance with all other applicable standards.

Table 24 Building Types and Heights (Stories)

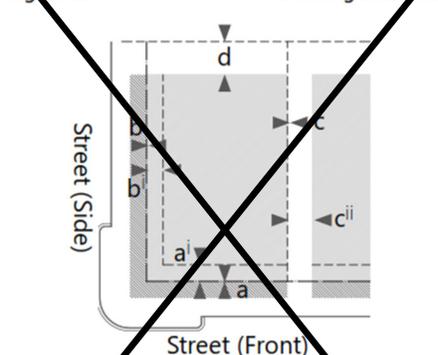
Building Types	Min.	Max.	Max. w/ Bonus
(a) Flexible Block	●	-	-
(b) Flex Building	●	3	5
(c) Rowhouse	●	2	3
(d) Stacked Apartment	●	2	4
(e) Single Family House	●	-	3

Key
 Permitted ●
 Non-Permitted ○
 N/A -

2. Building Setbacks

Figure 19 and corresponding Table 25 identifies any required setbacks, for the (NV) sector. Where applicable, the required setbacks shall apply to all stories of a building, at the ground level. Setbacks shall be measured from the build-to line along street frontages and the property line for all other sides.

Figure 19 Building Setbacks



Key
 Development Area
 Encroachment Area
 Build-to Line
 Property Line

Table 25 Building Setbacks

Required Setbacks	
(a) Street (Front) ⁱ	0/10ft
(b) Street (Side) ⁱ	0/10ft
(c) Side (Interior) ⁱⁱ	0ft min./5ft ⁱⁱⁱ min.
(d) Rear	15ft min.

- (i) Street (Front and Side) setback shall be 10ft where a stoop/porch frontage type is used in association with an applicable building type, with frontage on a Typical Street, in the (NV) Sector. (Franjo Road frontage excluded)
- (ii) Side (Interior) setback shall be minimum 5ft for Stacked Apartment and Single Family House building types, designed as an edge-yard, in the (NV) sector.
- (iii) For zero-lot line development within the (NV) sector, there shall be minimum 5ft side setback at each end of consolidated development parcel

3. Frontage Requirements

All ground floors of building types within the (NV) sector shall comply with the allowed frontage types in Table 26 subject to compliance with all other applicable standards. Refer to Sec.4.04 A-E 7(b) for permitted frontage type by individual building types.

Table 26 Frontage Types

Frontage Types	
(a) Arcade	□
(b) Storefront	■
(c) Forecourt	■
(d) Stoop	■
(e) Porch	■

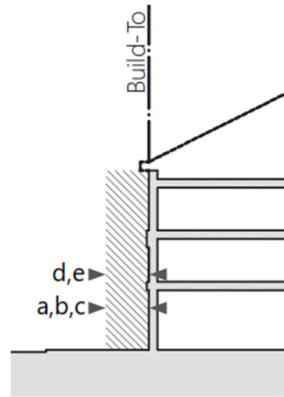
Key
 Allowed ■
 Non-Allowed □
 N/A -

4. Encroachments

Figure 20 and corresponding Table 27 identifies the encroachments allowed into the build-to line, and the vertical clearance and horizontal projection by encroachment type, within the (NV) sector.

For buildings with a stoop/porch frontage, encroachment shall be considered anything that projects from the setback line towards the established build-to line.

Figure 20



Key
Encroachment Area
Build-to Line

Encroachments

Table 27

Encroachments

Encroachments	Vertical Clearance (Ground)	Horizontal Projection
Street (Front and Side)		
(a) Signage ⁱ	8ft min.	24" max.
(b) Lighting ⁱ	8ft min.	24" max.
(c) Awning	10ft min.	6ft max.
(d) Balcony	12ft min.	6ft max.
(e) Window	17ft min.	4ft max.
Side (Interior) Rear		
	N/A	N/A
	N/A	N/A

- (i) Horizontal projection of encroachment can exceed the maximum allowable distance at a rate of six (6") inches for every foot above the eight (8) feet min. vertical clearance, for a total of 48" max.
- (ii) Sidewalk cafes and outdoor table service may be encroach at the sidewalk level, provided that it shall be in compliance with the Village's Sidewalk Café Ordinance. See Sec. 30-60.17.

5. Parking Access and Setbacks

All off-street parking and associated access that does not occur within a parking structure, in the (NV) sector, shall be developed according to the requirements provided in Figure 21-22 and accompanying Table 28-29.

Figure 21

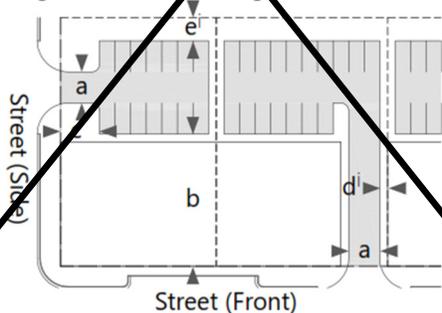
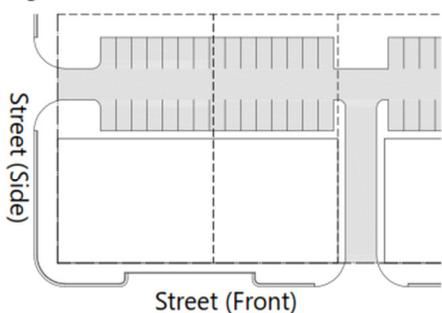


Figure 22



Key
Parking Area
Build-to Line
Property Line

Table 28

Driveway Dimensions

Parking Access (Driveway)	
(a) 1-way	10ft min.
(a) 2-way Parking	20ft min. Not Allowed

Table 29

Parking Area Setback

Required Setbacks	
(b) Street (Front)	30ft min.
(c) Street (Side)	10ft min.
(d) Side (Interior) ⁱ	5ft min.
(e) Rear ⁱ	5ft min.

- (i) Side (Interior) and Rear setback shall be min. five (5) feet and landscaped with ground cover and a low hedge, where driveway access is provided to the rear of the lot. See. Sec. 4.03 B 1(ai-ii).

Shared access to parking shall be encouraged to limit the frequency of curb cuts along the primary frontage street, which maintains the improved streetscape and street front at the pedestrian level. See Sec. 4.03 B 2. A cross access agreement between property owners shall be provided to the Village of Palmetto Bay, depicting shared access.

Section 4.01 Purpose and Application

This section identifies the range of building types permitted within the Village of Palmetto Bay Downtown Urban Village (DUV). The individual building types are presented in a range of most urban to least urban types. Each type is allowed as identified on the summary Table 30, and its requirements are described on the subsequent pages.

A. Scope of Section 4.

1. This section of the code contains specific development standards that apply to new development and redevelopment in the Downtown zoning district, including setbacks, build-to zones, parking and access standards, required streetscape improvements, etc.
2. Other sections of the code set forth additional standards:
 - (a) Height and density limits are determined by sectors:
 - i. Figure 2 contains the Sector Map.
 - ii. Section 2.03 defines height and density limitations for each sector.
 - iii. Section 1.05.C explains density bonuses that use reserve residential units and transfer of development rights.
 - iv. Section 1.09 explains height bonuses.
 - (b) Development incentives related to parking and public open space are addressed in Section 1.07.
 - (c) Permitted uses are addressed in Section 2.07.
 - (d) Nonconforming uses and structures are addressed in Section 1.04.

B. How to Apply Section 4.

1. Before determining which standards in Section 4 apply to a property, the property's sector should be ascertained. The sector designation establishes maximum heights, densities, and permitted uses.
2. The next step is to determine which "street type" has been assigned to streets that the property abuts; see Figure 5. Street types are a critical factor in determining which set of development standards apply to buildings that face that street.
3. Section 4.02 provides a matrix (Table 6) that identifies which "frontage types" are permitted facing each street type. Property owners may select one of the permitted frontage types for each street their property faces.
4. Section 4.03 provides specific standards for each frontage type, including:
 - (a) Built-to zones and setbacks
 - (b) Frontage percentages
 - (c) Required architectural features
 - (d) Façade transparency
5. Section 4.04 provides general standards for all frontage types, including required streetscape improvements.
6. Section 4.05 provides standards for many architectural features irrespective of frontage type.

Section 4.02 Permitted Frontage Types

A. Introduction to Frontage Types

This code establishes various "frontage types" which describe different approaches for how a building's entrance door and façade are configured along the street. By using appropriate frontage types, each new and redeveloped building will contribute to the desired character of each sector of the Downtown and ensure that each building, subject to the requirements of the applicable sector, building types shall be designed with one of the permitted frontage types, to ensure that development within the Village of Palmetto Bay meets and addresses the street in accordance with the Village's ultimate vision for the built environment.

•A. Gallery Frontage Arcade

A gallery is a roofed promenade extending along the wall of a building and supported by arches or columns on the outer side. The arcade is a façade application with a street level colonnade at the build-to line, open to the street and sidewalk, and with building program on the floors above. The gallery frontage type is ideal for a commercial/retail use in an urban setting, and is complementary to the storefront and forecourt frontage types. The arcade frontage type shall only be permitted in certain building types, Sec. 4.04 A-B 7(b), and only on the primary frontage along Franjo Road.

•B. Storefront Frontage

A storefront is a flexible space at the sidewalk level with a mostly transparent façade and a gallery, canopy, or awning that shades the façade and sidewalk. The storefront frontage type creates the best pedestrian and retail experience. The storefront is a façade placed flush to build-to-line, with entrance to the unit at sidewalk level. Ideal for commercial/retail frontage, but also suitable for some higher intensity residential buildings with common entrances. This frontage type can be accompanied by a cantilevered roof(s)/awning(s). Recessed entryways are also accepted in the storefront frontage type. When complimentary to another frontage type, the storefront frontage type may be set back off of the build-to-line.

•C. Forecourt Frontage

A forecourt is a small private open space that is open to the sidewalk and bounded on two or three sides by the exterior walls of buildings. Forecourts are the dominant features on a façade in the forecourt frontage type. The forecourt is a semi-public, exterior open space compatible with the arcade and storefront frontage type, that is partially surrounded by building on at least two (2) sides and also opened to the street sidewalk, forming a court. The forecourt is appropriate in the form of outdoor landscaped open space/gathering area and suitable for commercial/retail, office or residential uses.

D. Stoop Frontage

Stoops are staircases and elevated entrance platforms that lead to main entrances. The stoop is an elevated entry pad that can encroach into the setback and corresponds directly to the entrance of a building or individual unit. An elevated ground story ensures additional privacy for windows and doors. This frontage type is ideal for residential uses at the ground floor, and also compatible with some lower intensity commercial/retail uses. When building facade is set back, a decorative fence, shall be required at the build to line, to preserve the street edge.

E. Porch Frontage

A porch is an elevated roofed entrance to a building that is large enough to function as private outdoor living space. The porch frontage type is often associated with single-family houses but can be used for other buildings. The porch frontage is an elevated semi-private, exterior space, that is built at the setback line and corresponds to the front of a single family house building. The landscape yard space of the setback transitions to an elevated landing before entrance into the building. A fence or shall be built at the build to line to enclose the yard space and preserve the street edge.

Canopy Frontage

A canopy frontage contains a permanently attached rigid canopy that projects outward from the facade to shield the main entrance, windows, and sidewalk from the elements.

Lobby Frontage

Lobby frontages provide a prominent entrance to an internal lobby that is visible from the street and sidewalk.

Service Frontage

Larger buildings without an alley or internal service area may require a service frontage. Examples are loading docks, service bays, walls without doors or windows, unlined parking garages, etc. The permitted locations of service frontages are severely limited to reduce their detrimental impacts on abutting streets.

B. Permitted Frontage Types

Table 6 lists each frontage type in the left column and each street type in the top row. Buildings that face any given street type must be designed to meet one of the permitted frontage types, which are identified by a solid circle in the column below. Property owners may select any of the permitted frontage types for a building.

1. A wide building may use two permitted frontage types on different portions of the building's frontage.
2. For properties with multiple street frontages, a building may use different frontage types facing different streets. See Sec. 4.04.A for details on such properties.

C. Application of Frontage Types

1. Section 4.03 provides specific standards for each frontage type.
2. Section 4.04 provides general standards all frontage types, including required streetscape improvements.
3. Section 4.05 provides standards for many architectural features irrespective of frontage type.
4. Other Village codes also apply within the Downtown zoning district.

Table 6 Permitted Frontage Types for Each Street Type

	Franjo Rd (FR)	US-1 (US1)	Park Dr (PD)	Primary (P)	Neighbor- hood (N)	Secondary (S)
Gallery Frontage	○	●	●	●	○	●
Storefront Frontage	●	●	●	●	○	●
Forecourt Frontage	○	●	●	●	●	●
Stoop Frontage	○	●	●	●	●	●
Porch Frontage	○	○	●	●	●	●
Canopy Frontage	○	●	●	●	●	●
Lobby Frontage	○	●	●	●	○	●
Service Frontage	○	○	○	○	○	●

Key
 Permitted ●
 Not Permitted ○

Section 4.03 6 Specific Standards Parameters by Frontage Type

A. Gallery Frontage. Arcade

A gallery is a roofed promenade extending along the wall of a building and supported by arches or columns on the outer side. A gallery shields space below like a canopy but provides usable space above, either private open space or fully enclosed space. Depending on its design, a gallery can be an arcade, a colonnade, or a primarily decorative feature. The arcade is a facade application with a street level colonnade at the build-to-line, open to the street and sidewalk, and with building program on the floors above. This The gallery frontage type is ideal for a commercial/retail use in an urban setting, and is complementary to the storefront and forecourt frontage types.

1. The gallery arcade frontage type may be constructed facing any of the street types identified in Table 6 (see section 4.02), shall be permitted with certain building types in a given sector, and only along the primary frontage along Franjo Road, section 4.04 A-E 7.(b).
2. The basic rules that apply to all galleries are provided in Sec. 4.05.C. The gallery frontage type must also meet the standards in Table 7 below, including the requirement that the cumulative width of the gallery must be at least 70% of the building frontage.

2. Soffits, columns, arches/openings and other details shall be treated consistent with the architectural character of the whole building;
3. The opening finished floor shall be:
 - (a) The minimum height from finished floor to the top of the canopy shall be 10 feet;
 - (b) The minimum height to column face, or column face to column face, shall be 10 feet;
 - (c) Openings shall be centered to the centerline between the columns and a minimum ten-foot tall;
 - (d) The canopy shall meet all other standards for this frontage type. See section 4.05.B.
4. Elements may be permitted for encroachment into the sidewalk and street subject to the standards in section 4.04.D.4.
5. Awnings shall be permitted and shall only correspond to the building frontage and shall only correspond to the building frontage and shall only correspond to the building frontage.
 - (a) Awnings shall be clear from the edge of the building frontage.

Figure 10 52 Gallery Section Arcade: 3D View

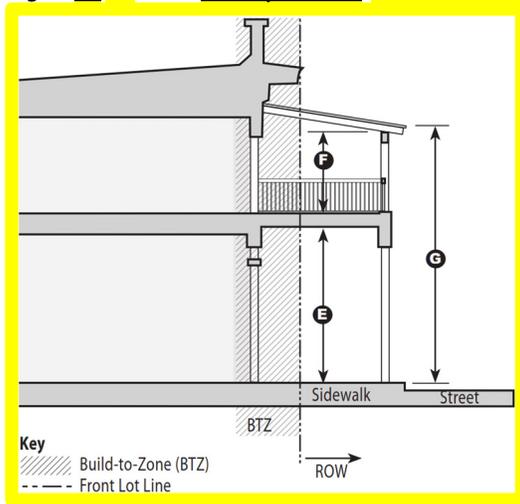


Figure 11 53 Gallery Arcade Plan and Section

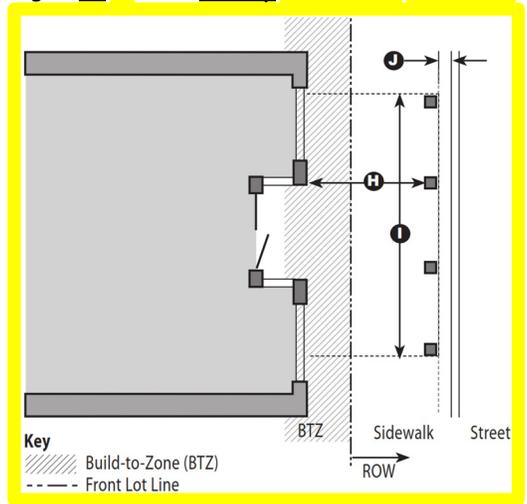


Table 7 Standards for Gallery Frontage

Setbacks and Build-to Zones (see Section 4.04.A.2)		
Build-to zone	0' min., 5' max.	A
Side (interior)	0' min.	C
Rear	0' min.	D
Building Frontage Percentage Standards (see Section 4.04.G)		
Building frontage	80% min., 100% max.	
Gallery Dimensions (see Section 4.05.C)		
Ceiling height	12' min. clear for ground story 9' min. clear for upper story	E F
Overall height	2 stories max.	G
Depth	8' min. clear path for pedestrians	H
Width	70% of building frontage min.	I
Setback from curb	2' min.	J
Façade Transparency (see Section 4.05.A)		
Ground story	30% min.	
Upper stories	20% min.	
Main Entrance (see Section 4.05.B)		
Main entrance	required on this façade	
Optional Architectural Features (see Section 4.05)		
Optional features	allowed but not required	

Building Height – determined by sector (Secs. 3.01 & 4.04.H)

Density – determined by sector (see Section 3.01)

Permitted Uses – determined by sector (see Section 2.07)

Floors and Ceilings (see Section 4.04.L)

Floor elevation	2' min. residential
Ground story ceiling	9' min. residential; 12' min. commercial
Upper story ceilings	9' min.

Lot Width and Depth (see Section 4.04.A.1)

Lot width	no minimum
Lot depth	no minimum

Access, Service, New Streets (see Sections 4.04.B, D, ML)

Parking Standards (see Section 4.04.C)

Landscape & Lighting (see Sections 4.04.F, K)

Accessory Structures & Dwellings (see Sections 4.04.I, J)

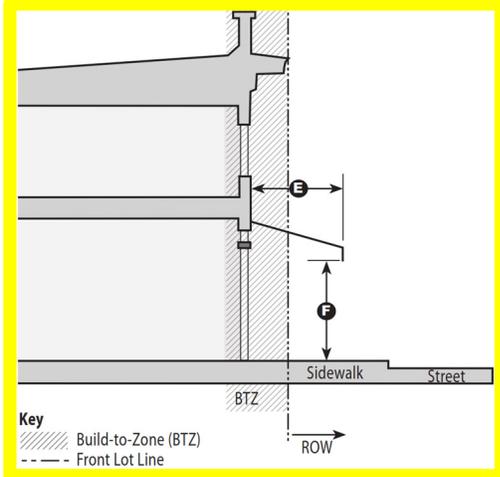
Required Streetscape Improvements (see Section 4.04.N)

B. Storefront Frontage.

A storefront is a flexible space at the sidewalk level that is directly accessible by pedestrians and suitable for retail sales. A storefront has a mostly transparent façade and a gallery, canopy, or awning that shades the storefront's windows and doors and the sidewalk. Main entrances to each storefront open directly onto the sidewalk or onto a forecourt. Storefronts that are part of the storefront frontage type create the best pedestrian and retail experience; these storefronts must meet the additional standards stated below. The storefront is a facade placed flush to build-to-line, with entrance to the unit at sidewalk level. Ideal for commercial/retail frontage, but also suitable for some higher-intensity residential buildings with common entrances. This frontage type can be accompanied by a cantilevered roof(s)/awning(s). Recessed entryways are also accepted in the storefront frontage type. When complimentary to another frontage type, the storefront frontage type may be set back off of the build-to-line.

1. The storefront frontage type may be constructed facing any of the street types identified in Table 6 (see section 4.02), shall be permitted with certain building types in a given sector. See section 4.04 A. E.7.(b).
2. The basic rules that following shall apply to all storefronts are provided in Sec. 4.05.D. The storefront frontage type must meet the rules in Table 8 plus the following additional rules: as independent frontage types or complimentary to another frontage type, such as with the arcade or forecourt types:

Figure 12 54 Storefront: Section 3D-View



- (a) The cumulative width of storefronts must be at least 70% of the building frontage.
- (b) Doors or entrances for public access shall be provided at intervals no greater than 50 feet to provide pedestrians with frequent opportunities to enter buildings and to minimize inactive expanses of facades.
- (c) (ii) Display cases or merchandise/goods storage shall be 36 inches maximum in height from the finished sidewalk and shall maintain a minimum of 70 percent clear view into the unit.
- (d) (iii) Security measures, such as gates, grating or roll down shutters shall be prohibited from exterior application and shall only occur on the interior side of the glass and shall be minimum 50 percent clear view into the storefront.

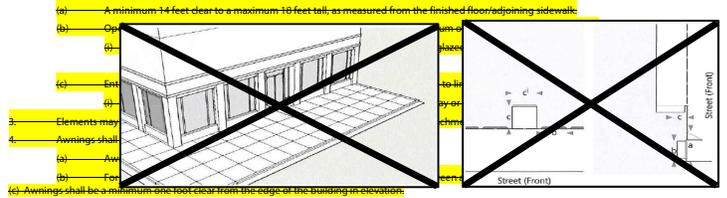


Figure 13 55 Storefront Plan and Section

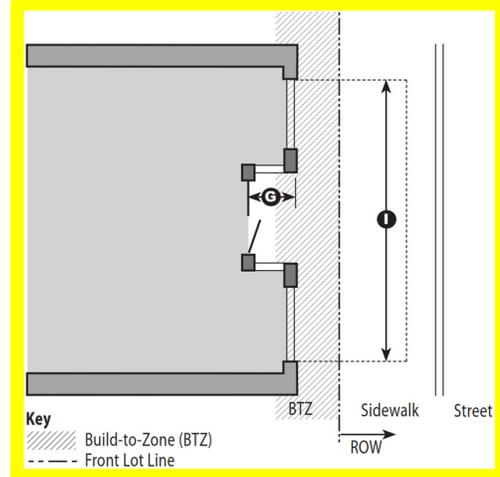


Table 8 Standards for Storefront Frontage

Setbacks and Build-to Zones (see Section 4.04.A.2)		
Build-to zone	0' min., 5' max. (along the west side of Franjo, see Secs. 4.04.O & 5.02)	A
Side (interior)	0' min.	C
Rear	0' min.	D
Building Frontage Percentage Standards (see Section 4.04.G)		
Building frontage	80% min., 100% max.	
Storefront Dimensions (see Section 4.05.D)		
Cover depth	4' min., see Sec. 4.05.L for max.	E
Cover height	10' min. clear	F
Door recess	5' max.	G
Cumulative storefront width	70% of building frontage min.	I
Door intervals	no more than 50' apart	
Other dimensions	(see Section 4.05.D)	
Canopy, Awning, or Arcade (see Section 4.05)		
Cumulative width	70% of building frontage min.	I
Façade Transparency (see Section 4.05.A)		
Ground story	70% min.	
Upper stories	40% min.	
Optional Architectural Features (see Section 4.05)		
Optional features	allowed but not required	

Building Height – determined by sector (Secs. 3.01 & 4.04.H)

Density – determined by sector (see Section 3.01)

Permitted Uses – determined by sector (see Section 2.07)

Floors and Ceilings (see Section 4.04.L)

Floor elevation	6" max.
Ground story ceiling	14' min.
Upper story ceilings	9' min.

Lot Width and Depth (see Section 4.04.A.1)

Lot width	no minimum
Lot depth	no minimum

Access, Service, New Streets (see Sections 4.04.B, D, M)

Parking Standards (see Section 4.04.C)

Landscape & Lighting (see Sections 4.04.F, K)

Accessory Structures & Dwellings (see Sections 4.04.I, J)

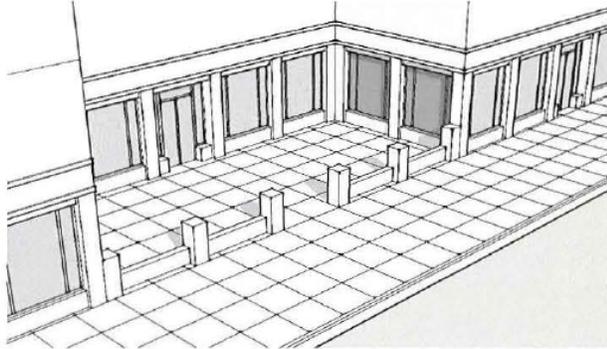
Required Streetscape Improvements (see Sections 4.04.N, O)

C. Forecourt Frontage.

A forecourt is a small private open space that is open to the sidewalk and bounded on two or three sides by the exterior walls of buildings. Although forecourts are allowed on most frontage types, one or more forecourts are dominant features on the façade in the forecourt frontage type. The forecourt is a semi-public, exterior open space, that is partially surrounded by building on at least two sides and also opened to the street sidewalk, forming a court. The forecourt is appropriate in the form of outdoor landscaped open space/gathering area and suitable for commercial/retail, office or residential uses.

1. The forecourt frontage type may be constructed facing any of the street types identified in Table 6 (see section 4.02). shall be permitted with certain building types in a given sector. See section 4.04 A. E.7.(b).
2. To qualify for the forecourt frontage type, the forecourt must face the street and must meet the requirements of 4.03.C and 4.04.E.

Figure 14 56 Forecourt: 3D View



2. The following shall apply to all buildings with forecourt in conjunction with another frontage type, such as with the arcade or storefront types:
 - (a) A minimum ten feet to a maximum 40 feet deep along the primary frontage.
 - (b) A minimum 20 feet wide and maximum 30 percent of the lot width along the frontage.
 - (i) A decorative fence, maximum three feet in height, may be placed along the build-to-line and enclosure along the frontage for a building.
3. Openings within the storefront shall be a minimum 6 feet wide and 7 feet high. See section 4.05.B.
4. Elements may project off the storefront a maximum of 12 inches. See section 3.02.A.
5. Awnings shall be a maximum of 12 inches deep.
 - (a) Awnings shall not be placed over the sidewalk.
 - (b) For spans wider than ten feet, a break of eight inches shall be provided between awnings.

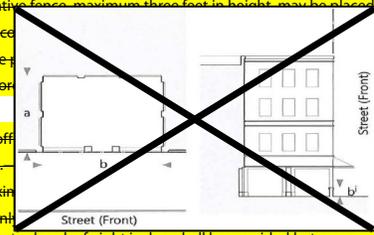


Figure 15 57 Forecourt Plan and Section

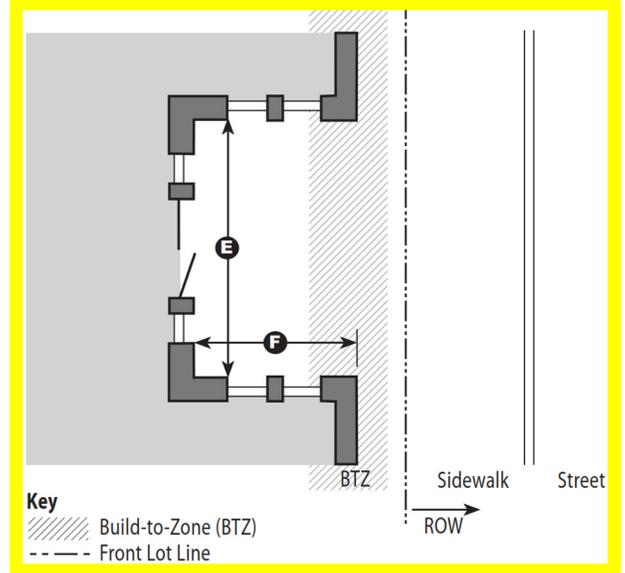


Table 9 Standards for Forecourt Frontage

Setbacks and Build-to Zones (see Section 4.04.A.2)		
Build-to zone	0' min., 10' max.	A
Side (interior)	0' min.	C
Rear	0' min.	D
Building Frontage Percentage Standards (see Section 4.04.G)		
Building frontage	80% min., 100% max.	
Forecourt Dimensions (see Section 4.05.E)		
Width of individual forecourts	15' min.	E
Depth	10' min., 40' max.	F
Width of combined forecourts	10% min, 40% max. of building frontage	E
Façade Transparency (see Section 4.05.A)		
Ground story	30% min.	
Upper stories	20% min.	
Main Entrance (see Section 4.05.B)		
Main entrance	required on this facade	
Optional Architectural Features (see Section 4.05)		
Optional features	allowed but not required	

Building Height – determined by sector (Secs. 3.01 & 4.04.H)

Density – determined by sector (see Section 3.01)

Permitted Uses – determined by sector (see Section 2.07)

Floors and Ceilings (see Section 4.04.L)

Floor elevation 2' min. residential

Ground story ceiling 9' min. residential; 12' min. commercial

Upper story ceilings 9' min.

Lot Width and Depth (see Section 4.04.A.1)

Lot width no minimum

Lot depth no minimum

Access, Service, New Streets (see Sections 4.04.B, D, M)

Parking Standards (see Section 4.04.C)

Landscape & Lighting (see Sections 4.04.F, K)

Accessory Structures & Dwellings (see Sections 4.04.I, J)

Required Streetscape Improvements (see Section 4.04.N)

D. Stoop Frontage.

Stoops are staircases and elevated entrance platforms that lead to main entrances. The stoop is an elevated entry pad that can encroach into the setback and corresponds directly to the entrance of a building or individual unit. An elevated ground story ensures additional privacy for windows and doors. Stoops are generally taller than porches to match the higher ground-story floors that are needed to maintain privacy in urban areas. This frontage type is ideal for residential uses at the ground floor, and also compatible with some lower intensity commercial/retail uses, frontages. When building facade is set back, a decorative fence, shall be required at the build-to line, to preserve the street edge.

1. The stoop frontage type may be constructed facing any of the street types identified in Table 6 (see section 4.02). shall be permitted with certain building types in a given sector. See section 4.04.A. E.7.(b).
2. To qualify for the stoop frontage type, stoops must face the street and meet all requirements of 4.03.D and 4.04.F.

2. The following shall apply to all buildings with a stoop frontage type:
3. Stoops may encroach a maximum of eight feet into the build-to line when used on street frontages along Franjo Road:
 - (a) For all other buildings with a stoop frontage, set back shall be ten feet from the build-to line, on the primary frontage;
 - (b) Stoop may encroach a maximum of eight feet into the setback along all streets excluding Franjo Road:
 - (i) A decorative fence, maximum three feet in height, may be placed along the build-to line and count towards minimum frontage percentage standards for a building along the primary street;
 - (ii) Area between the interior face of the fence and facade of building shall be landscaped and count towards private open space requirements;
 - (c) Entry pad must be a minimum four feet deep, four feet wide and correspond directly with the entry to the building;
 - (d) [Diagram showing a cross-section of a stoop with labels for level, maximum height, and street frontage]
4. Element A: Decorative fence
5. Awnings
 - (a) For spans wider than ten feet, a break of eight inches shall be provided between awnings;
 - (b) Awnings shall be a minimum one foot clear from the edge of the building in elevation;

Figure 16 58 Stoop: 3D View Section

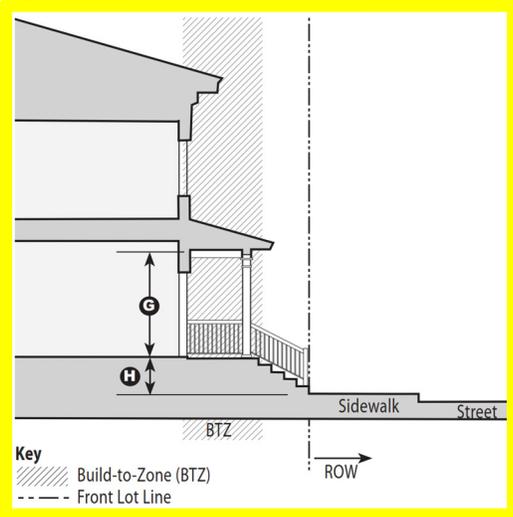


Figure 17 59 Stoop Plan and Section

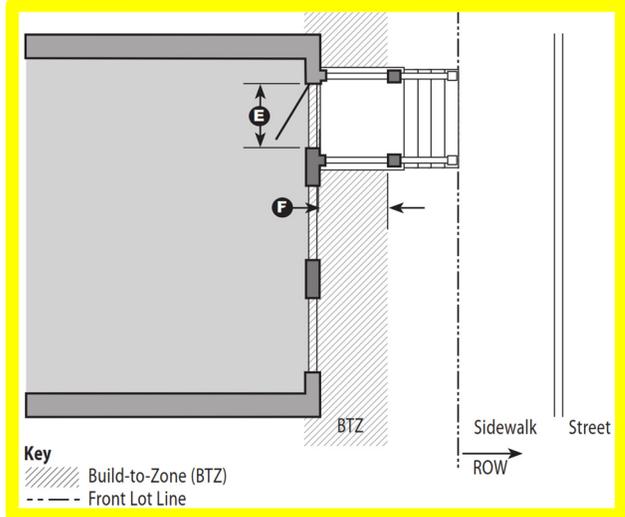


Table 10 Standards for Stoop Frontage

Setbacks and Build-to Zones (see Section 4.04.A.2)		
Build-to zone	5' min., 20' max.	A
Side (interior)	0' min.	C
Rear	20' min.	D
Building Frontage Percentage Standards (see Section 4.04.G)		
Building frontage	60% min. in DV and DG sectors on streets where this frontage type is permitted	
	no min. in UV sector	
	not permitted in NV sector	
Stoop Dimensions (see Section 4.05.F)		
Spacing of stoops	28' on center (average) in DV and DG sectors	
Width	5' min.; 8' max.	E
Depth	5' min.; 8' max.	F
Ceiling height	9' min. clear (if a ceiling is provided)	G
Elevation	3' min. above sidewalk	H
Other dimensions	(see Section 4.05.F)	
Facade Transparency (see Section 4.05.A)		
Ground story	20% min.	
Upper stories	20% min.	
Main Entrance (see Section 4.05.B)		
Main entrance	required on this facade	

Optional Architectural Features (see Section 4.05)	Optional features allowed but not required
Building Height – determined by sector (Secs. 3.01 & 4.04.H)	
Density – determined by sector (see Section 3.01)	
Permitted Uses – determined by sector (see Section 2.07)	
Floors and Ceilings (see Section 4.04.L)	Floor elevation 3' min. above sidewalk
Lot Width and Depth (see Section 4.04.A.1)	Lot width no minimum Lot depth no minimum
Access, Service, New Streets (see Sections 4.04.B, D, M)	
Parking Standards (see Section 4.04.C)	
Landscape & Lighting (see Sections 4.04.F, K)	
Accessory Structures & Dwellings (see Sections 4.04.I, J)	
Required Streetscape Improvements (see Section 4.04.N)	

E. Porch Frontage.

A porch is an elevated roofed entrance to a building that is large enough to function as private outdoor living space. The porch frontage type is often associated with single-family houses but can be used for other buildings. The porch frontage is an elevated semi-private exterior space, that is built at the setback line and corresponds to the front of a single family house building. The landscape yard space of the setback transitions to an elevated landing before entrance into the building. A fence or shall be built at the build-to line to enclose the yard space and preserve the street edge.

1. The porch frontage type may be constructed facing any of the street types identified in Table 6 (see section 4.02), shall be permitted with certain building types in a given sector. See section 4.04 A - E 7.(b).
2. To qualify for the porch frontage type, one or more porches must face the street and meet all requirements of 4.03.E and 4.04.G.

2. Porch frontage type shall be permitted only in the Neighborhood Village (NV) sector:
 - (a) For all single family houses with a porch frontage types, setback shall be ten feet from the build to line, on the primary frontage:
 - (i) A decorative fence, maximum three feet in height, may be placed along the build-to line and count towards minimum frontage percentage standards for a building along the primary street.
 - (ii) Area between the interior face of the wall and porch shall be landscaped and count towards private open-space requirements.
 - (b) Porch shall not encroach into ten-foot setback area to preserve yard space.
 - (c) Porch shall be a minimum six feet deep.
 - (d) A minimum 12 feet wide and correspond directly to the entry of the single family house.
 - (e) A 12 feet high and correspond directly to the entry of the single family house.
 - (f) Porch shall be a minimum six feet deep.
3. Elements shall be a minimum one foot clear from the edge of the building in elevation.
4. Awnings shall be a minimum one foot clear from the edge of the building in elevation.

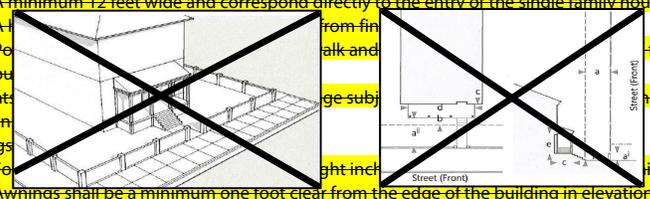


Figure 18 60 Porch Section: 3D View

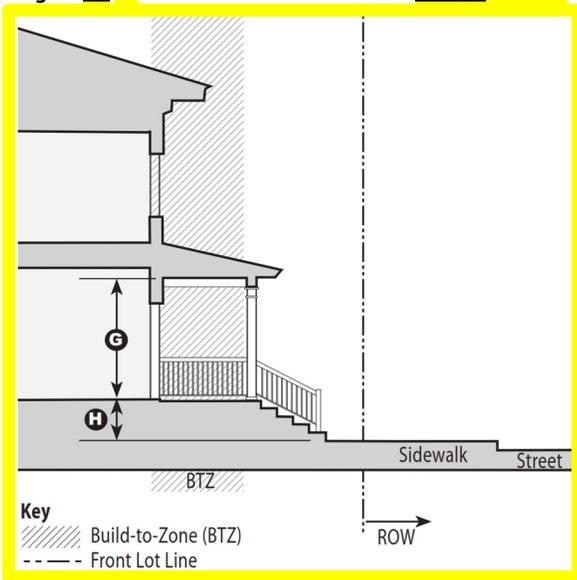


Figure 19 64 Porch Plan and Section

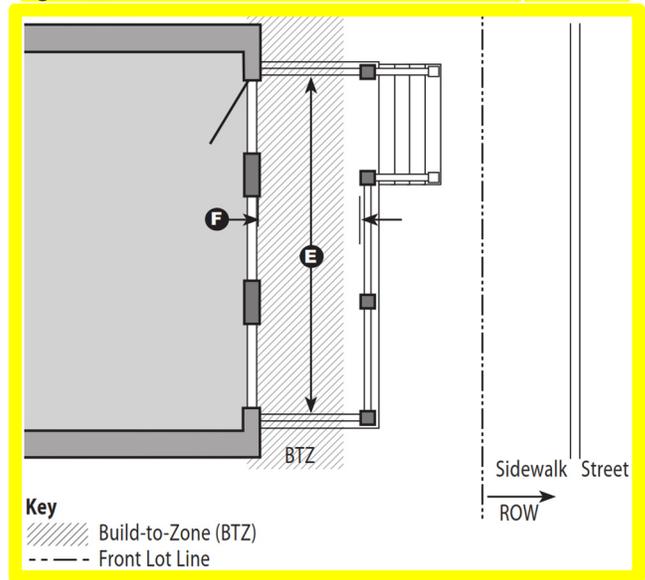


Table 11 Standards for Porch Frontage

Setbacks and Build-to Zones (see Section 4.04.A.2)		
Build-to zone	15' min., 30' max.	A
Side (interior)	0' min. attached, 5' min. detached	C
Rear	20' min.	D
Building Frontage Percentage Standards (see Section 4.04.G)		
Building frontage	no min. in UV and NV sectors 60% min. in DV and DG sectors on streets where this frontage type is permitted	
Porch Dimensions (see Section 4.05.G)		
Width	10' min.	E
Other dimensions	(see Section 4.05.G)	
Facade Transparency (see Section 4.05.A)		
Ground story	20% min.	
Upper stories	20% min.	
Main Entrance (see Section 4.05.B)		
From Porch	required	
Optional Architectural Features (see Section 4.05)		
Optional features	allowed but not required	

Building Height – determined by sector (Secs. 3.01 & 4.04.H)

Density – determined by sector (see Section 3.01)

Permitted Uses – determined by sector (see Section 2.07)

Floors and Ceilings (see Section 4.04.L)

Floor elevation 2' min. residential

Lot Width and Depth (see Section 4.04.A.1)

Lot width 60' min.

Lot depth 100' min.

Access, Service, New Streets (see Sections 4.04.B, D, M)

Parking Standards (see Section 4.04.C)

Landscape & Lighting (see Sections 4.04.F, K)

Accessory Structures & Dwellings (see Sections 4.04.I, J)

Required Streetscape Improvements (see Section 4.04.N)

F. Canopy Frontage

A canopy frontage contains a permanently attached rigid canopy that projects outward from the façade to shield the main entrance, windows, and sidewalk from the elements.

1. The canopy frontage type may be constructed facing any of the street types identified in Table 6 (see Sec. 4.02).
2. Specific requirements for canopy frontages are provided in Sec. 4.04.H and in Table 12 below. A letter in the right column indicates that a particular requirement is illustrated on a diagram.
3. See Sec. 4.04 for additional standards that apply to all frontage types.

Figure 20 Illustration of Canopy Frontage



Figure 21 Canopy Section

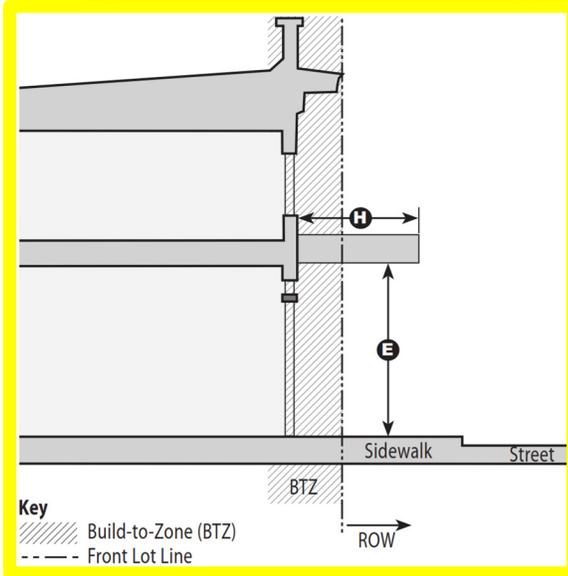


Figure 22 Canopy Plan

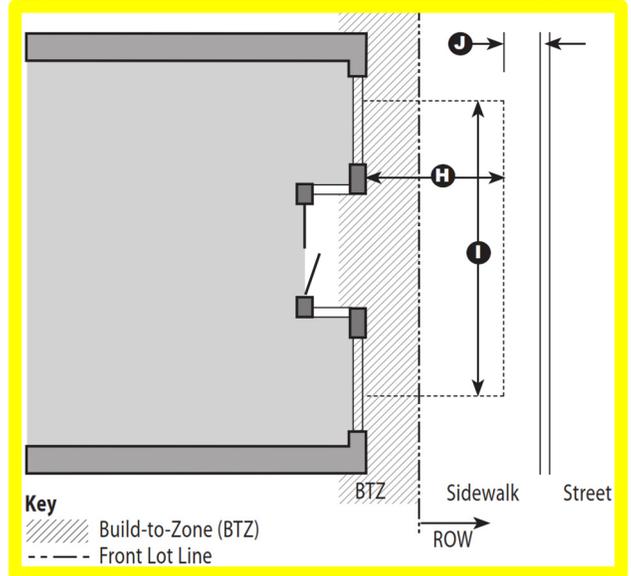


Table 12 Standards for Canopy Frontage

Setbacks and Build-to Zones (see Section 4.04.A.2)		
Build-to zone	0' min., 10' max.	A
Side (interior)	0' min.	C
Rear	0' min.	D
Building Frontage Percentage Standards (see Section 4.04.G)		
Building frontage	80% min., 100% max.	
Canopy Dimensions (see Section 4.05.H)		
Height	10' min. clear above sidewalk	E
Depth	8' min.	H
Cumulative width	60% min. of building frontage	I
Setback from curb	2' min.	J
Transparency (Glazing Percentage) (see Section 4.05.A)		
Ground story	30% min.	
Upper stories	20% min.	
Main Entrance (see Section 4.05.B)		
Main entrance	required on this facade	
Optional Architectural Features (see Section 4.05)		
Optional features	allowed but not required	

Building Height – determined by sector (Secs. 3.01 & 4.04.H)

Density – determined by sector (see Section 3.01)

Permitted Uses – determined by sector (see Section 2.07)

Floors and Ceilings (see Section 4.04.L)

Floor elevation	2' min. residential
Ground story ceiling	12' min.
Upper story ceilings	9' min.

Lot Width and Depth (see Section 4.04.A.1)

Lot width	no minimum
Lot depth	no minimum

Access, Service, New Streets (see Sections 4.04.B, D, M)

Parking Standards (see Section 4.04.C)

Landscape & Lighting (see Sections 4.04.F, K)

Accessory Structures & Dwellings (see Sections 4.04.I, J)

Required Streetscape Improvements (see Section 4.04.N)

G. Lobby Frontage

Lobby frontages provide one or prominent entrances to internal lobbies that are visible from the street and sidewalk.

1. The lobby frontage type may be constructed facing any of the street types identified in Table 6 (see Sec. 4.02).
2. Specific requirements for lobby frontages are provided in Table 13 below. A letter in the right column indicates that a particular requirement is illustrated on a diagram.
3. Lobby entries and staircases that extend outward from a building's facade may not extend onto public rights-of-way.
4. The width of lobby entrances and staircases that are indented into a building's facade are counted as building frontage even if they are indented beyond the build-to zone.
5. See Sec. 4.04 for additional standards that apply to all frontage types.

Figure 22 Illustration of Lobby Frontage



Figure 23 Lobby Plan (Indented)

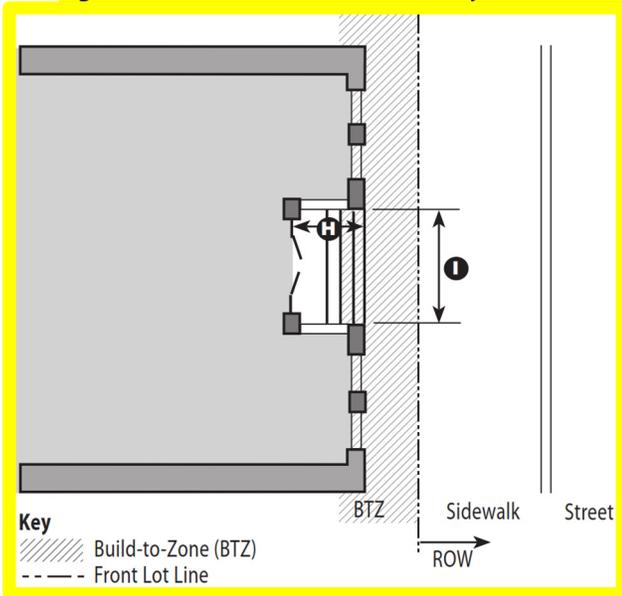


Figure 24 Lobby Plan (Extended)

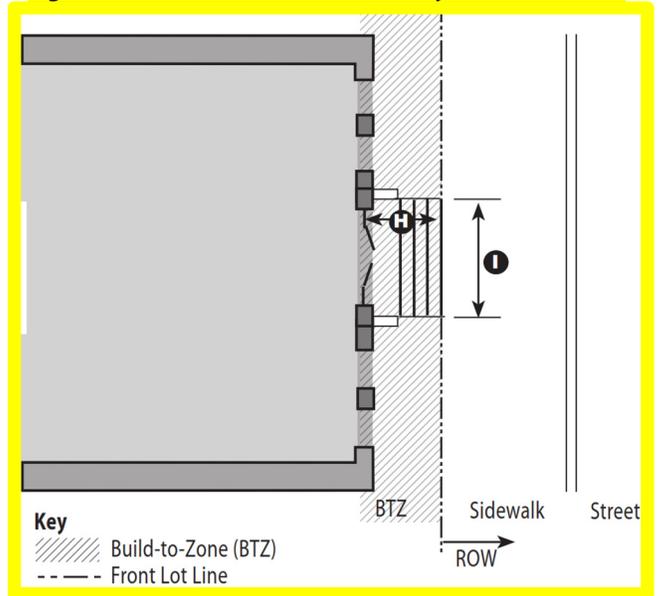


Table 13 Standards for Lobby Frontage

Setbacks and Build-to Zones (see Section 4.04.A.2)		
Build-to zone	0' min., 20' max.	A
Side (interior)	0' min.	C
Rear	0' min.	D
Building Frontage Percentage Standards (see Section 4.04.G)		
Building frontage	70% min., 100% max.	
Dimensions of Lobby Entrances		
Depth	10' min., 15' max.	H
Width	10' min., 30' max.	I
Facade Transparency (see Section 4.05.A)		
Ground story	30% min.	
Upper stories	20% min.	
Main Entrance (see Section 4.05.B)		
Main entrance	required on this facade	
Optional Architectural Features (see Section 4.05)		
Optional features	allowed but not required	
Building Height – determined by sector (Secs. 3.01 & 4.04.H)		

Density – determined by sector (see Section 3.01)	
Permitted Uses – determined by sector (see Section 2.07)	
Floors and Ceilings (see Section 4.04.L)	
Floor elevation	2' min. residential
Ground story ceiling	12' min.
Upper story ceilings	9' min.
Lot Width and Depth (see Section 4.04.A.1)	
Lot width	no minimum
Lot depth	no minimum
Access, Service, New Streets (see Sections 4.04.B, D, M)	
Parking Standards (see Section 4.04.C)	
Landscape & Lighting (see Sections 4.04.F, K)	
Accessory Structures & Dwellings (see Sections 4.04.I, J)	
Required Streetscape Improvements (see Section 4.04.N)	

H. Service Frontage

Larger buildings without an alley or internal service area may require a service frontage. Examples are loading docks, service bays, walls without doors or windows, unlined parking garages, etc. The permitted locations of service frontages are severely limited to reduce their detrimental impacts on abutting streets.

1. The service frontage may be constructed facing any of the street types identified in Table 6 (see Sec. 4.02).
2. Specific requirements for service frontages are provided in Table 14 below. A letter in the right column indicates that a particular requirement is illustrated on a diagram.
3. For properties with multiple street frontages, see Sec. 4.04.A.2.
4. See Sec. 4.04 for additional standards that apply to all frontage types.

Figure 24 Illustration of Service Frontage



Figure 25 Service Plan

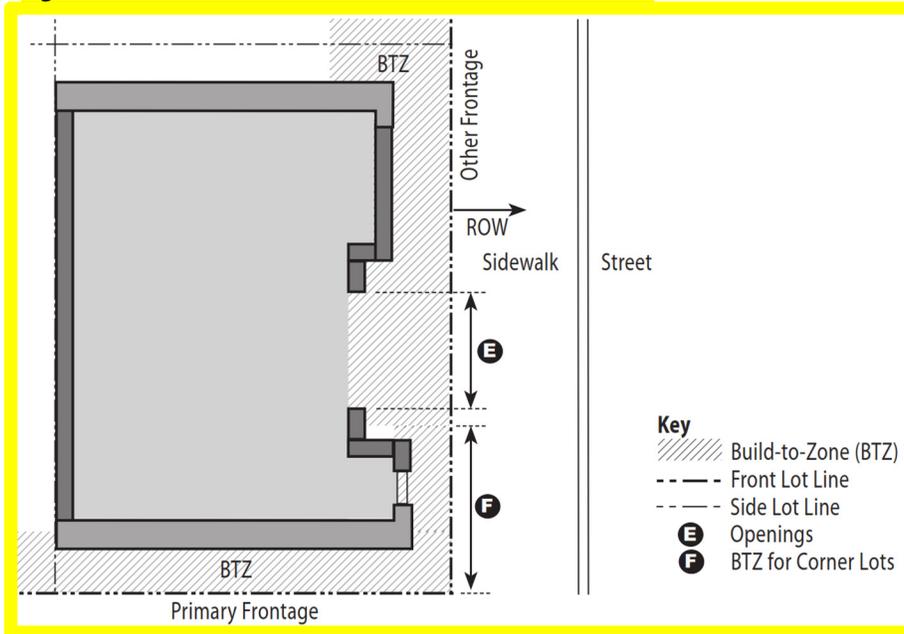


Table 14 Standards for Service Frontage

Setbacks and Build-to Zones (see Section 4.04.A.2)		
Build-to zone	0' min., 20' max.	A
BTZ for corner lots	(see Section 4.04.A.2)	F
Side (interior)	0' min.	C
Rear	0' min.	D
Building Frontage Percentage Standards (see Section 4.04.G)		
Building frontage	50% min., 100% max.	
Dimensions of Service Frontages		
Openings	24' max. for any openings in facade	E
Height	6' min. above sidewalk height	
Facade Transparency (see Section 4.05.A)		
Ground story	0% min.	
Upper stories	0% min.	
Main Entrance (see Section 4.05.B)		
Main entrance	not required on this facade	
Optional Architectural Features (see Section 4.05)		
Optional features	allowed but not required	
Building Height – determined by sector (Secs. 3.01 & 4.04.H)		

Density – determined by sector (see Section 3.01)	
Permitted Uses – determined by sector (see Section 2.07)	
Floors and Ceilings (see Section 4.04.L)	
Floor elevation	no minimum
Ground story ceiling	no minimum
Upper story ceilings	no minimum
Lot Width and Depth (see Section 4.04.A.1)	
Lot width	no minimum
Lot depth	no minimum
Access, Service, New Streets (see Sections 4.04.B, D, M)	
Parking Standards (see Section 4.04.C)	
Landscape & Lighting (see Sections 4.04.F, K)	
Accessory Structures & Dwellings (see Sections 4.04.I, J)	
Required Streetscape Improvements (see Section 4.04.N)	

Section 4.04 **3** General Standards for All Frontage Types Development Parameters

All building types are subject to The following general development standards apply to all frontage types unless stated otherwise. parameters:

A. Building placement Lot width and depth standards.

1. **Lot width and depth.** All buildings shall be designed within a specific, individual lot or an assembly of lots.
 - (a) The minimum lot width and depth shall be as specified for each frontage type in Sec. 4.03. Those measurements are determined as follows, Figure 23:
 - (i) Front lot line (lot width): Primary street frontage, indicated as A in Figure 30 and Table 16.
 - (ii) Side (interior) lot line (lot depth), indicated as B.
 - (iii) Rear (lot width).
 - (b) On corner lots fronting two or more streets, the highest priority ranking street on the street type hierarchy plan, section 2.05, is designated by this code as the primary frontage and shall be used to comply with the minimum lot width requirement per building type.
 - (c) On corner lots fronting multiple streets of the same designation on the street type hierarchy plan, section 2.05, either street frontage may be used to comply with the minimum lot width/ frontage required per building type.

2. Setbacks and build-to zones.

- (a) Minimum setbacks between buildings and side and rear lot lines are specified for each frontage type in Sec. 4.03.
- (b) A build-to zone is specified for each frontage type. The build-to zone is parallel to the street frontage and is measured from the front lot line unless a different starting point is specified. A portion of a building's facade that faces that street frontage must be placed within the specified build-to zone (see explanation in Sec. 4.04.G).
- (c) For properties on the west side of Franjo Road from Hibiscus Street to SW 174th Street, the build-to zone is measured from the anticipated 70-foot right-of-way for Franjo Road (see Secs. 4.04.O & 5.02).
- (d) For properties on designated Primary and Secondary streets where sidewalk easements must be dedicated, the build-to zone is measured from the inner edge of the sidewalk easement (see Secs. 4.04.N, 5.05, and 5.07).
- (e) Allowable encroachments are specified in Sec. 4.05.L.
- (f) Figure 31 and Table 17 indicate how setbacks and build-to zones are applied to differing lot configurations.
- (g) For properties with multiple street frontages:
 - i. The primary frontage is the edge of the property that fronts the highest-priority street type (as identified in the Street Type Plan, Figure 5).
 - ii. The build-to zone for the primary frontage extends 30 feet onto the adjoining lower priority street frontage. Beyond 30 feet, the build-to zone is established by the frontage type for the building that faces lower priority streets.
 - iii. If the building has three or more street frontages, the same principle applies, with the build-to zone for each higher priority street extending 30 feet onto the adjoining lower priority street frontage.

Figure 30 **23** Measuring Lot Dimensions

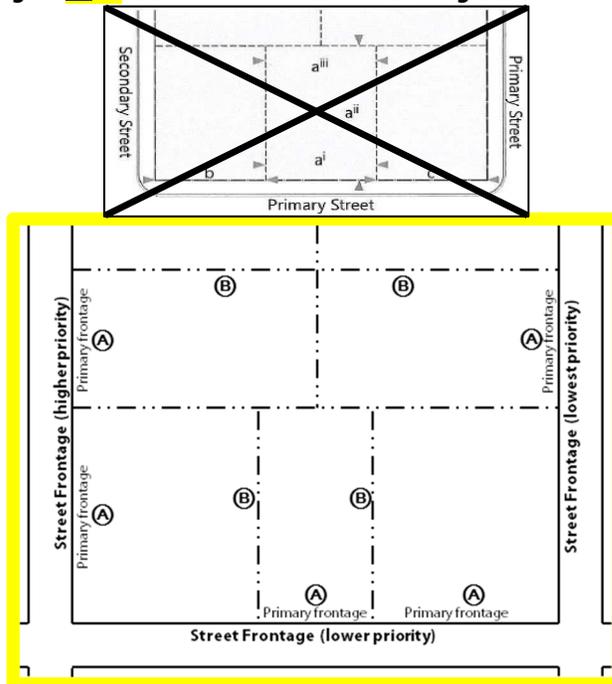


Table 16 **Measuring Lot Dimensions**

Front lot line (lot width)	A
Side (interior) lot line (lot depth)	B

Figure 31 **Build-To Zones & Minimum Setbacks**

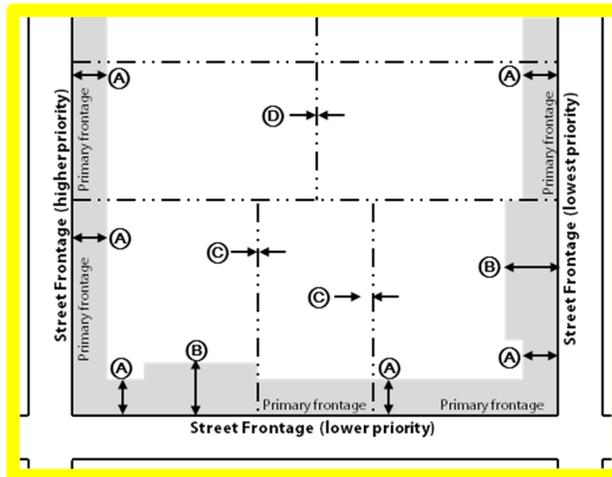


Table 17 **Build-To Zones & Minimum Setbacks**

Build-to zone, primary frontage	A
Build-to zone, other frontages	B
Side setback (interior), attached building	C
Side setback (interior), detached building	C
Rear setback	D

B. Access to parking and services standards:

1. On-site All parking and services shall be accessed according to the following:
 - (a) Where there is an alley present or proposed in section 2.03:
 - (i) Parking and services shall be accessed from the alley, Figure 32 24; or
 - (ii) Parking and services All lots, with primary frontage on Franjo Road (SW 97th Avenue), shall be accessed from a driveway on the lower priority ranking secondary streets, via provided that cross-access will be legally guaranteed to abutting lots on the same block, shared access driveway/alley.
 - (b) Where there is no alley present or proposed in section 2.03:
 - (i) For sites with multiple street frontages, parking and services shall should be accessed, via driveway, from the lower priority lowest ranking street on the street type hierarchy plan, section 2.05, and Figure 33 25.
 - (ii) For landlocked sites with singular frontage on one street only, a primary street, access to parking and services should be via driveway passage through or driveway alongside the first floor of the building Figures 25, 26, 33, 34; or via a cross-access easement with adjacent property owners.
2. Shared access, Figure 35 27, between adjacent property owners via a cross-access agreement filed with the Village of Palmetto Bay is encouraged to reduce curb cuts along street frontage and provide consolidated parking areas and inter-block circulation.

Figure 32 24

Access via Alley

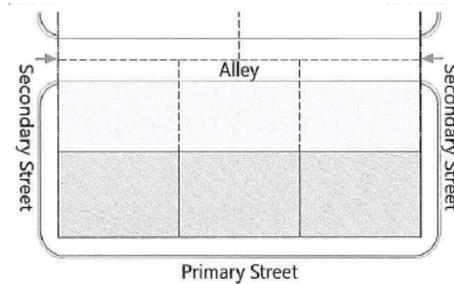


Figure 33 25

Access without Alley

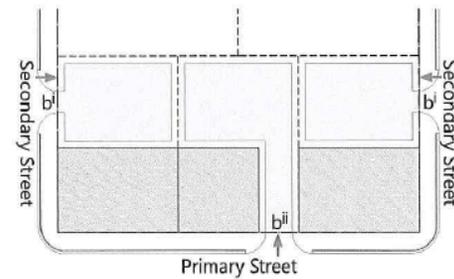


Figure 34 26

Access without Alley-Through Ground Floor of Building

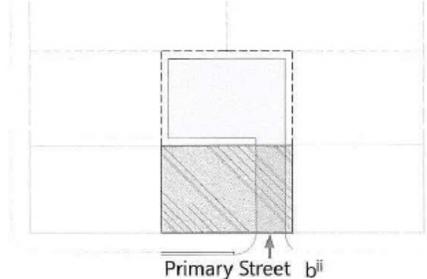
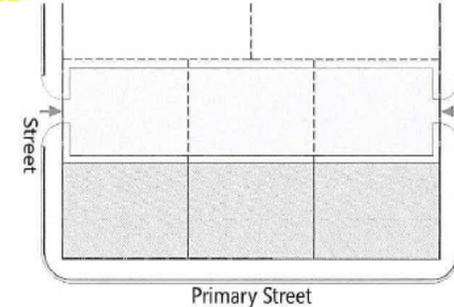


Figure 35 27

Shared Access via Cross-Access Agreement



C. Parking standards.

1. **Minimum parking requirements.** Adequate parking must be available to serve Parking standards shall be provided on-site or off-site through a centralized parking system in order to encourage development and redevelopment of property, consolidate parking and to implement the vision of the Village of Palmetto Bay Downtown Urban Village (DUV). See section 4.04.A-E.3.(b), (c) for parking options specific to each building type. Table 30 specifies the minimum number of parking space required for various uses, reflecting current mobility and parking trends. These parking spaces may be provided in the following manners:
 - (a) **On-site parking** shall be considered any parking structure, surface parking lot, tuck under parking, private parking garage or surface parking pad within the property lines and meeting this code's standards. See details in Sec. 4.04.C.2, applicable build-to lines on private property.
 - (i) The roof of all parking structures shall be programmed with usable building surface such as: green roof, amenity deck (private open space) or for renewable energy generation.
 - (b) **Off-site private parking** shall be considered any parking structure, or surface parking lot that is not within the property lines but meets this code's standards for proximity and availability. See details in Sec. 4.04.C.3.
 - (c) **Off-site public parking** includes a publicly-available parking structure or surface parking lot, plus or on-street parking located on the a development parcel, or nearby adjacent public rights-of-way, provided the parking spaces meet this code's standards for proximity. See details in Sec. 4.04.C.4, other than the parcel being developed.
 - (i) The roof of all parking structures shall be programmed with usable building surface such as: green roof, amenity deck (private open space) or for renewable energy generation.
 - (d) **Village parking incentive program** can reduce certain minimum parking requirements based on proximity to transit, ground-floor mixed use, and/or payments-in-lieu. See details in Sec. 1.07.A.
2. **On-site parking.** The required number of parking spaces may be provided entirely on-site in accordance with specific standards for Downtown and with the additional parking standards found in section 30-70 of the Village of Palmetto Bay Code.
3. **Off-site private parking.** Some or all of the required number of parking spaces Parking requirements may be satisfied off-site within a parking structure or surface parking lot that shall be within 1,000 feet of the nearest point of the parcel being developed.
 - (a) This distance shall be measured by the normal and legal way a pedestrian would travel from the edge of the parcel to the parking entrance.
 - (b) See C.5 and C.6 below for acceptable placement of off-street private parking.

Table 30 31

Parking by Use

Uses	Parking Requirement
Building Types	
(A) Single Family Residential	<ul style="list-style-type: none"> • Single family detached: 2 spaces/unit • Rowhouse: 2 spaces/unit
(B) Multi-Family Residential	<ul style="list-style-type: none"> • Units 750 sq. ft. and less: 1 space/residential unit • Units more than 750 sq. ft.: 1.5 spaces/residential unit
(C) Housing for the Elderly	<ul style="list-style-type: none"> • 0.5 spaces/unit • 0.25 spaces/resident, plus • 1 space/2 employees
(D) Hotel/Motel	<ul style="list-style-type: none"> • 1 0.8 spaces/guest rooms (up to 40 guest rooms) • 0.5 spaces/guest room (after 40)
(E) Retail	<ul style="list-style-type: none"> • 1 space/400 300 sq. ft. of gross floor area above 2,500 sq. ft.
(F) Offices, Business & Professional /Health-Care	<ul style="list-style-type: none"> • 1 space/1,000 400 sq. ft. of gross floor area above 2,500 sq. ft.
(G) Offices & Clinics, Medical & Dental	<ul style="list-style-type: none"> • 1 space/500 sq. ft. of gross floor area
(H) Food and Drink Establishments	<ul style="list-style-type: none"> • 1 space/75 50 sq. ft. of patron area above 1,000 sq. ft.
All Other uses shall comply with the number of parking spaces required parking standards provided in section 30-70.8 of the Village of Palmetto Bay Code.	

(c) (a) For all off-site private parking in a parking structure or surface parking lot subject to the standards above, applicant/owner must submit a parking covenant attached to proposed development plans documentation acceptable to the village attorney evidencing a long-term lease agreement or ownership of the parking site being used to meet parking requirements.

4. **Off-site public parking.** Some or all of the required number of parking spaces may be satisfied by counting the number of parking spaces in publicly-available parking structures and surface parking lots and on-street public parking spaces either constructed by the developer on edges of the development parcel or provided by others, provided the spaces are within 1,000 feet of the nearest point of the parcel being developed.

(a) This distance shall be measured by the normal and legal way a pedestrian would travel from the edge of the parcel to each parking space.

(b) Each eligible parking space may substitute for one-half of a parking space required for the proposed development.

(c) Each eligible parking space that has been designated as a pickup point for taxis or car/bike-share services may substitute for three parking spaces required for the proposed development.

3. At a minimum, the number of parking spaces shall be provided in accordance with Table 31.

(a) Reductions from the total parking spaces required by the development are offered as part of the village parking incentives program, section 1.07-A.

(b) In addition to the vehicle parking, for every ten parking spaces required, one bicycle parking space shall be provided.

(i) A minimum of 25 percent of the required bicycle parking shall be provided along the primary street frontage as identified in the street hierarchy plan, section 2.05.

5.4. **Parking structures.**

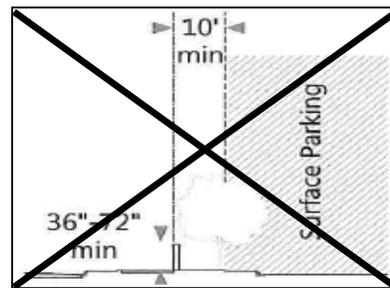
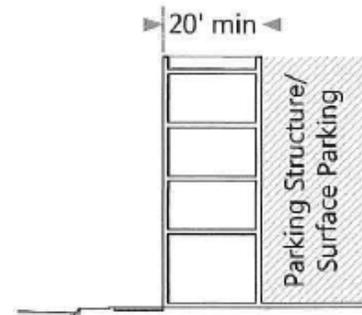
(a) **Liners buildings.** Parking structures shall be lined with a minimum of 20 feet of habitable building space along streets, to preserve the character of the street facade, Figure 36 28. However, buildings with the service frontage type have more lenient requirements; see Section 4.03.H.

(b) **Roofs.** The roof of all parking structures shall be programmed with usable building surface such as: green roof, amenity deck (private open space) or for renewable energy generation.

(c) **Placement.** 6. Unless lined as provided above, private parking structures/garages shall be located at the rear of the lot, or facing the side of the lot provided any exposed portion of the structure is at least 30 feet from the front lot line. The Village encourages developers to cover exposed walls with vegetation that is supported by trellis panels, cables, or wire netting. For lots with three or more multiple frontages, the garage structure may shall face the lowest ranking street. See section 2.05 for street type hierarchy plan and priority rankings. Buildings with a service frontage type have more lenient requirements; see Sec. 4.03.H.

Figure 36 28

Parking Structure Liners Building



- (d) **Mechanized parking.** 7. Mechanized parking shall be allowed towards parking counts for all off street parking within the Downtown Urban Village (DUV) and shall comply with the following:
- (a) A queuing analysis **must be** submitted with application for review. See section 1.05.
 - (b) Mechanized parking spaces shall not account for more than 50 percent of the total parking count. (i) For residential developments on lots less than 15,000 square feet 100 percent of the parking requirements may be mechanical parking.

6. Surface parking lots.

- (a) **Location.** 5. Surface parking shall be lined with habitable building space or decorative wall/landscaping at the build to line, Figure 28.
- (a) Wall/landscape hedge shall be minimum 36 inches and maximum 72 inches. Surface parking lots shall not encroach into the setback areas described on Figure 38 and Table 31, except with service frontage type (see Section 403.H). any required yards.

7.8. Disabilities. Parking for individuals with disabilities shall comply with the standards of the Florida Building Code.

D. Services standards

1. **On-site** All services shall be subject to the following:
 - (a) Where there is an alley present:
 - (i) All services, including utility access, above ground equipment and trash enclosures shall be located on alleys.
 - (b) Where there is no alley present:
 - (i) All services, including utility access, above ground equipment and trash enclosures, shall be accessed in accordance with Sec. 4.04.B.1, located within the build to line, and subject to all applicable standards for building placement.
2. (c) All services shall be screened from the street view by habitable building space or landscaping/wall and shall not encroach into required setback and landscaped areas.
3. 2- All new utility lines utilities, other than fire hydrants, shall run underground and be accessed according to the standards of this section.
4. (a) For all development with primary frontage along the SW 97th Avenue (Franjo Road street type (section 2.05), all existing street utilities must be replaced underground at the time of development.

Figure 38 Surface Parking Setbacks

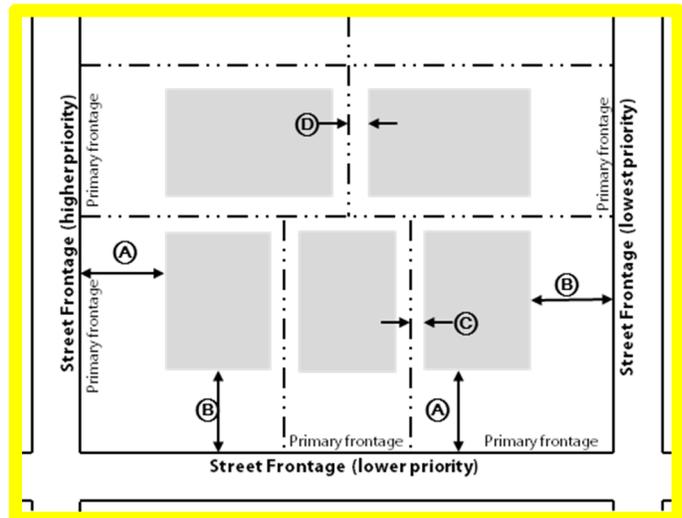


Table 31 Surface Parking Setbacks

Parking setback, primary frontage	30' min.	A
Parking setback, other frontage	20' min.	B
Parking setback, side (interior)	8' min.	C
Parking setback, rear	5' min.	D

E. Reserved. Private open space standards.

1. Private open space in the form of courtyards, balconies, terraces, lawns, community gardens, amenity recreation decks and landscaped roof terraces/gardens on buildings/parking structures.
 - (a) Permitted frontage types shall count towards meeting the private open space requirements of these regulations. See Sec. 4.04.
 - (b) The area of any covered patio, gazebo or other roofed shade structures shall count towards meeting the private open space requirements, as long as two sides are opened to the outside.

F. Landscape standards.

1. Except as provided herein, landscape shall be provided as required in Village of Palmetto Bay Landscape Regulations, section 30-100.1.
2. **Street trees.** Street trees shall be planted at a maximum of 25 feet average on center, unless integrated with parking, with minimum caliper of five inches. (a) As indicated in the street connectivity standards, section 30-50.23.5, street trees shall be planted in one or more of the following methods:
 - (i) **Tree grates:** Trees are planted within openings on the sidewalk, between groups of parallel parking spaces. Openings shall be covered by permanently installed grates perforated to permit natural irrigation, which are flush to the sidewalk, Figure 39 29.
 - (ii) **Continuous planting landscape strips:** Trees are planted in the area between the curb or roadway edge and the sidewalk. This area, in addition to the required trees, shall be covered with grass and other natural ground cover to permit natural irrigation Figure 40 31.
 - (iii) **Landscape islands:** Trees are planted in the landscaped area between groups of parallel parking spaces. Area should be covered with grass and other natural ground cover to permit natural irrigation Figure 41 30.
3. (ii) **Landscape islands:** Trees are planted in the landscaped area between groups of parallel parking spaces. Area should be covered with grass and other natural ground cover to permit natural irrigation Figure 41 30.

Figure 39 29

Tree Grates

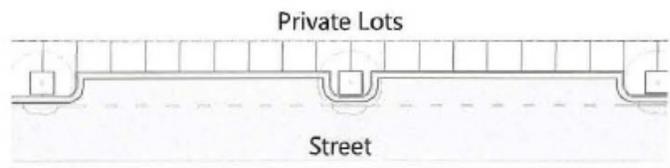


Figure 40 31

Continuous Planting Landscape Strips

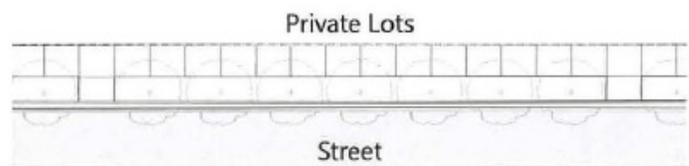
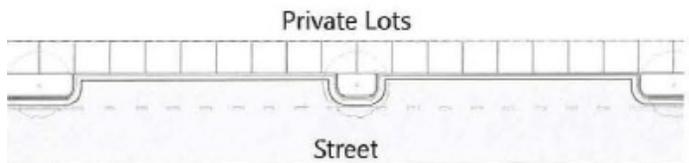


Figure 41 30

Landscape Islands



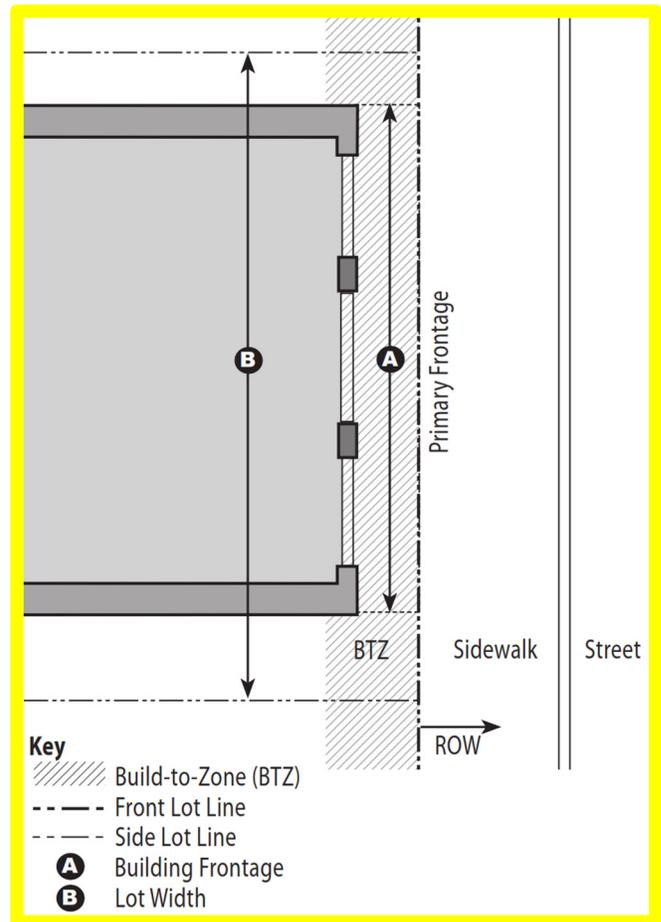
G. Building frontage percentage standards.

1. The portion of a new building's façade that is located in the build-to zone is called the building frontage. The width of the building frontage must comply with the building frontage percentage standards for the frontage type chosen for that building (see Sec. 4.02).
 - (a) Building frontage percentages are calculated by dividing the width of a building lying within the build-to zone (A) by the width of the lot along the same street frontage (B), as shown in Figure 42.
 - (b) Ranges of allowable building frontage percentages are specified for individual frontage types in Sec. 4.03.
 - (c) For certain architectural features described in this code, a portion of a building's façade that lies outside the build-to zone may be counted as building frontage. Examples are forecourts or lobby entrances that complies with the standards in Sections 4.05.E or 4.05.G.
 - (d) For properties with multiple street frontages, see Sec. 4.04.A.
1. Buildings shall occupy a percentage of primary frontage along the street, at the build to line, by sector, according to Table 32.
 - (a) Lots within the (UV) sector and with primary frontage along Franjo Road shall occupy 80 percent minimum at the build to line.
 - (b) For buildings with multiple street frontages, percentage must be applied to the highest ranking street according to section 2.05 street hierarchy plan.
2. All buildings shall have a street level frontage types, according to section 4.04 A. E.7.(b) and shall comply with the applicable standards in section 4.05.
 - (a) For the purpose of calculating the percentage of frontage occupied at the build to line, permitted frontage types shall count towards the minimum requirement, as long as, all other standards are met.
3. For buildings on sites with greater than 300 feet of frontage, along a street without an intervening alley, a pedestrian-only paseo, minimum 15 feet in width, shall be provided.
 - (a) Pedestrian paseo shall be designed on the frontage so that cross-block access is no more than 200 feet from a street or other pedestrian paseo.

Table 32 Minimum Frontage Occupation

Sector	Frontage Occupation (min.)
(DV) Downtown Village	80%
(DG) Downtown General	80%
(UV) Urban Village	70%
(NV) Neighborhood Village	60%

Figure 42 Building Frontage Percentages



H. Building height size and massing.

1. **Building height.** The height of buildings is determined by sector. Sec. 3.01 establishes the minimum and maximum number of stories allowed in each sector. Criteria for bonus height are found in Sec. 1.09. Buildings shall be built according to the minimum/maximum heights by sector, section 3.02 A-D.1. 3. For the purpose of calculating the number of stories in a building, stories shall be defined as the habitable building occupied space between finished floor and finished ceiling, adjusted as follows: Table 33 identifies the permitted heights for individual stories, within each building type.
 - (a) Basements shall not be considered towards the building height (stories), when the finished surface of the floor, one story above the basement is less than four feet above grade.
 - (a) (b) Above ground structure, including each level in a parking garage, that occupy any level shall be considered as individual stories when calculating the number of stories in a building, towards the building height (feet).
 - (b) (c) A mezzanine shall not count towards the number of stories/floors provided that the total area of mezzanine level is less than 40 percent of the floor area of that the main story below.
 - (c) Buildings may include a partial story of habitable building space above the maximum number of stories otherwise allowed provided the floor area of the partial story is less than 30% of the floor area on the story below. Developers are encouraged to use this allowance for architectural features such as corner towers, lofts, cupolas, etc.
2. Building height shall not exceed 125 feet anywhere within the Downtown Urban Village (DUV).
 - (d) (a) Parapet walls are required for flat or low-slope roofs and shall be a minimum of 44 maximum 40 inches tall, measured from the top of the highest slab of the for a flat roof.
 - (e) (b) Any objects/structures, such as for mechanical equipment or recreational use, shall not encroach into the highlighted area in Figure 43 32 and shall not exceed maximum 15 feet in height, measured from the top of the parapet wall.
 - (i) Stair and elevator towers shall be exempt from the highlighted area Figure 43 32 provided that they be a design element, consistent with the architectural concept of the building.
 - (f) For floor elevations and ceiling heights, see Sec. 4.04.L.

Table 33 Permitted Heights by Story

Building Types	Ground Story	Story 2+
Flexible Block Flex Building	14 ft. (min.) — 18 ft. (max.)	9 ft. (min.) — 12 ft. (max.)
Rowhouse Stacked Apartment	10 ft. (min.) — 14 ft. (max.)	8 ft. (min.) — 12 ft. (max.)
Single Family House	9 ft. (min.) — 12 ft. (max.)	

Key
 Permitted —●
 Non-Permitted —○

Figure 32 Parapet Wall and Roof Object Siting

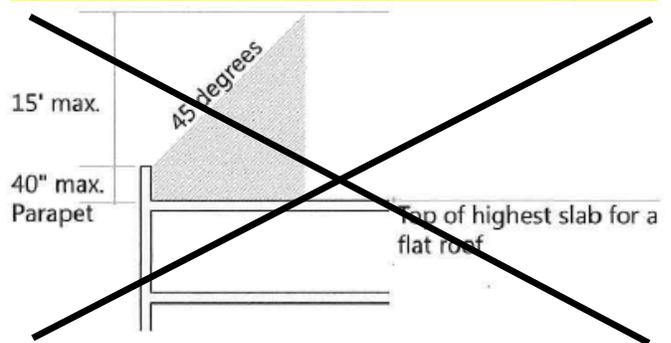
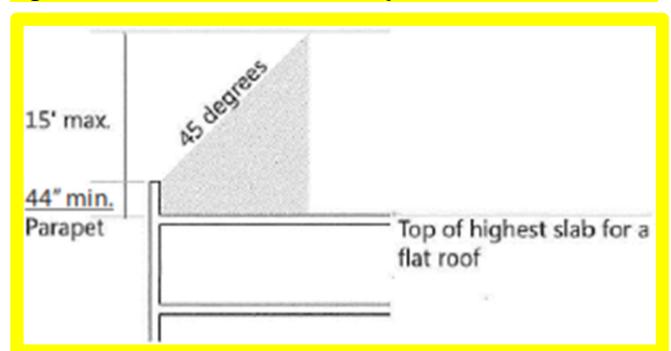


Figure 43 Parapet Wall and Roof Section



- 2. Building massing.** Buildings shall be constructed as variable masses, with applied horizontal and vertical extrusions to create the desired building form.
- No building shall occupy more than 250 feet of continuous frontage, along any street within the **Downtown zoning district, DUV.**
 - For building articulation, a break in building facade shall occur every 60 feet maximum on buildings that occupy 150 feet, or more, of continuous frontage.
 - Break in building facade shall be recessed from the **building frontage build-to-line**, up to two feet maximum and shall be at a minimum, be the height of the **first two stories base element** of the building, where required.

3. Density. Maximum residential density is determined by sector. Sec. 3.01 establishes the maximum density allowed in each sector. Criteria for bonus density are found in Sec. 1.05.C. 4. Multi-family residential buildings shall meet the density requirements, as identified in the residential density map:

5. Residential components of a multi-family dwelling units, Figure 33, shall be any combination of the following dwelling units:

- Flat: A single story dwelling unit, occupied by one household.
- Loft: A double story height dwelling unit with or without mezzanine, occupied by one household.
- Townhouse: A two- or more story dwelling unit, occupied by one household.

6. All residential units shall be 24 inches minimum above flood level criteria or average crown of the road, whichever is greater.

I. Accessory structures.

1. Accessory structures shall be permitted with specifically allowed building types Table 34, within the Urban Village (UV) and the Neighborhood Village (NV) sectors:

1. 2. Accessory structures shall be subject to all required minimum setbacks of the frontage type sector, section 4.03. 3.02 A. D.1., and must be ten feet minimum from the principal building, Figure 34.

2. 3. The height of an accessory structure shall not exceed 14 feet, measured from the average crown of the road to the highest point on the roof, the minimum allowed height of the principal building on-site.

J. Accessory dwellings.

1. Accessory dwellings shall be permitted within the principal building or accessory structures. Only a single accessory dwelling is allowed on a lot and specifically allowed building types, section 4.04 C., E.10.(a), within the Urban Village (UV) and the Neighborhood Village (NV) sectors.

2. The height of an accessory dwelling shall be one story in height and shall not exceed 600 square feet area.

- A flat, section 4.03 H.5.(a), may be located on the second floor of an accessory structure when first floor is occupied by a private garage.
- Accessory dwellings shall not have a culinary facility within unit.

Figure 33 Types of Dwelling Un

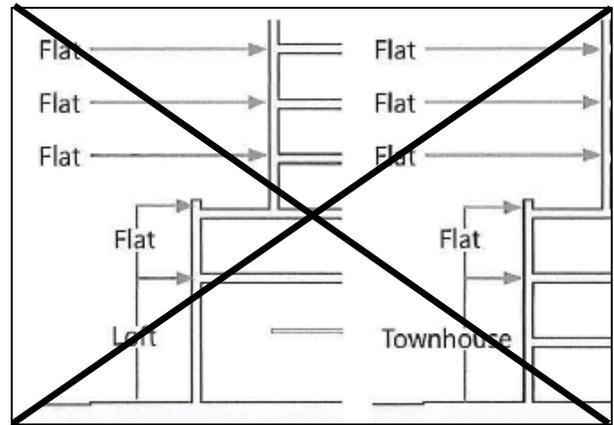
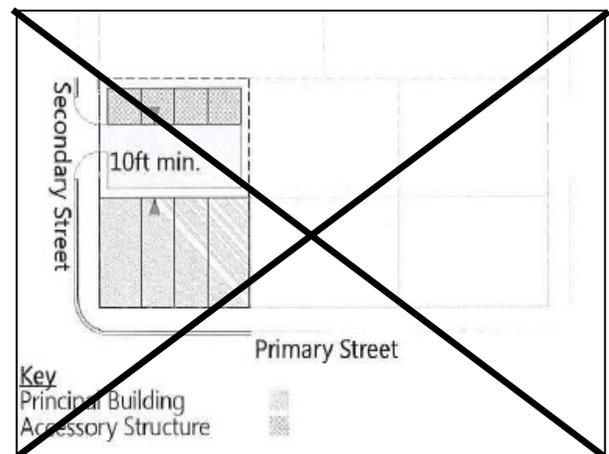


Table 34 Accessory Structure

	UV	NV	
Building Types	Accessory Structure		Height (max.)
Flexible Block	○		N/A
Flex Building	○		N/A
Rowhouse	●		2-stories
Stacked Apartment	●		2-stories
Single Family House	●		2-stories
Key			
	●		Permitted
	○		Non-Permitted

Figure 34 Accessory Structures



K. Lighting.

1. All lighting shall comply with the following:
 - (a) Lighting shall be provided in these areas: Driveways and parking areas, sidewalks and pedestrian paseos, commercial establishments, entryways, recreation areas and multi-family common areas and entryways.
 - (i) Lighting of these area shall comply with section 30-60.6, Lighting of the Village of Palmetto Bay Code.
 - (b) All light fixtures shall be of a pedestrian scale, with a maximum height of 18 feet and a maximum spacing between fixtures of 60 feet.
2. The type and style of light fixtures shall be approved by the director, based on uniformity of types, location, right-of-way width along streets and illumination and light trespass.
 - (a) Light standards shall meet and maintain the recommended luminance range and uniformity for each use and/or structure, as specified in the latest issue of the Illuminating Engineering Society of North America's (IESNA) publication.
 - (b) Light standards shall meet and maintain the recommended luminance range to minimize light trespass, as specified in the latest issue of the Illuminating Engineering Society of North America's (IESNA) publication.

L. Floors and Ceilings

1. Standards in this code establish minimum or maximum dimensions for floor elevations and minimum dimensions for ceiling heights. Figure 44 and Table 32 illustrate how these standards are measured:
 - (a) Floor elevations are measured from the existing or anticipated sidewalk to the top of the finished floor of the ground story.
 - (b) Ceiling heights are measured from the top of the finished floor to the underside of the finished ceiling of each story.
2. For the maximum height of buildings, see Sec. 4.04.H.

Figure 44 Floor and Ceiling Measurements

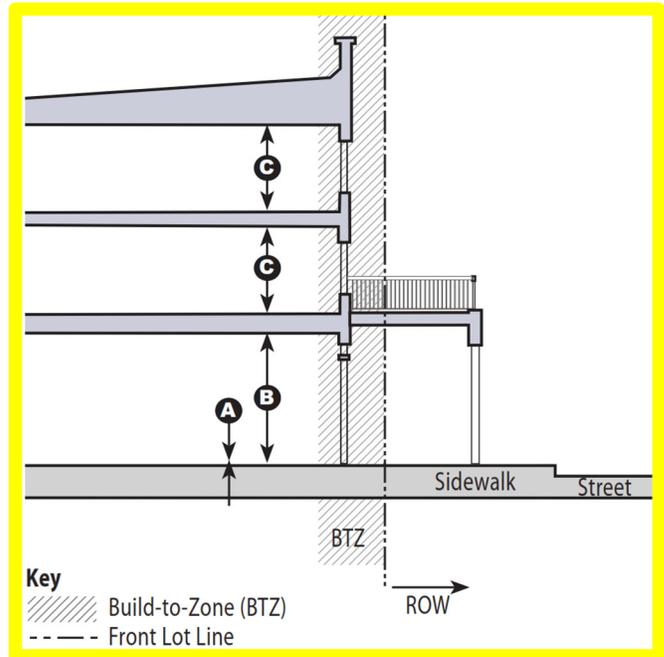


Table 32 Floor and Ceiling Measurements

Elevation of ground-story floor above sidewalk	A
Minimum height of ground-story ceiling	B
Minimum height of upper-story ceilings	C

M. New Streets and Alleys

1. **New Streets Plan.** The New Streets Plan (Figure 3 in Sec. 2.03) shows the location of new streets and alley needed to create an improved network of streets and blocks to achieve the Downtown goals of the Village of Palmetto Bay.
2. **Construction and Dedication Required.** Developers shall construct and dedicate all portions of a new street or alley shown on Figure 3 that are contained within a development site or on abutting land under common control.
 - (a) New streets and alleys shall be constructed in the same general location as shown in the New Streets Plan (Figure 3). A developer may propose a minor modification to the location during the site plan approval process. If the modified location would provide equivalent access and functionality and would not negatively affect abutting landowners or diminish the usefulness of the proposed improvements to the street network, the modification may be approved by staff during the site plan review process, or for applications that require public hearing review, may be approved by the Village Council.
 - (b) For new alleys only, a development proposal for an entire block may request the elimination of proposed alleys within that block. If the proposed site and building configuration would accommodate all functions of the proposed alley(s) in an acceptable manner, the elimination may be approved by staff during the site plan review process, or for applications that require public hearing review, may be approved by the Village Council.
3. **Design and Construction Standards.** New streets and alleys shall be constructed using the thoroughfare standards in Sec. 5 for the street type designated on Figure 5.
 - (a) New rights-of-way shall be of the widths specified in Sec. 5.
 - (b) The right-of-way elements described in Sec. 5 shall be constructed by the developer concurrently with the development. The Miami-Dade County Complete Streets Design Guidelines shall be followed when Sec. 5 does not provide specific design guidance, for instance as to driveway widths, street tree spacing, curb radii at intersections, etc. Pavement, subgrade, drainage, and utilities must meet the construction specifications in the Miami-Dade County Public Works Manual.
 - (c) After formal acceptance by the Village, the right-of-way shall be dedicated to the Village. The Village retains the right to reject the dedication and require an acceptable alternative, which may include private maintenance and a guarantee of perpetual public access or dedication to another governmental entity.
4. **Extending Beyond Development Site.** In some instances, a new street or alley shown on Figure 3 may not be contained on a single development site or on abutting land under common control.

- (a) When a new street is proposed to continue onto land controlled by others, the street shall include a temporary termination acceptable to the Village Manager.
- (b) When a new street or alley runs along the border between a development site and abutting parcels, the developer shall construct the entire street or alley on the edge of the development site.

N. Streetscape Improvements Generally

1. **Streetscape Improvements Required.** Section 5 identifies thoroughfare standards for new and existing streets that will implement the Village of Palmetto Bay's vision for a multi-modal, ped/bike-friendly street network.
 - (a) While developing and redeveloping property in the DV, DG, and UV sectors, the specified sidewalk, on-street parking, and landscape area improvements for all street frontages of development sites must be included in the application for site plan review (see Sec. 1.05.B).
 - (b) These improvements must implement the thoroughfare standards in Section 5 and must be constructed at the developer's expense concurrently with the development.
2. **Exceptions.** These streetscape improvement requirements will not apply under certain circumstances:
 - (a) When development is proposed on a parcel with 100 feet or less of street frontage and the improvements in Section 5 have not been completed or required for any other parcels on that block face; or
 - (b) When the authority with jurisdiction over the right-of-way refuses permission to construct the streetscape improvements using the standards in Section 5 or using any lesser standards that are acceptable to the Village Manager.
3. **Sidewalk Easements Required.** For properties that front on 'Primary' or 'Secondary' streets where the existing right-of-way is only 40 feet wide, a 5-foot perpetual sidewalk easement must be dedicated prior to commencement of development (see Secs. 5.05 and 5.07).

O. Streetscape Improvements on Franjo Road

1. **Purpose.** Franjo Road from Indigo Street to northbound US 1 is identified on the Street Type Plan as the emerging civic heart of the Downtown (see Figure 5 in Sec. 2.05). Franjo Road will become the vital and walkable center of the entire Village of Palmetto Bay as its many civic activities are complemented with mixed-use buildings and ground-level shops.
2. **Right-of-way Dedication Required.** To maximize walkability and support civic activities and shops, the Village intends to rebuild portions of Franjo Road at public expense. During the development or redevelopment process, properties on the west side of Franjo Road from Hibiscus Street to SW 174th Street must dedicate the missing western portion of the anticipated 70-foot right-of-way for Franjo Road. This dedication of right-of-way may qualify a development for bonus building height; see Sec. 1.09.B.2 and Figure 4
3. **Sidewalk Easements Required.** For properties that front on Franjo Road from Indigo Street to northbound US 1, a 12-foot perpetual sidewalk easement must be dedicated prior to commencement of development (see Sec. 5.02).

Section 4.05 Architectural Features for All Frontage Types

This section describes a variety of architectural features and provides standards and/or dimensions for each. Some architectural features are required for certain frontage types, as indicated in Table 33 below. Other architectural features are optional (except where noted); to encourage their use, this section often allows them to extend beyond the exterior wall

provided this code's standards for that feature are met. Each required and optional architectural feature is described on the following pages. Table 33 below defines which architectural features are required and which are optional; architectural features are listed on the top row and frontage types are listed in the left column.

Table 33 Required & Optional Architectural Features

		ARCHITECTURAL FEATURES										
		Transpar- ency	Main Entrance	Gallery	Store- front	Fore- court	Stoop	Porch	Canopy	Awning	Balcony	Bay Window
FRONTAGE TYPES	Gallery	■	■	■	■*	■	□	□	□	□	□	□
	Storefront	■	■	□	■	■	□	□	□	□	□	□
	Forecourt	■	■	□	■*	■	□	■	□	□	□	□
	Stoop	■	■	□	□	□	■	□	□	□	□	□
	Porch	■	■	□	□	□	□	■	□	□	□	□
	Canopy	■	■	□	■*	■	□	□	■	□	□	□
	Lobby	■	■	□	■*	■	■	■	□	□	□	□
	Service	□	□	□	■*	■	□	□	□	□	□	□

Key:

- Required ■
- Allowed □
- Allowed in upper stories □
- Not allowed □

Special requirement: ■*

For developments with gross floor area greater than 150,000 sq. ft., a minimum of 10% of the building frontage must be constructed with the storefront architectural feature; see Sec. 4.05.D.

A. Façade Transparency.

1. Transparency means the amount of transparent window glass or other openings in a building's facade along a street frontage, relative to the overall surface area of the facade. This ratio is expressed as a percentage and is calculated separately for the ground story of a facade and for each upper story.
2. Building facades along a street frontage must meet the minimum facade transparency requirements in Table 34 to provide natural surveillance of sidewalks and streets, to provide interior daylight, and to allow clear views into storefronts.
3. Façade transparency percentages are calculated for the area between the finished floor and finished ceiling of each story along each street frontage. For the purposes of these measurements:
 - (a) Glazed windows and doors with tinted glass or applied films will be considered transparent if they transmit at least 50% of visible daylight.
 - (b) The transparent area of windows and doors includes rails and stiles as well as muntin bars and other separators within primarily glazed areas; but the transparent area excludes outer solid areas such as jambs, sills, and trim.

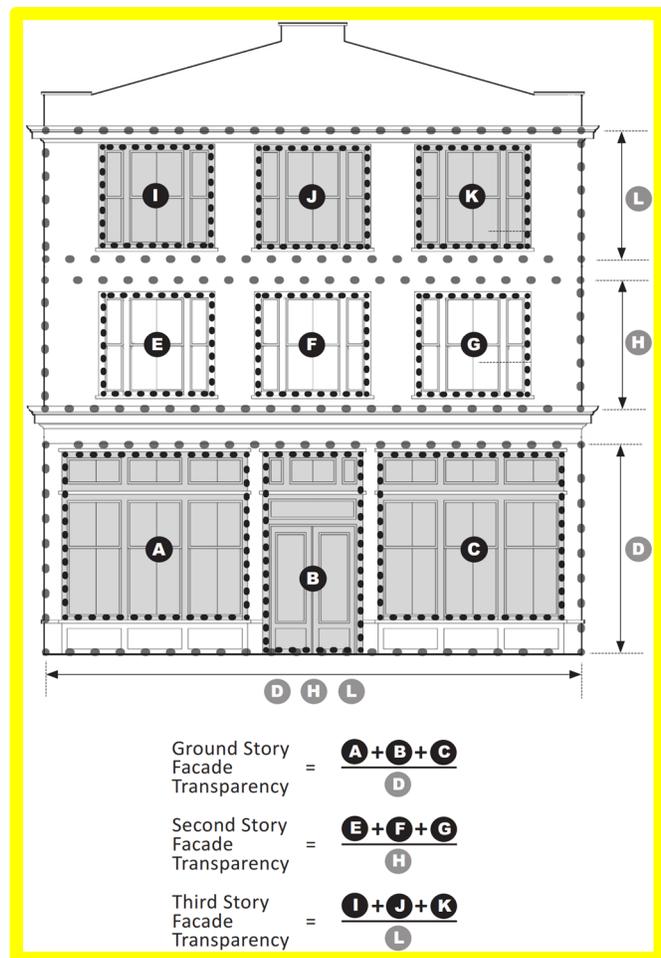
B. Main Entrance.

1. A building's main entrance is its principal point of access for pedestrians. All buildings must have their main entrance facing a street frontage or a courtyard or forecourt that is entered from a street frontage. Additional entrances are encouraged.
2. Buildings fronting on more than one street must have a main entrance along the building's primary frontage, which is the highest priority street type as identified in the Street Type Plan, Figure 5, and must have another main entrance where required by the frontage type facing other streets.
3. Public entry and exit doors which swing outward must be recessed into the facade a minimum of three feet if the building abuts an existing or future sidewalk.
4. Additional rules for storefront doors are provided in 4.05.D.

Table 34 Façade Transparency Percentages

FRONTAGE TYPE	GROUND STORY	EACH UPPER STORY
Gallery	30% min.	20% min.
Storefront	70% min.	40% min.
Forecourt	30% min.	20% min.
Stoop	20% min.	20% min.
Porch	20% min.	20% min.
Canopy	30% min.	20% min.
Lobby	30% min.	20% min.
Service	0% min.	0% min.

Figure 48 Calculating Façade Transparency



C. Gallery.

1. A gallery is a roofed promenade extending along the wall of a building and supported by arches or columns on the outer side. A gallery shields space below like a canopy but provides usable space above, either private open space or fully enclosed space. Depending on its design, a gallery can be an arcade, a colonnade, or a primarily decorative feature.
2. To encourage the construction of galleries, galleries are allowed to project horizontally beyond the closest point to a property line where an exterior wall may be constructed, including over a public right-of-way. See Sec. 4.05.I for allowances and limitations on such encroachments. To qualify for these encroachments, the gallery must meet the following requirements:
 - (a) The depth and elevation of the gallery must meet the requirements in Table 35.
 - (b) The space below the gallery must be at the same elevation as, and accessible from, the sidewalk, and must remain as unscreened, open, unairconditioned space.
 - (c) The columns supporting the gallery must be at least 2 feet from an existing or planned curb and may not be placed at any other location in a public sidewalk.
 - (d) Additional requirements apply to galleries in the gallery frontage type; see Sec. 4.03.C.

Figure 49 Gallery Section and Plan

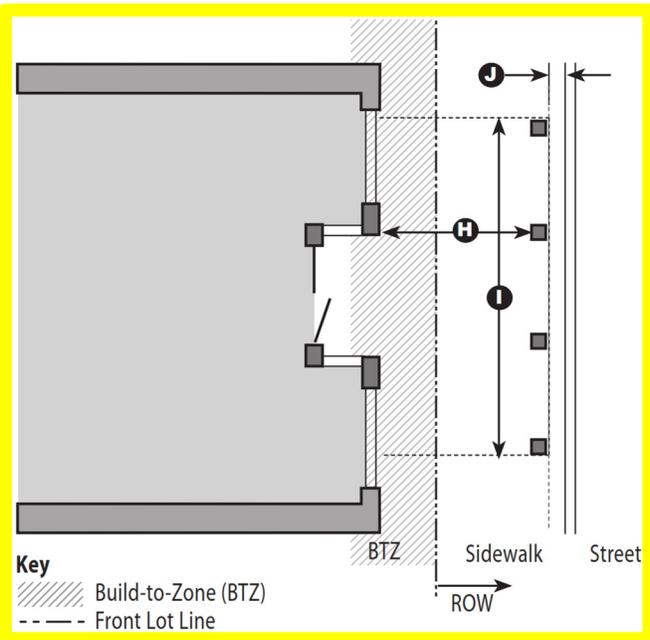
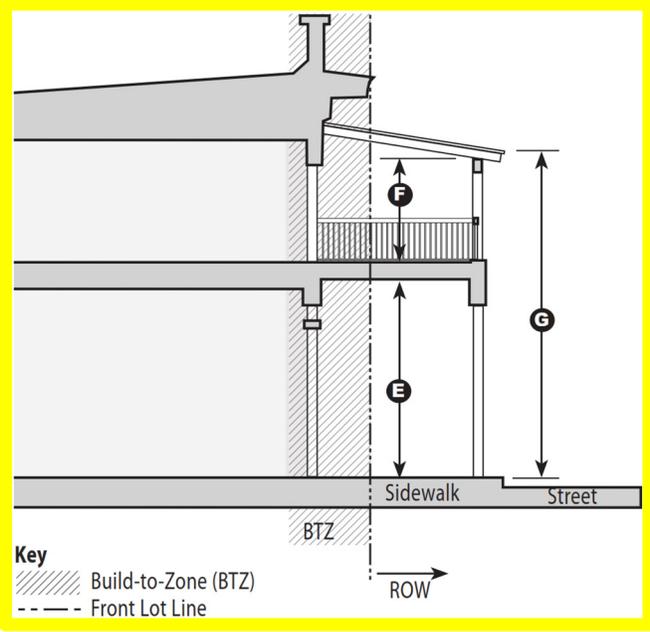


Table 35 Gallery Dimensions

Dimension	Key
Ceiling height	12' min. clear for ground story 9' min. clear for upper story
Overall height	2 stories max.
Depth	8' min. clear path for pedestrians
Width	10' min.
Setback from curb	2' min.
Cumulative gallery width	70% of building frontage min. (for gallery frontage type only)

D. Storefront.

1. A storefront is a flexible space at the sidewalk level that is directly accessible by pedestrians and suitable for retail sales. A storefront has a mostly transparent façade and a gallery, canopy, or awning that shades the storefront's window and doors and the sidewalk. Main entrances to each storefront open directly onto the sidewalk or onto a forecourt. Storefronts may be the primary purpose of the ground story, or storefronts may be used to line other portions of a building such as a parking garage or a larger store.
2. To encourage the construction of appropriately scaled storefronts, the following requirements must be met:
 - (a) Storefronts must meet the requirements in Table 36.
 - (b) Storefronts must remain accessible from the sidewalk during business hours.
 - (c) Storefront windows must be shaded by a gallery, canopy, or awning as described in Sec. 4.04.
 - (d) Storefront windows may not be made opaque by window treatments (except for operable sunscreens inside the window or room). Reflective and frosted glass is prohibited on storefronts.
 - (e) Storefront doors shall contain at least 60 percent transparent glass. Solid doors are prohibited.
 - (f) Storefronts shall have an expression line between the first and second story; see Figure 51.
 - (g) Additional requirements apply to storefronts in the storefront frontage type; see Sec. 4.03.B.
3. The storefront architectural feature is required in the storefront frontage type; see Sec. 4.03.B.
4. For developments with gross floor area greater than 150,000 sq. ft., a minimum of 10% of the building frontage must be constructed with the storefront architectural feature. Table 33 in Sec. 4.05 defines the frontage types where this architectural feature may be constructed.

Figure 50 Storefront Section and Plan

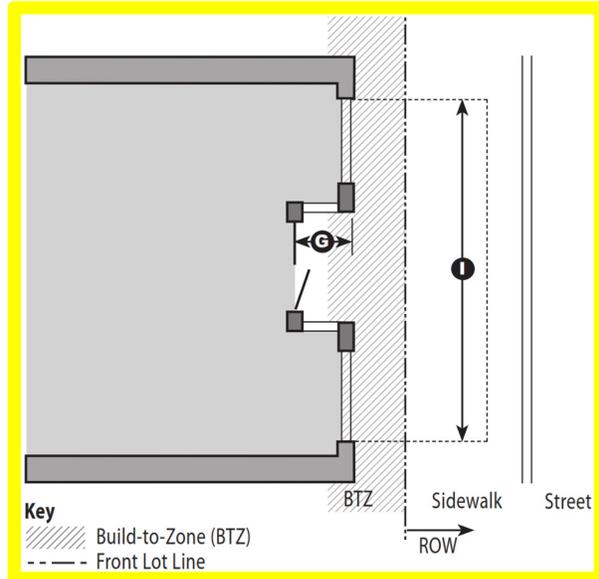
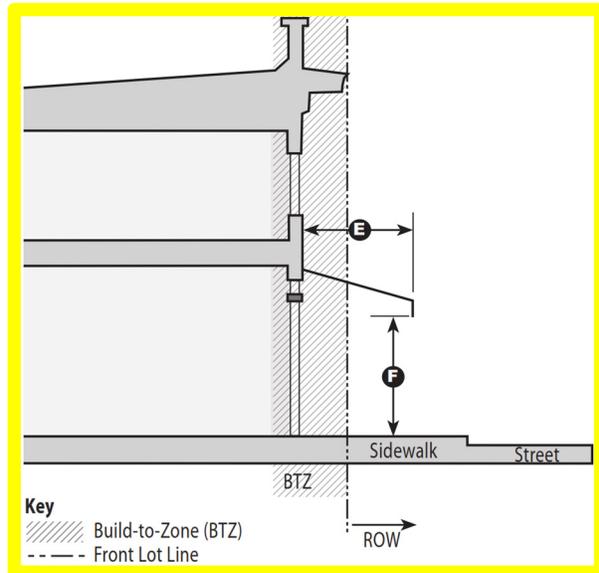


Figure 51 Storefront Facade



Table 36 Storefront Dimensions

	Dimension	Key
Cover depth	4' min., see Sec. 4.05.L for max.	E
Cover height	10' min. clear	F
Door recess	5' max.	G
Cumulative storefront width	70% of façade width min. (for storefront frontage type only)	I
Window sills	1' min., 3' max. above sidewalk	K
Top of windows	8' min. above sidewalk	L
Expression line	10' min. and below second story	M
Transparency	(see Sec. 4.05.A)	
Door intervals	no more than 50' apart (for storefront frontage type only)	

E. Forecourt.

1. A forecourt is a small private open space that is open to the sidewalk and bounded on two or three sides by the exterior walls of buildings. Forecourts can be at sidewalk level or elevated at the top of an exterior staircase. The main entrance to the building can be reached from the forecourt or directly from the sidewalk. Forecourts can be semi-public in commercial contexts such as restaurants, storefronts, or office buildings. Forecourts can also be used along auto-dominated thoroughfares to provide well-shaped, intimately sized outdoor spaces.
2. To encourage the construction of appropriately scaled forecourts, the width of a forecourt will be considered as if were part of the building's primary frontage for purposes of meeting the frontage percentage standards in Sec. 4.04.G. To qualify for this allowance, the forecourt must meet the following requirements:
 - (a) The width and depth of forecourts must meet the requirements in Table 37.
 - (b) Forecourts must remain accessible from the sidewalk in commercial contexts such as restaurants, storefronts, or office buildings.
 - (c) Additional requirements apply to forecourts in the forecourt frontage type; see Sec. 4.03.C.

Figure 52 Forecourt Section and Plan35

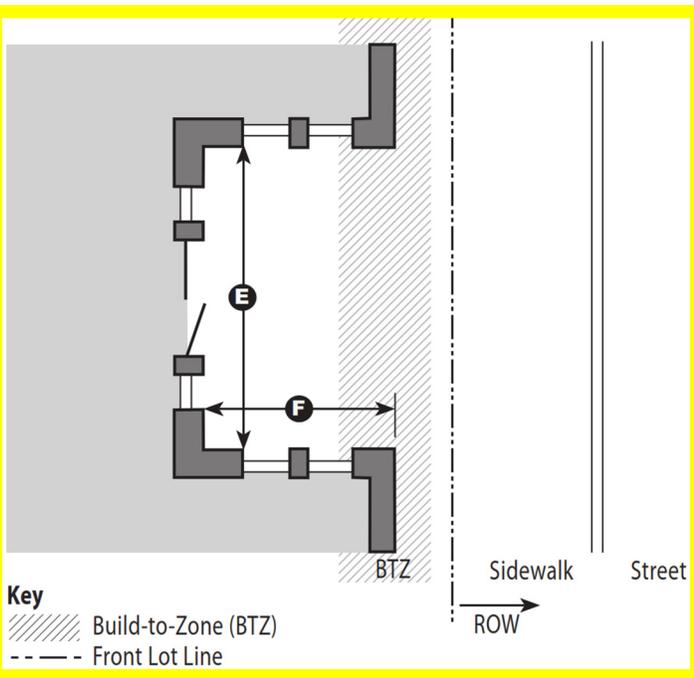
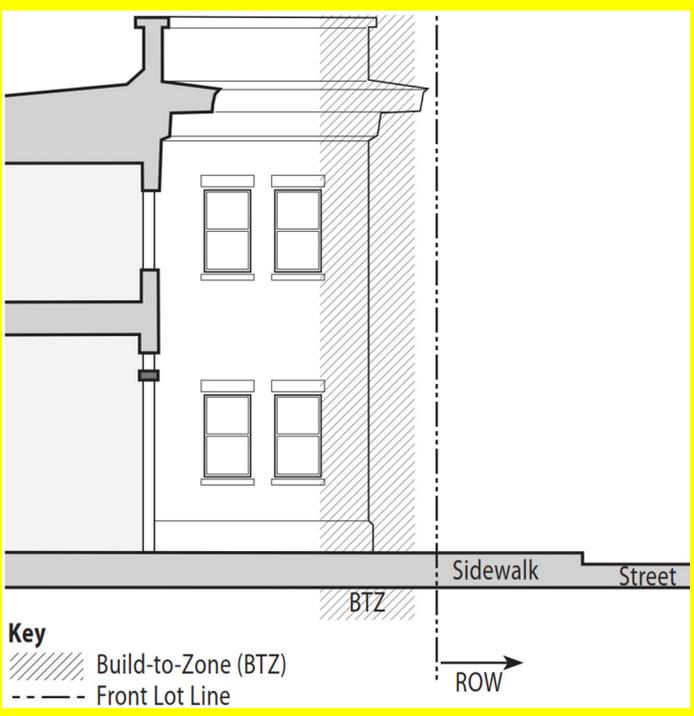


Table 37 Forecourt Dimensions

Dimension	Key
Width of individual forecourts	15' min.; 30% max. of building frontage except for forecourt frontage type E
Depth	10' min., 40' max. E
Width of combined forecourts	20% min., 40% max. of building frontage (for forecourt frontage type only) E

F. Stoop.

1. A stoop is a staircase and elevated entrance platform leading to the main entrance of a building. Stoops are generally taller than porches to match the higher ground-story floor levels that are needed to maintain privacy in urban areas.
2. To encourage the construction of stoops, stoops are allowed to project horizontally beyond the closest point to a property line where an exterior wall may be constructed, but never over a public right-of-way. See Sec. 4.05.L for allowances and limitations on such encroachments. To qualify for these encroachments, the stoop must meet the following requirements:
 - (a) The depth and elevation of the stoop must meet the requirements in Table 38.
 - (b) The stoop must be accessible from the sidewalk. Stairs from the stoop may descend forward or to either side.
 - (c) Stoops must remain as unscreened, open, unairconditioned parts of a building.
 - (d) Requirement for the height and strength of railings are provided by the Florida Building Code. Railings or other structures surrounding the stoop may not exceed the height required by the Florida Building Code and must be at least 80% transparent.
 - (e) Additional requirements apply to stoops in the stoop frontage type; see Sec. 4.03.D.

Figure 53 Stoop Section and Plan

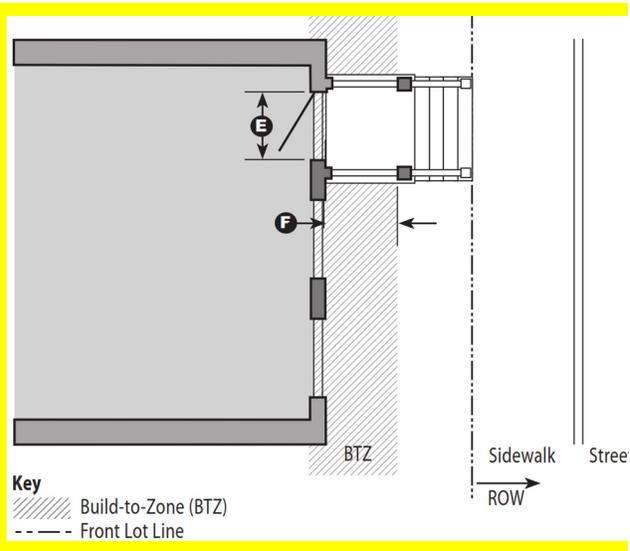
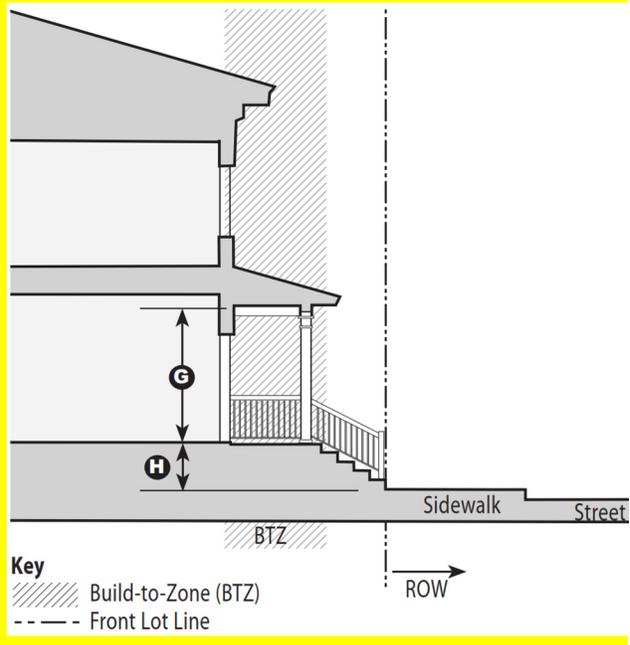


Table 38 Stoop Dimensions

	Dimension	Key
Width	5' min.; 8' max.	E
Depth	5' min.; 8' max.	F
Ceiling height	9' min. clear (if a ceiling is provided)	G
Elevation	3' min. above sidewalk	H
Railing transparency	80% min.	

G. Porch.

1. A porch is an elevated roofed entrance to a building that is large enough to function as private outdoor living space. Porch floors are at the same level as the ground story floors, which are elevated above the sidewalk to ensure privacy within the building.
2. To encourage the construction of porches, porches are allowed to project horizontally beyond the closest point to a property line where an exterior wall may be constructed, but never over a public right-of-way. See Sec. 4.05.L for allowances and limitations on such encroachments. To qualify for these encroachments, the porch must meet the following requirements:
 - (a) The depth, ceiling height, and elevation of the porch must meet the requirements in Table 39.
 - (b) The porch must be accessible from the sidewalk. Stairs from the porch may descend forward or to either side.
 - (c) Porches must remain as open, unairconditioned parts of a building.
 - (d) Requirement for the height and strength of railings are provided by the Florida Building Code. Railings or other structures surrounding the porch may not exceed the height required by the Florida Building Code and must be at least 80% transparent.
 - (e) Porches may have multi-story verandas and/or balconies above.
 - (f) Additional requirements apply to porches in the porch frontage type; see Sec. 4.03.E.

Figure 54 Porch Section and Plan

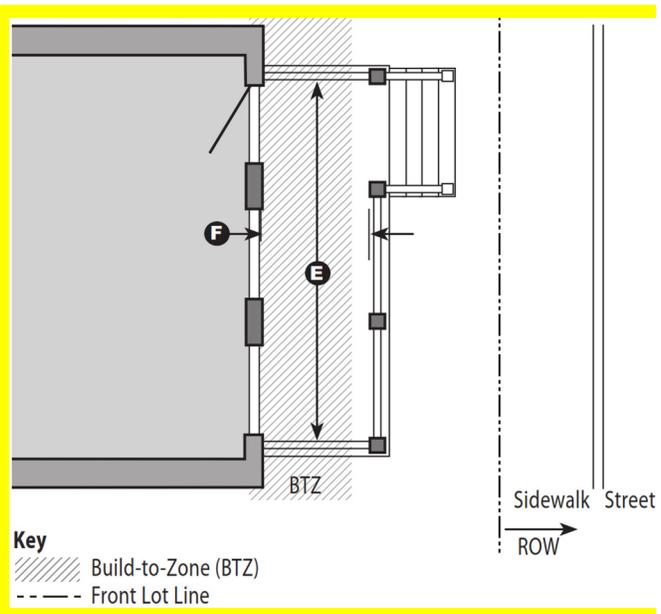
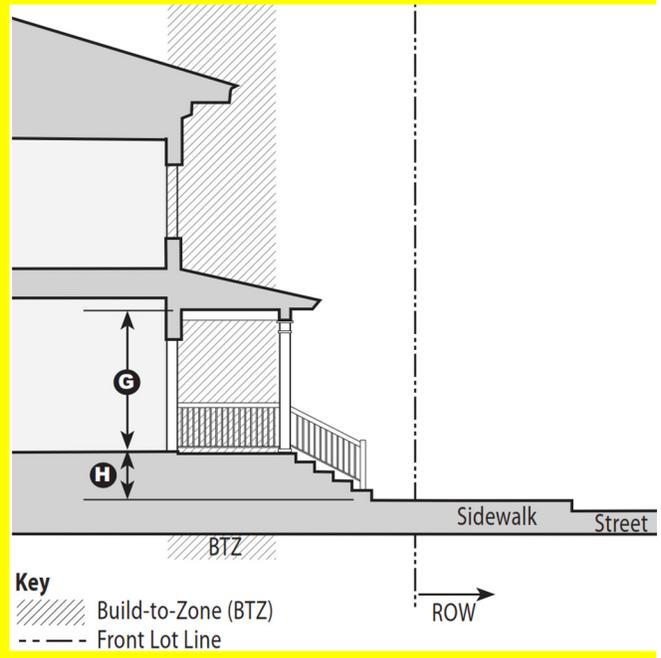


Table 39 Porch Dimensions

Dimension	Key
Width	10' min. (for porch frontage type only)
Depth	8' min. clear
Ceiling height	8' min. clear (if a ceiling is provided)
Elevation	2' min. above sidewalk
Setback from right-of-way	5' min. in UV sector 10' min. in NV sector
Railing transparency	80% min.

H. Canopy.

1. A canopy is a permanently attached rigid structure that projects outward from a building's exterior wall to shield windows, doors, sidewalks, or other spaces below from the elements.
2. To encourage the construction of canopies, canopies are allowed to project horizontally beyond the closest point to a property line where an exterior wall may be constructed, including over a public right-of-way. See Sec. 4.05.L for allowances and limitations on such encroachments. To qualify for these encroachments, the canopy must meet the following requirements:
 - (a) The depth of the canopy from the face of the building must be at least 8 feet.
 - (b) The height of the canopy from the sidewalk to the underside of the canopy must be at least 10 feet.
 - (c) Additional requirements apply to canopies in the canopy frontage type; see Sec. 4.03.F.

Figure 55 Canopy

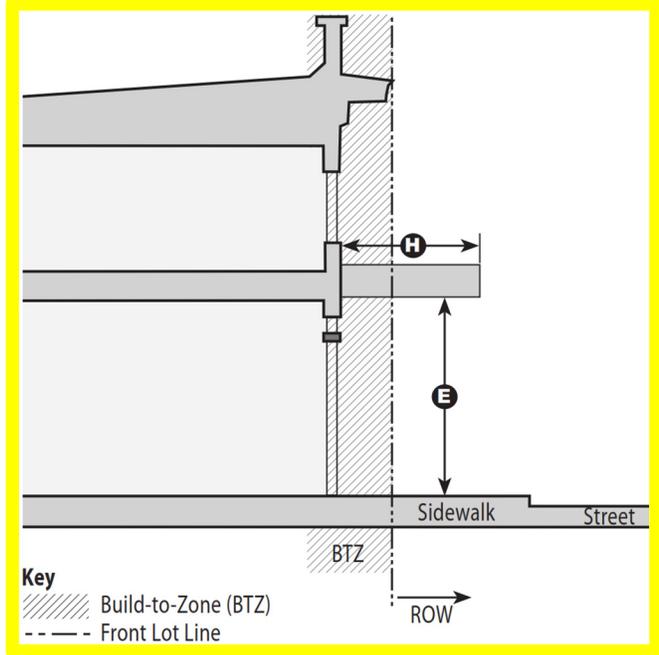


Table 40 Canopy Dimensions

	Dimension	Key
Height	10' min. clear above sidewalk	E
Depth	8' min.	H

I. Awning.

1. An awning is a flexible cover that projects outward from a building's exterior wall to shield a window, door, sidewalk, or other space below from the elements.
2. To encourage the construction of awnings, awnings are allowed to project horizontally beyond the closest point to a property line where an exterior wall may be constructed, including over a public right-of-way. See Sec. 4.05.L for allowances and limitations on such encroachments. To qualify for these encroachments, the awning must meet the following requirements:
 - (a) The depth of the awning from the face of the building must be at least 4 feet.
 - (b) The height of the awning from the sidewalk to the underside of the awning must be at least 10 feet.
 - (b) High-gloss or plasticized fabrics are prohibited.
 - (c) Backlighting of awnings is prohibited.

Figure 56 Awning

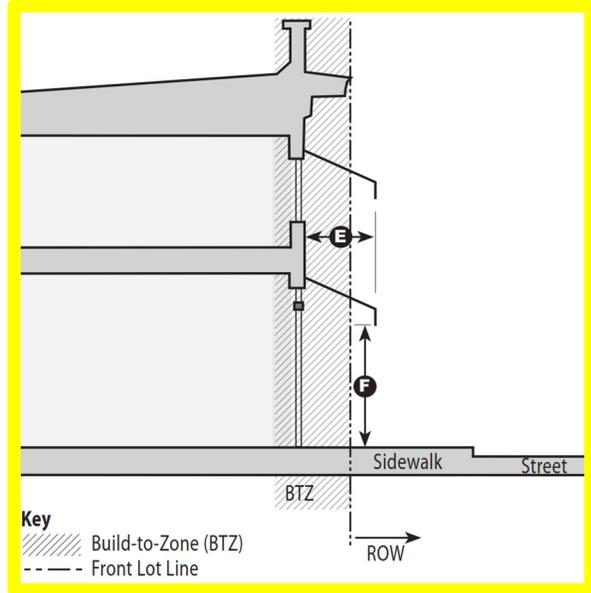


Table 41 Awning Dimensions

	Dimension	Key
Depth	4' min.	E
Height	10' min. clear	F

J. Balcony.

1. A balcony is an unenclosed private open space that typically projects outward from a building's exterior wall.
2. To encourage the construction of balconies, balconies are allowed to project horizontally beyond the closest point to a property line where an exterior wall may be constructed. Balconies in upper stories may also project horizontally over a public right-of-way. See Sec. 4.05.L for allowances and limitations on such encroachments.

Figure 57 Balcony

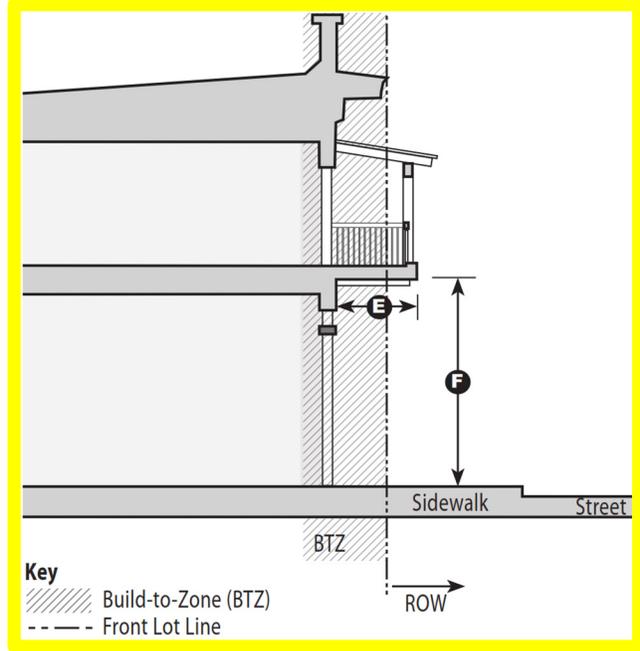


Table 42 Awning Dimensions

	Dimension	Key
Depth	4' min.	E
Height	10' min. clear	F

K. Bay Window.

1. A bay window creates interior space that projects outward from a building's exterior wall.
2. To encourage the construction of bay windows, bay windows are allowed to project horizontally beyond the closest point to a property line where an exterior wall may be constructed. Bay windows in upper stories may also project horizontally over a public right-of-way. See Sec. 4.05.L for allowances and limitations on such encroachments.

Figure 58 Bay Window

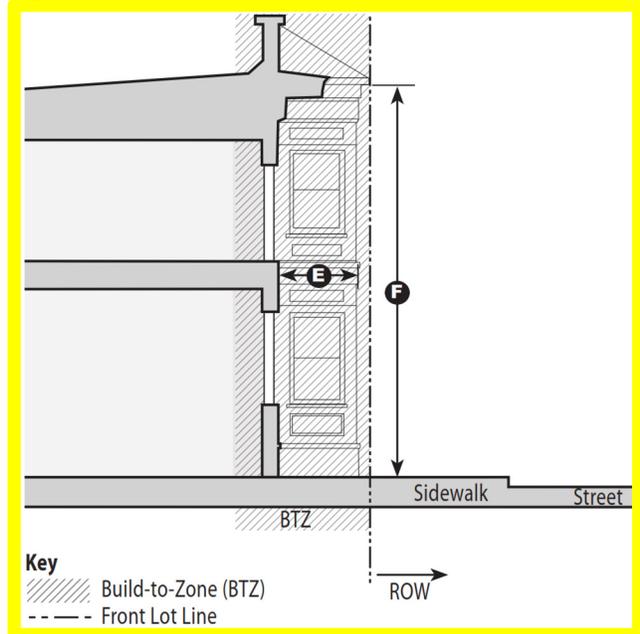


Table 43 Bay Window Dimensions

	Dimension	Key
Depth	4' min.	E
Height	2 stories max.	F

L. Encroachments.

1. Many architectural features described in Sections 4.03 or 4.05 may project beyond the closest point to a property line where an exterior wall may be constructed. Where these features are allowed by Table 33, they may encroach into side or rear setbacks or project forward beyond the build-to zone as described in Table 44, unless Sections 4.03 or 4.05 provide otherwise.
2. Some architectural features described in Sections 4.03 or 4.05 may also extend horizontally over a public right-of-way in accordance with those regulations provided that portion of the feature meets the public property standards in Table 44 and the following additional requirements:
 - (a) Must maintain at least 10' of vertical clearance.
 - (b) May not extend closer than 2' to an existing or planned curb (see Sec. 5 for planned curb locations).
 - (c) Must meet any insurance or liability requirements established by the Village Attorney.
 - (d) Each encroachment over a right-of-way not maintained by the Village must also obtain prior approval from the responsible entity.
3. Sidewalk cafes with outdoor table service may be provided on public sidewalks when in compliance with the Village's Sidewalk Café Ordinance. See Sec. 30-60.17.
4. Signage and lighting may project horizontally up to 2' over a public right-of-way if at least 8' of vertical clearance is maintained. This projection may increase a half foot for each additional foot of vertical clearance, up to 2' of additional projection.

Figure 59 Encroachments

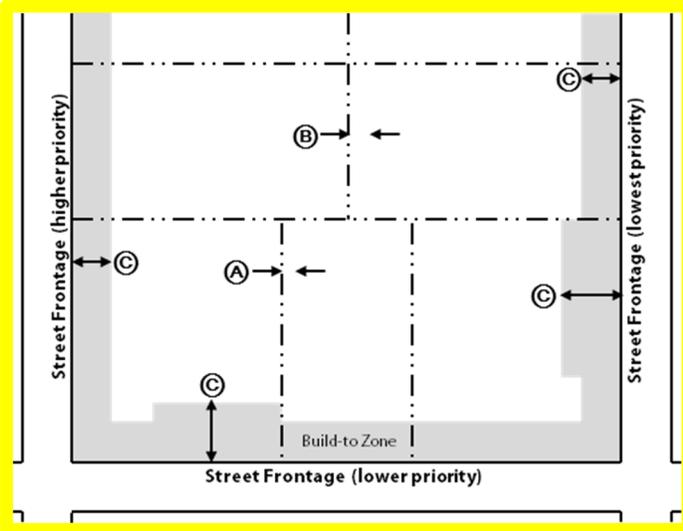


Table 44 Encroachments

	Dimension	Key
Side (interior) (all features)	4' max. into side setback	A
Rear (all features)	4' max. into rear setback	B
Front (on private property)	no max. on private property	C
Except porches in UV	up to 5' from right-of-way	C
Except porches in NV	up to 10' from right-of-way	C
Front (on public property)		
Gallery	up to 2' from curb	
Storefront cover	up to 2' from curb	
Forecourt	not allowed	
Stoop	not allowed	
Porch	not allowed	
Canopy	up to 2' from curb	
Awning	up to 2' from curb	
Balcony	up to 2' from curb	
Bay window (upper story only)	up to 2' from curb	

30-50.23.4 Architecture Standards

Section 4.01 Purpose

This section identifies the range of building types permitted within the Village of Palmetto Bay Downtown Urban Village (DUV). The individual building types are presented in a range of most urban to least urban types. Each type is allowed as identified on the summary Table 30, and its requirements are described on the subsequent pages.

Section 4.02 Permitted Building Types

Subject to the requirements of the applicable sector, a proposed building type shall be designed as one of the building types.

A. Flexible Block

A potential mixed-use building type, occupied by one of or a combination of multi-family residential, commercial or offices at the ground floor and office/multi-family residential units on the floor(s) above. The building is intended to front more than two (2) street frontages and accommodate larger footprint commercial uses or structured parking within the envelope.

B. Flex Building

A potential mixed-use building type, occupied by one of or a combination of multi-family residential, commercial or offices at the ground floor and office/multi-family residential units on the floor(s) above. The building is intended to front no more than two (2) street frontages and the shallower footprint provides a versatile form for smaller lots with programmatic requirements, like service or parking in the rear.

C. Rowhouse

A residential building type that shares a party wall with the structure next to it. Each individual structure is occupied by one residence, on all floors, in an array of at least three (3) structures, side by side along the primary street frontage.

D. Stacked Apartment

A neighborhood scaled, multi-family residential building type with similar residential units throughout all floors of the building. Floor plans are intended to accommodate a variety of unit types.

E. Single Family House

A residential building type that accommodates one primary residence on all floor(s) of the structure and occupies the totality of the site in and of itself.

Table 30

Summary of Permitted Building Types

Building Types	Residential	Commercial/Retail	Office	Lot Width ⁽ⁱ⁾ min.-max.	Lot Depth min.-max.	Sectors			
						DV	DG	UV	NV
(A) Flexible Block	■	■	■	160ft (min.)	160ft (min.)	●	●	●	○
(B) Flex Building	■	■	■	80ft (min.)	100ft (min.)	●	●	●	●
(C) Rowhouse	■	■	■	80ft-125ft	100ft (min.)	○	○	●	●
(D) Stacked Apartment	■	□	□	80ft-200ft	100ft (min.)	○	○	●	●
(E) Single Family House	■	□	□	45ft-100ft	100ft (min.)	○	○	●	●

Key
 Permitted ●
 Non-Permitted ○
 Allowed ■
 Non-Allowed □

(i) Measurement taken from the front property line of each lot.

Section 4.04 Specific Development Parameters by Building Type

Figure 35

Flexible Block Massing

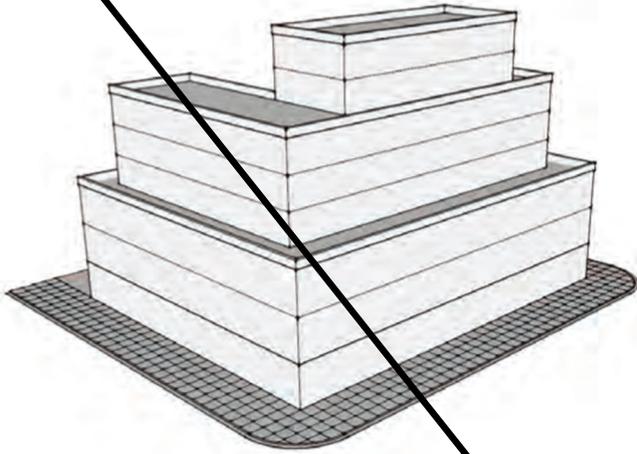


Figure 36

Minimum Lot Size

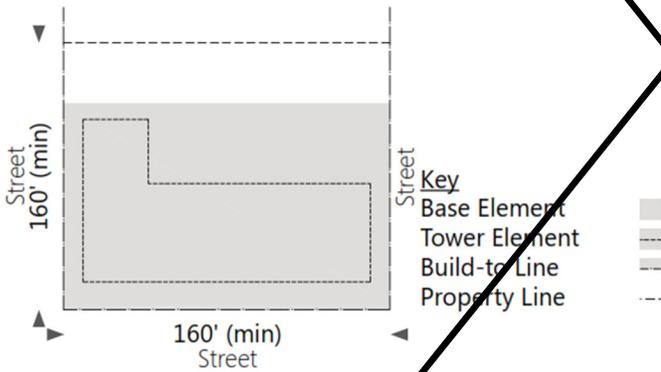


Table 35

On-Site and Off-Site Parking Options

On-Street Parking	
Parking Structure	■ Allowed
Surface Parking	■ Allowed
Tuck Under Parking	■ Allowed
Parking Garage (Private)	□ Non-Allowed
Surface Parking Pad	□ Non-Allowed
Off-Site Parking	
Parking Structure	■ Allowed
Surface Parking	■ Allowed
On-Street Parking	■ Allowed

A. Flexible Block Building

A mixed-use building type, that may accommodate some commercial uses at the ground floor and office/multi-family residential units on the floor(s) above. The building is intended to front more than two (2) street frontages and accommodate larger footprint commercial uses or structured parking within the envelope.

1. Lot Width and Depth
 - (a) All flexible block building types shall be in accordance with Sec.4.03 A in addition to the following:
 - (b) The minimum lot width to accommodate a flexible block building along the primary street frontage shall be 160 feet and the minimum lot depth shall be 160 feet.
2. Access Standards
 - (a) All flexible block buildings shall be accessed in accordance with Sec.4.03 B, in addition to the following:
 - (b) The primary entrance to each unit at the street level shall face and be entered from the highest ranking street. See Sec.2.05 for Street Hierarchy Plan.
 - (c) The primary entrance to the units on floor(s) above shall be accessed through a ground level lobby/courtyard with stairs/elevator connected to a system of corridors leading to the units.
 - (d) Each level of building shall have access to a garage (if applicable) via stairs/elevator.
3. Parking Standards
 - (a) All parking for flexible block buildings shall be in accordance with Sec.4.03 C, in addition to the following:
 - (b) On-Site parking shall be accommodated via parking structure, surface parking, tuck under parking or a combination thereof Table 35.
 - (c) Off-site parking may be accommodated via parking structure, surface parking and on-street parking or a combination thereof Table 35.
4. Services Standards
 - (a) All services for flexible block buildings shall be in accordance with Sec.4.03 D, in addition to the following:
 - (b) Services shall be located out of view of the street and shall not impact the general aesthetic of the architecture of the building.
 - (c) For buildings with street frontages on multiple sides, services should be located to the rear of the lot or screened on the lowest ranking street with an architectural wall, solid fence or landscaped hedge. See Sec.2.05 for Street Hierarchy Plan.
5. Private Open Space Standards
 - (a) All flexible block buildings shall meet the private open space standards set forth in Sec.4.03 E, in addition to the following:
 - (b) All multi-family residential, non-residential and

A. Flexible Block Building continued...

mixed-use developments, with a residential component shall provide a minimum of 15% of the site for common, private open space.

6. Landscape Standards
 - (a) All flexible block buildings shall meet the landscape standards set forth in Sec.4.03 F, in addition to the following:
 - (b) Within the areas designated private open space, tree requirements for the flexible block building typology shall be minimum 20 trees per acre of lot area.
 - (i) a maximum of 35% of the total tree requirement within the private open space on a lot may be met by a payment-in-lieu under the Village Landscape and Open Space Improvement Program. See Sec.1.07 B.
7. Frontage Standards
 - (a) All frontage for flexible block buildings shall be in accordance with Sec.4.03 G, in addition to the following:
 - (b) All flexible block buildings shall have a street level frontage type allowed by sector, according to Table 36.
 - (c) For non-residential use, all habitable, semi public operating spaces at the ground level shall enter from and front the street.
 - (i) all service room, storage closets and private office space shall be located backing corridors or in the rear of the unit, away from the street.
 - (d) For residential uses, only habitable building space shall be oriented towards the street, at the ground level.
8. Building Size and Massing
 - (a) All flexible block buildings shall be in accordance with Sec.4.03 H, in addition to the following:
 - (b) Buildings shall be composed of a base element with secondary tower element(s) of reduced footprint above the base, Figure 37.
 - (i) Each building shall meet requirements for each sector as provided in Sec.3.02 A-D
 - (c) The base element shall occupy a minimum percentage of primary frontage along the street, at the build-to line, by sector, according to Table 32.
 - (i) Balconies on the facade of secondary massing element shall make up no more than 70% of elevation at that story.
 - (d) Above the third story, building mass should step back 15 feet along the primary frontage and 10 feet along all other sides, where applicable.
 - (e) Each building shall be composed of floors programmed with the uses identified in Figure 38.
 - (i). All ground floor units along Franjo Road shall be designed to accommodate commercial/ retail or office uses.
 - (ii) All individual commercial/retail units shall be

Table 36 Permitted Frontage Types by Buildings

Flexible Block	DV	DG	UV	NV
Arcade	●	●	●	-
Storefront	●	●	●	-
Forecourt	●	●	●	-
Stoop	○	○	○	-
Porch	○	○	○	-

Key
 Permitted ●
 Non-Permitted ○
 N/A -

Figure 37

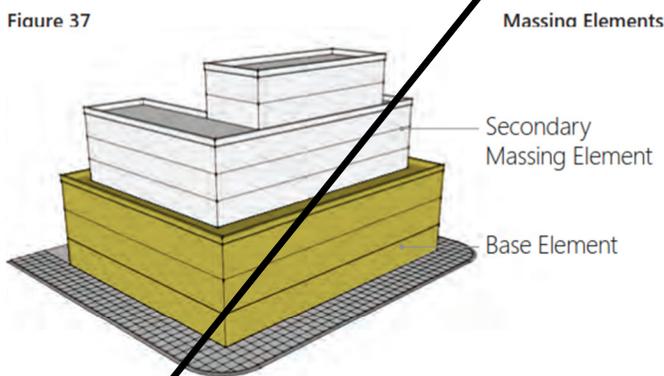
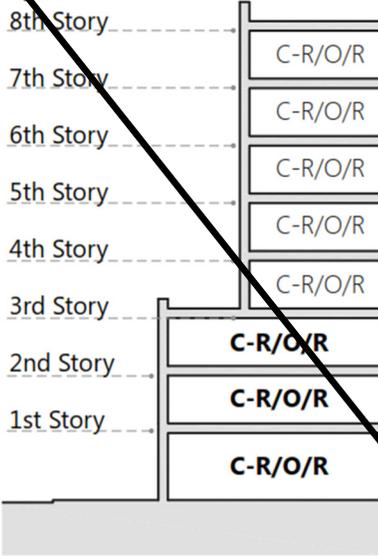


Figure 38

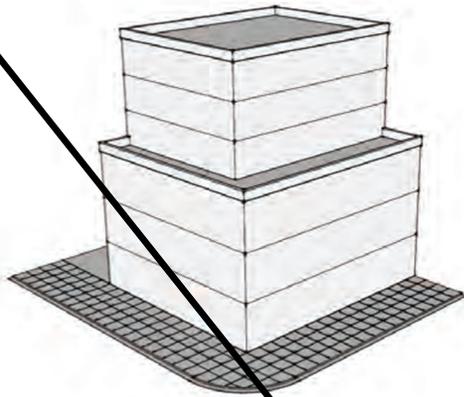


Permitted Uses by Floor

A. Flexible Block Building continued...

- limited to 12,500 sq.ft. maximum area.
- (iii) Buildings with multiple street frontages shall provide fenestration on all sides facing the street.
- (iv) A minimum of 30% of the total building facade shall be fenestrated with windows along all street frontages.
- f. Each unit within the building, regardless of use shall have outdoor exposure and access to open space.
- 9. Accessory Structures
 - (a) Accessory structures shall not be permitted.
- 10. Accessory Dwellings
 - (a) Accessory dwellings shall not be permitted.
- 11. Lighting Standards
 - (a) All flexible block buildings shall be in accordance with Sec. 03 K.

Figure 39



Flex Building Massing

B. Flex Building

A mixed-use building type that may accommodate commercial uses at the ground floor and office/multi-family residential units, of similar configuration on the floor(s) above. The building is intended to front no more than two (2) street frontages and the shallower footprint provides a versatile form for smaller lots with programmatic requirements, like services or parking in the rear.

Figure 40

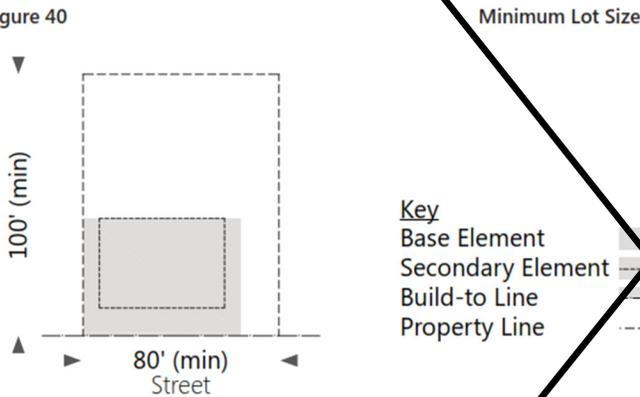


Table 37

On-Site and Off-Site Parking Options

On- Site Parking	
Parking Structure	■
Surface Parking	■
Tuck Under Parking	■
Parking Garage (Private)	□
Surface Parking Pad	□
Off- Site Parking	
Parking Structure	■
Surface Parking	■
On-Street Parking	■

Key
 Allowed ■
 Non-Allowed □

1. Lot Width and Depth
 - (a) All flex building types shall be in accordance with Sec.4.03 A, in addition to the following:
 - (b) The minimum lot width to accommodate a flex building along the primary street frontage shall be 80 feet and the minimum lot depth shall be 100 feet.
2. Access Standards
 - (a) All flex buildings shall be accessed in accordance with Sec.4.03 B, in addition to the following:
 - (b) The primary entrance to each unit at the street level shall face and be entered from the highest ranking street. See Sec.2.05 for Street Hierarchy Plan.
 - (c) The primary entrance to the units on floor(s) above shall be accessed through a ground level lobby/courtyard with stairs/elevator connected to a system of corridors leading to the units.
 - (d) Each level of building shall have access to a garage (if applicable) via stairs/elevator.
3. Parking Standards
 - (a) All parking for flex buildings shall be in accordance with Sec.4.03 C, in addition to the following:
 - (b) On-Site parking shall be accommodated via parking structure, surface parking, tuck under parking or a combination thereof Table 37.
 - (c) On-site parking may be accommodated via parking structure, surface parking and on-street parking or a combination thereof Table 37.
4. Services Standards
 - (a) All services for flex buildings shall be in accordance with Sec.4.03 D, in addition to the following:
 - (b) Services shall be located out of view of the street and shall not impact the general aesthetic of the architecture of the building.
 - (c) For buildings with street frontages on multiple sides, services should be located to the rear of the lot or screened on the lowest ranking street with an architectural wall, solid fence or landscaped hedge, minimum 36 inches to 60 inches maximum. See Sec.2.05 for Street Hierarchy Plan.
5. Private Open Space Standards
 - (a) All flex buildings shall be meet the private open space standards set forth in Sec.4.03 E, in addition to the following:
 - (b) All multi-family residential, non-residential and mixed-use developments, with a residential com

B. Flex Building continued...

ponent shall provide a minimum of 10% of the site for common, private open space.

6. Landscape Standards
 - (a) All flex buildings shall meet the landscape standards set forth in Sec.4.03 F, in addition to the following:
 - (b) Within the areas designated private open space, tree requirements for the flex building typology shall be minimum 20 trees per acre of lot area.
 - (i) a maximum of 35% of the total tree requirement within the private open space on a lot may be met by a payment-in-lieu under the Palmetto Bay Downtown Urban Village (DUV) Landscape and Open Space Program.
7. Frontage Standards
 - (a) All frontage for flex buildings shall be in accordance with Sec.4.03 G, in addition to the following:
 - (b) All flex buildings shall have a street level frontage type allowed by sector, according to Table 38.
 - (c) For non-residential use, all habitable, semi public operating spaces at the ground level shall enter from and front the street.
 - (i) all service room, storage closets and private office space shall be located backing corridors or in the rear of the unit, away from the street.
 - (d) For residential uses, only habitable building space shall be oriented towards the street, at the ground level.
8. Building Size and Massing
 - (a) All flex buildings shall be in accordance with Sec.4.03 H, in addition to the following:
 - (i) Buildings shall be composed of a base element with secondary massing element(s) of reduced footprint above the base.
 - (i) Each building shall meet requirements for each sector as provided in Sec.3.02 A-D.
 - (c) The base element shall occupy a minimum percentage of primary frontage along the street, at the build-to-line, by sector, according to Table 32.
 - (i) Balconies on the facade of secondary massing element shall make up no more than 70% of elevation at that story.
 - (d) Above the third story, building mass should step back 15 feet along the primary frontage and 10 feet along all other sides, where applicable.
 - (e) Each building shall be composed of floors programmed with the uses identified in Figure 42.
 - (i) All ground floor units along Manjo Road shall be designed to accommodate commercial/retail or office uses.
 - (ii) All individual commercial/retail units shall be limited to 12,500 sq.ft. maximum area.
 - (iii) Buildings with multiple street frontages shall provide fenestration on all sides facing the street.

Table 38 Permitted Frontage Types by Buildings

Flex Building	DV	DG	UV	NV
Arcade	●	●	●	○
Storefront	●	●	●	●
Forecourt	●	●	●	●
Stoop	○	○	○	○
Porch	○	○	○	○

Key
 Permitted ●
 Non-Permitted ○
 N/A -

Figure 41

Massing Elements

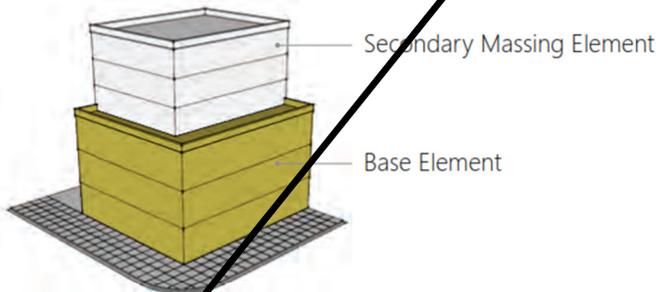
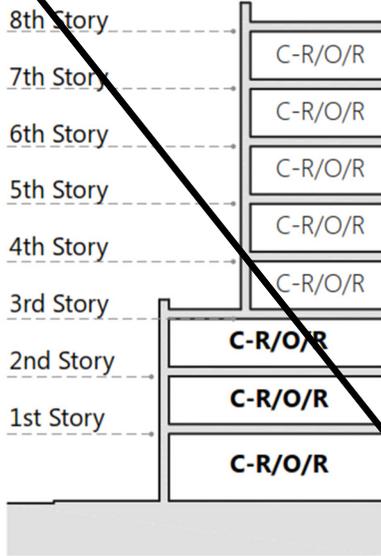


Figure 42

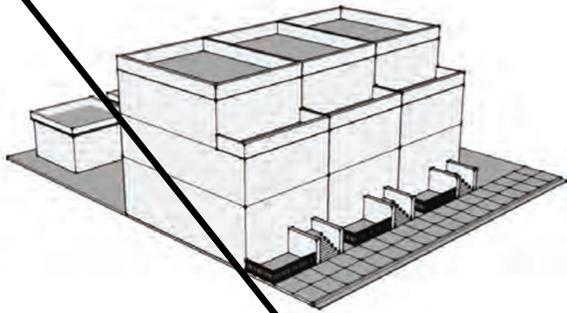


Permitted Uses by Floor

B. Flex Building continued...

- (iv) A minimum of 30% of the total building facade shall be fenestrated with windows along all street frontages.
- f. Each unit within the building, regardless of use shall have outdoor exposure and access to open space.
- 9. Accessory Structures
 - (a) Accessory structures shall not be permitted.
- 10. Accessory Dwellings
 - (a) Accessory dwellings shall not be permitted.
- 11. Lighting Standards
 - (a) All flex buildings shall be in accordance with Sec.4.03 K.

Figure 43

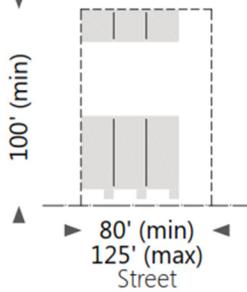


Rowhouse Massing

C. Rowhouse Building

A residential building type that shares a party wall with the structure next to it. Each individual structure is occupied by one residence, on all floors, in an array of at least three (3) structures, side by side along the primary street frontage.

Figure 44



Minimum Lot Size

Key
 Building
 Build-to Line
 Property Line

Table 39

On-Site and Off-Site Parking Options

On-Site Parking		Key	Allowed	Non-Allowed
Parking Structure	<input type="checkbox"/>			
Surface Parking	<input checked="" type="checkbox"/>			
Tuck Under Parking	<input checked="" type="checkbox"/>			
Parking Garage (Private)	<input checked="" type="checkbox"/>			
Surface Parking Pad	<input type="checkbox"/>			
Off-Site Parking				
Parking Structure	<input type="checkbox"/>			
Surface Parking	<input checked="" type="checkbox"/>			
On-Street Parking	<input checked="" type="checkbox"/>			

1. Lot Width and Depth
 - (a) All rowhouse building types shall be in accordance with Sec.4.03 A, in addition to the following:
 - (b) The minimum lot width to accommodate 3 rowhouse units side by side along the primary street frontage shall be 80 feet and the maximum lot width shall be 125 feet. The lot depth shall be 100 feet minimum.
2. Access Standards
 - (a) All rowhouse buildings shall be accessed in accordance with Sec.4.03 B, in addition to the following:
 - (b) The primary entrance to each, individual rowhouse unit shall face and be entered from the highest ranking street. See Sec.2.05 for Street Hierarchy Plan.
3. Parking Standards
 - (a) All parking for rowhouse buildings shall be in accordance with Sec.4.03 C, in addition to the following:
 - (b) On-Site parking shall be accommodated via surface parking, tuck under parking, private parking garage or a combination thereof Table 39.
 - (c) Off-site parking may be accommodated via surface parking, on-street parking or a combination thereof Table 39.
4. Services Standards
 - (a) All services for rowhouse buildings shall be in accordance with Sec.4.03 D, in addition to the following:
 - (b) Services shall be located out of view of the street and shall not impact the general aesthetic of the architecture of the building.
 - (c) For buildings with street frontages on multiple sides, services should be located to the rear of the lot or screened on the lowest ranking street with an architectural wall, solid fence or landscaped hedge. See Sec.2.05 for Street Hierarchy Plan.
5. Private Open Space Standards
 - (a) All rowhouse buildings shall meet the private open space standards set forth in Sec.4.03 E, in addition to the following:
 - (b) All residential, rowhouse development shall provide a minimum of 400 sq. ft. of private open space, per unit.
6. Landscape Standards
 - (a) All rowhouse buildings shall meet the landscape standards set forth in Sec.4.03 F, in addition to the following:
 - (b) Within the areas designated private open space, tree requirements for the rowhouse building

C. Rowhouse Building continued...

typology shall be minimum 20 trees per acre of lot area.

- (i) a maximum of 35% of the total tree requirement within the private open space on a lot may be met by a payment-in-lieu under the Palmetto Bay Downtown Urban Village (DUV) Landscape and Open Space Program.

7. Frontage Standards

- (a) All frontage for rowhouse buildings shall be in accordance with Sec.4.03 G, in addition to the following:
- (b) All rowhouse buildings shall have a street level frontage type allowed by sector, according to Table 41
- (c) For non-residential use, all habitable, semi public operating spaces at the ground level shall enter from and front the street.
 - (i) all service room, storage closets and private office space shall be located backing corridors or in the rear of the unit, away from the street.
- (d) For residential uses, only habitable, building space shall be oriented towards the street, at the ground level.

8. Building Size and Massing

- (a) All rowhouse buildings shall be in accordance with Sec.4.03 H, in addition to the following:
- (b) Buildings shall be composed of a two (2) or three (3) story massing element(s) that meets the requirements for each sector as provided in Sec.3.02 A-D
- (c) The minimum unit frontage shall be 20 feet.
- (d) The building, no less than three (3) rowhouse units, shall occupy a minimum percentage of primary frontage along the street, at the build-to line, by sector, according to Table 32.
- (e) Between the second and third story, buildings shall provide unique architectural detailing/fenestration that unifies all buildings, horizontally, on a lot by lot basis, regardless of building type, at the street elevation.
- f. Each building shall be composed of floors programmed with the uses identified in Figure 45.
 - (i) All individual commercial/retail units shall be limited to 12,500 sqft. maximum area.
 - (ii) Buildings with multiple street frontages shall provide fenestration on all street fronting sides.
 - (iii) A minimum of 30% of the total building facade shall be fenestrated with windows along all street frontages.
- g. For three (3) story rowhouse units only, ground floor may be a separate flat unit type, accessed separately from the primary frontage, with a townhouse dwelling on the second and third floor, accessed by separate stair and front door.

Table 40

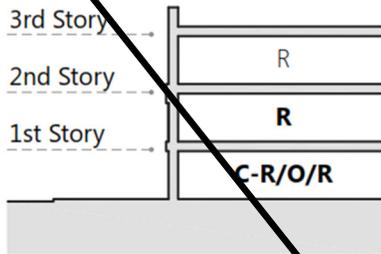
Permitted Frontage Types by Buildings

Rowhouse	LV	DG	UV	NV
Arcade	-	-	○	○
Storefront	-	-	●	●
Forecourt	-	-	○	○
Stoop	-	-	●	●
Porch	-	-	○	○

Key

- Permitted ●
- Non-Permitted ○
- N/A -

Figure 45



Permitted Uses by Floor

Key

Commercial-Retail	C-R
Office	O
Residential	R

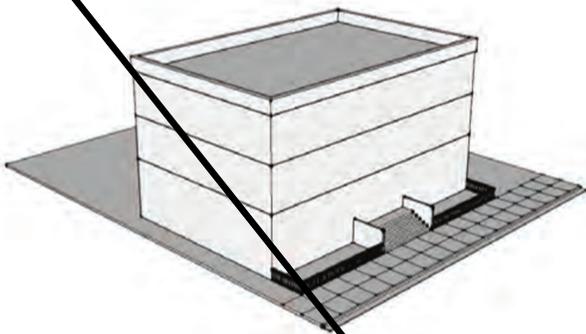
Minimum Stories
Optional Stories

C. Rowhouse Building continued...

- (h) Each unit within the building group, regardless of use shall have outdoor exposure and access to open space.
- 9. Accessory Structures
 - (a) Accessory structures shall be permitted in accordance with Sec.4.03 I.
- 10. Accessory Dwellings
 - (a) Accessory dwellings shall be permitted in accordance with Sec.4.03 J.
- 11. Lighting Standards
 - (a) All rowhouse buildings shall be in accordance with Sec.4.03 K.

Figure 46

Stacked Apartment Massing



D. Stacked Apartment Building

A multi-family residential building type with similar residential units throughout all floors of the building. Floor plans are intended to accommodate a variety of unit types.

Figure 47

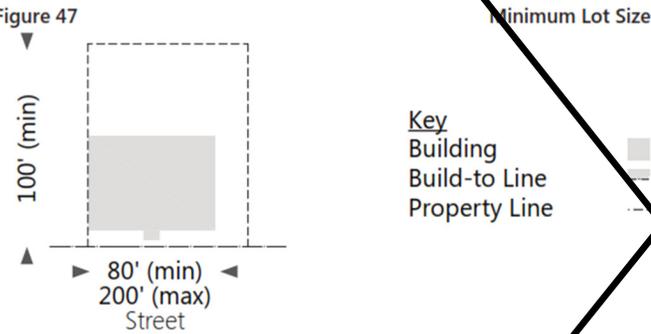


Table 41

On-Site and Off-Site Parking Options

On-Site Parking		Key	Allowed	Non-Allowed
Parking Structure	<input type="checkbox"/>			
Surface Parking	<input checked="" type="checkbox"/>			
Tuck Under Parking	<input checked="" type="checkbox"/>			
Parking Garage (Private)	<input type="checkbox"/>			
Surface Parking Pad	<input type="checkbox"/>			
Off-Site Parking				
Parking Structure	<input type="checkbox"/>			
Surface Parking	<input checked="" type="checkbox"/>			
On-Street Parking	<input checked="" type="checkbox"/>			

1. Lot Width and Depth
 - (a) All stacked apartment building types shall be in accordance with Sec.4.03 A, in addition to the following:
 - (b) The minimum lot width to accommodate a stacked apartment building along the primary street frontage shall be 80 feet and the maximum lot width shall be 200 feet. The lot depth shall be 100 feet minimum.
2. Access Standards
 - (a) All stacked apartment buildings shall be accessed in accordance with Sec.4.03 B, in addition to the following:
 - (b) Street level residences may be accessed directly from the street, with secondary access to those units from the primary entrance to the upper floors.
 - (c) The primary entrance to the stacked apartments building shall face and be entered from the highest ranking street. See Sec.2.05 for Street Hierarchy Plan.
 - (d) Residences shall be accessed through a ground level lobby/courtyard connected to a system of corridors leading to the units.
 - (e) Each level of building shall have access to a garage (if applicable) via stairs/elevator.
3. Parking Standards
 - (a) All parking for stacked apartment buildings shall be in accordance with Sec.4.03 C, in addition to the following:
 - (b) On-Site parking shall be accommodated via surface parking, tuck under parking or a combination thereof Table 41.
 - (c) Off-site parking may be accommodated via surface parking, on-street parking or a combination thereof Table 41.
4. Services Standards
 - (a) All services for stacked apartment buildings shall be in accordance with Sec.4.03 D, in addition to the following:
 - (b) Services shall be located out of view of the street and shall not impact the general aesthetic of the architecture of the building.
 - (c) For buildings with street frontages on multiple sides, services should be located to the rear of the lot or screened on the lowest ranking street with an architectural wall, solid fence or landscaped hedge. See Sec.2.05 for Street Hierarchy Plan.
5. Private Open Space Standards
 - (a) All stacked apartment buildings shall be meet the private open space standards set forth in Sec.4.03

D. Stacked Apartment Building continued...

E, in addition to the following:

- (b) All multi-family residential shall provide a minimum of 10% of the site for common, private open space.

6. Landscape Standards

- (a) All stacked apartment buildings shall meet the landscape standards set forth in Sec.4.03 F, in addition to the following:
- (b) Within the areas designated private open space, tree requirements for the stacked apartment building typology shall be minimum 20 trees per acre of lot area.
 - (i) a maximum of 35% of the total tree requirement within the private open space on a lot may be met by a payment-in-lieu under the Palmetto Bay Downtown Urban Village (DUV) Landscape and Open Space Program.

7. Frontage Standards

- (a) All frontage for stacked apartment buildings shall be in accordance with Sec.4.03 G, in addition to the following:
- (b) All stacked apartment buildings shall have a street level frontage type allowed by sector, according to Table 42.
- (c) In the stacked apartment building, only habitable, building space shall be oriented towards the street, at the ground level.
 - (i) More private rooms, such as service, sleeping or bathrooms shall be oriented away from the street frontage.

8. Building Size and Massing

- (a) All stacked apartment buildings shall be in accordance with Sec.4.03 H, in addition to the following:
- (b) Buildings may be composed of a primary volume with secondary massing element(s) of reduced volume attached to it.
 - (i) Each building shall meet requirements for each sector as provided in Sec.3.02 A-D
- (c) The building shall occupy a minimum percentage of primary frontage along the street, at the build-to line, by sector, according to Table 32.
- (d) Between the second and third story, buildings shall provide unique architectural detailing/fenestration that unifies all buildings, horizontally, on a lot by lot basis, regardless of building type, at the street elevation.
- (e) Each building shall be composed of floors programmed with the uses identified in Figure 48.
 - (i) Buildings with multiple street frontages shall provide fenestration on all street fronting sides.
 - (ii) A minimum of 30% of the total building facade must be fenestrated with windows along all street frontages.
- f. Each unit within the building group, regardless of

Table 42

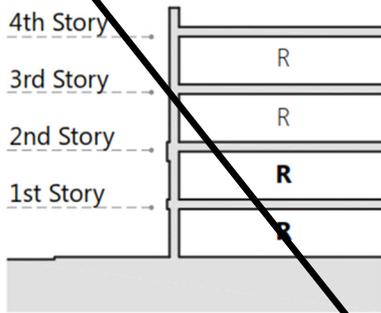
Permitted Frontage Types by Buildings

Stacked Apartment	DV	DG	UV	NV
Arcade	-	-	○	○
Storefront	-	-	○	○
Forecourt	-	-	○	○
Stoop	-	-	●	●
Porch	-	-	○	●

Key

- Permitted ●
- Non-Permitted ○
- N/A -

Figure 48



Permitted Uses by Floor

<u>Key</u>	
Commercial-Retail	C-R
Office	O
Residential	R
Minimum Stories	
Optional Stories	

D. Stacked Apartment Building continued...

use shall have outdoor exposure and access to open space.

9. Accessory Structures
(a) Accessory structures shall not be permitted.
10. Accessory Dwellings
(a) Accessory dwellings shall not be permitted.
11. Lighting Standards
(a) All stacked apartment buildings shall be in accordance with Sec.4.03 K.

Figure 49

Single Family House Massing

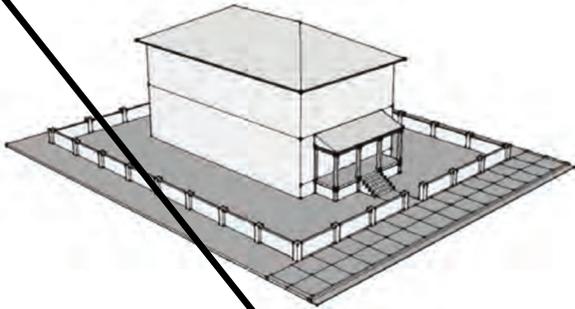
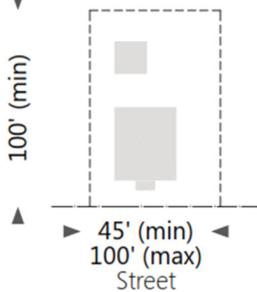


Figure 50

Minimum Lot Size



Key
 Building
 Build-to Line
 Property Line

Table 43

On-Site and Off-Site Parking Options

On- Site Parking	
Parking Structure	<input type="checkbox"/>
Surface Parking	<input type="checkbox"/>
Tuck Under Parking	<input type="checkbox"/>
Parking Garage (Private)	<input type="checkbox"/>
Surface Parking Pad	<input type="checkbox"/>
Off- Site Parking	
Parking Structure	<input type="checkbox"/>
Surface Parking	<input type="checkbox"/>
On-Street Parking	<input type="checkbox"/>

Key
 Allowed
 Non-Allowed

E. Single Family House Building

A residential building type that accommodates one primary residence on all floor(s) of the structure and occupies the totality of the site in and of itself.

1. Lot Width and Depth
 - (a) All single family house building types shall be in accordance with Sec.4.03 A, in addition to the following:
 - (b) The minimum lot width to accommodate a single family house unit along the primary street frontage shall be 45 feet and the maximum lot width shall be 100 feet. The depth of the lot shall be 100 feet minimum.
2. Access Standards
 - (a) All single family houses shall be accessed in accordance with Sec.4.03 B, in addition to the following:
 - (b) The primary entrance to the single family house shall face and be entered from the highest ranking street. See Sec.2.05 for Street Hierarchy Plan.
3. Parking Standards
 - (a) All parking for single family house buildings shall be in accordance with Sec.4.03 C, in addition to the following:
 - (b) On-Site parking shall be accommodated via tuck under parking, private parking garage or surface parking pad Table 43.
 - (c) Off-site parking may be accommodated via on-street parking Table 43.
 - (d) Private garage may be attached or detached to the residence and shall not face onto the primary street frontage.
4. Services Standards
 - (a) All services for single family house buildings shall be in accordance with Sec.4.03 D, in addition to the following:
 - (b) For buildings with frontages on multiple sides, services should be located to the rear of the lot or screened on the lowest ranking street. See Sec.2.05 for Street Hierarchy Plan.
 - (c) Services shall be located at least 10' behind the front of the facade and screened from the street with a solid fence or landscape hedge.
5. Private Open Space Standards
 - (a) All single family house buildings shall be meet the private open space standards set forth in Sec.4.03 E, in addition to the following:
 - (b) All single-family residential shall provide a minimum of 10% of the lot for private open space.
6. Landscape Standards
 - (a) All single family house buildings shall meet the landscape standards set forth in Sec.4.03 F, in addition to the following:
 - (b) Within the areas designated private open space, tree requirements for the single family house building typology shall be minimum 20 trees per

Table 14

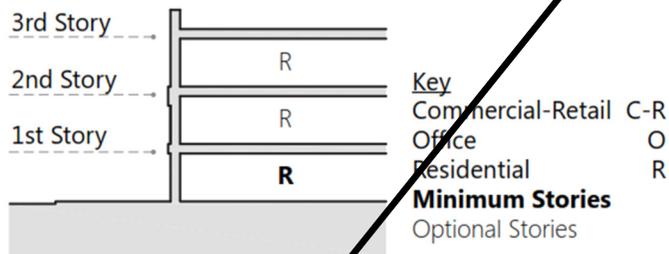
Permitted Frontage Types by Buildings

Single Family House	DV	DG	UV	NV
Arcade	-	-	○	○
Storefront	-	-	○	○
Forecourt	-	-	○	○
Stoop	-	-	●	●
Porch	-	-	○	●

Key
 Permitted ○
 Non-Permitted -
 N/A

Figure 51

Permitted Uses by Floor



E. Single Family House Building continued...

acre of lot area.

- (i) a maximum of 35% of the total tree requirement within the private open space on a lot may be met by a payment-in-lieu under the Palmetto Bay Downtown Urban Village (DUV) Landscape and Open Space Program.

7. Frontage Standards

- (a) All frontage for single family house buildings shall be in accordance with Sec.4.03 G, in addition to the following:
- (b) All single family house buildings shall have a street level frontage type allowed by sector, according to Table 44.
- (c) In the single family house building, only habitable, building space shall be oriented towards the street, at the ground level.
 - (i) More private rooms, such as service, sleeping or bathrooms shall be oriented away from the street frontage or on the floors above.

8. Building Size and Massing

- (a) All single family house buildings shall be in accordance with Sec.4.03 H, in addition to the following:
- (b) Buildings shall be composed of one (1) and/or two (2) story volume.
 - (i) Each building shall meet requirements for each sector as provided in Sec.3.02 A-D
- (c) The building shall occupy a minimum percentage of primary frontage along the street, at the build-to line, by sector, according to Table 32.
- (d) Each building shall be composed of floors programmed with the uses identified in Figure 51.
 - (i) Buildings with multiple street frontages shall provide fenestration on all street fronting sides.
 - (ii) A minimum of 30% of the total building facade must be fenestrated with windows along all street frontages.

9. Accessory Structures

- (a) Accessory structures shall be permitted in accordance with Sec.4.03 I.

10. Accessory Dwellings

- (a) Accessory dwellings shall be permitted in accordance with Sec.4.03 J.

11. Lighting Standards

- (a) All single family house buildings shall be in accordance with Sec.4.03 K.

Section 5.01 Purpose

This section identifies thoroughfare the standards, by which all streets both for building new streets (see Sec. 4.04.M) and for streetscape improvements on existing streets. While developing and redeveloping property in the DV, DG, and UV sectors, the specified sidewalk, on-street parking, and landscape area improvements for all street frontages of development sites must be constructed at the developer's expense concurrently with the development; see Secs. 4.04.N and 4.04.O for details. shall be met with regards to the dedication, construction and/or redevelopment by both the Village of Palmetto Bay and its individual property owners, in addition to any other public entities/stakeholders.

These thoroughfare standards All construction of new and redevelopment of existing right of ways shall be the responsibility of the individual property owners and are intended to support the Village of Palmetto Bay's future vision for a highly connected, multi-modal, ped/bike-friendly, network of streets within the Downtown zoning district, Urban Village (DUV). Property owners shall be responsible for the portion of the right-of-way on all sides of development, considered street frontage.

The intention of this section is to provide the tools necessary for property owners and potential developers to determine the type of street and the elements within the right of way necessary to achieve the Village of Palmetto Bay's vision for the Downtown Urban Village (DUV). The size, location and treatment of the elements that compose the right of way shall

determine the relevant build to line, in which property owners and developers shall base plans for their parcels and apply all parameters of development.

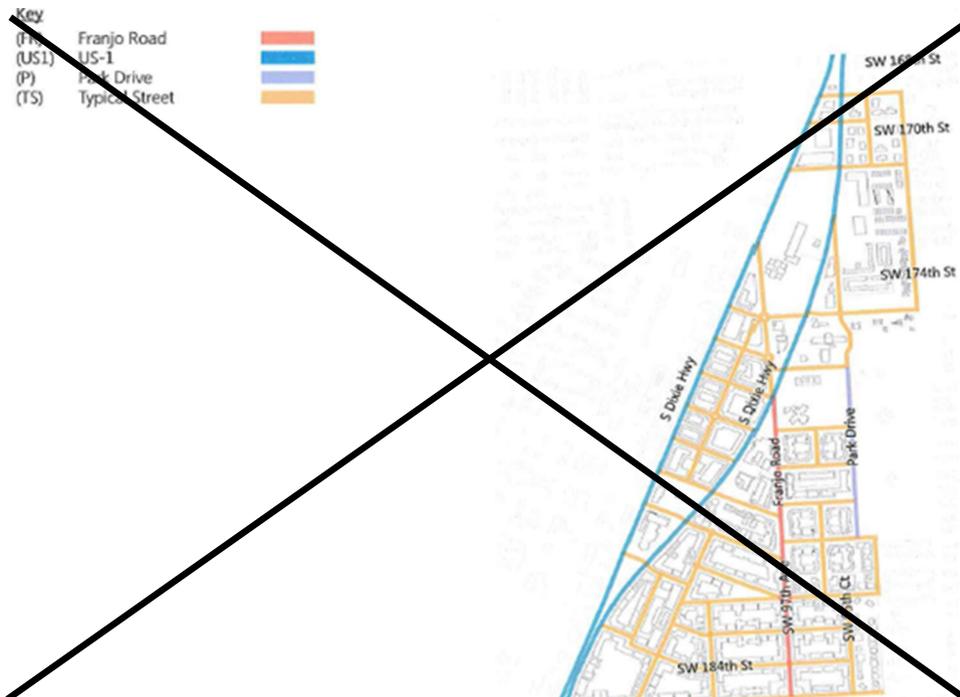
Figure 5 in Sec. 2.05 defines which street type has been assigned to each existing and proposed street in the Downtown.

Section 5 describes each of the six street types shown on Figure 5, plus an alley type which may be required by Secs. 2.03 and 4.04.M. Table 45 summarizes these types.

Table 45 Summary of Street Types

Street Types	Section	Typical ROW Width	Notes
Franjo Road (FR)	5.02	70'	
US-1 (US1)	5.03.A	100'	(northbound)
"	5.03.B	66'	(southbound)
Park Drive (PD)	5.04	55'	
Primary (P)	5.05	50'	
Neighborhood (N)	5.06.A	60'	(includes new streets)
"	5.06.B	50'	(for existing 50' ROW)
Secondary (S)	5.07	50'	
Alley (A)	5.08	24'	

Figure 62 Street-Type Plan



Section 5.02 A Franjo Road (FR)

Figure 63

Thoroughfare Standards

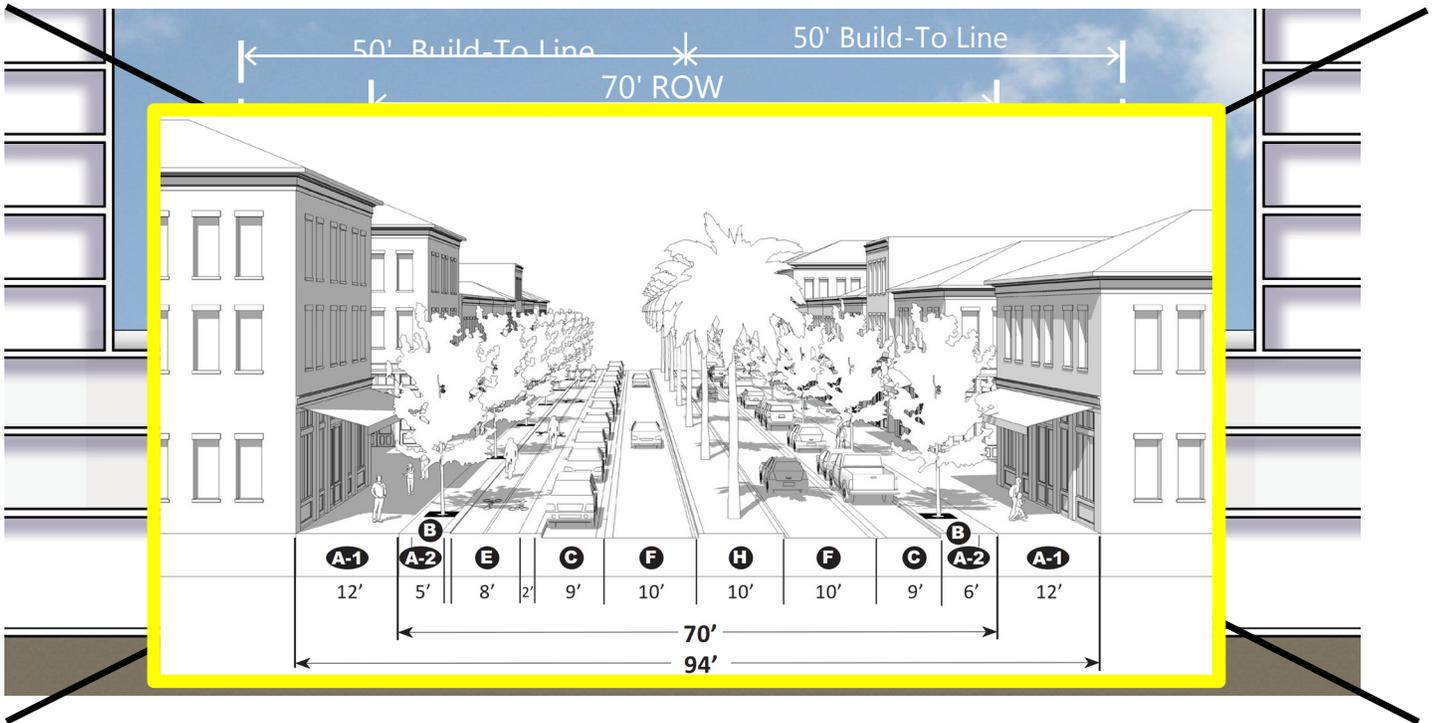


Table 46 45 Elements of the ROW

Street Type	Sectors			
	DV	UV	UV	NV
FR — Franjo Road	■	■	■	■

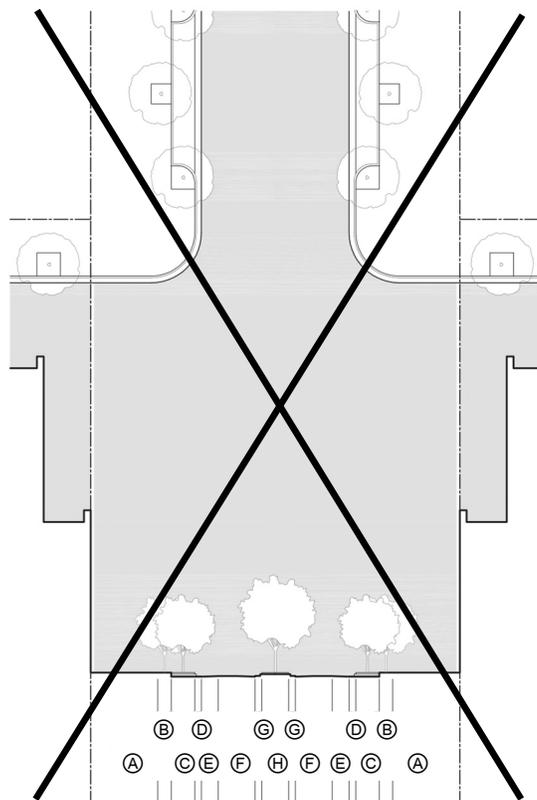
ROW Elements	Type
Ⓐ① Pedestrian Way	Sidewalk in easement
Ⓐ② Pedestrian Way	Sidewalk in R-O-W
Ⓑ Landscape Area	Trees (Integrated) Grates in Sidewalk
Ⓒ On-Street Parking Area	Parallel Parking
Ⓓ Pavement Transition	Curb and Gutter
Ⓔ Bicycle Lane	One-Way (Striped)
Ⓕ Travel Lane	2 Lanes, Two One-Way (Vehicular)
Ⓖ Pavement Transition	Curb and Gutter
Ⓜ Median Area	Landscaped (with Left Turn)

Key

- Allowed — ■
- Non-Allowed — □
- N/A — —

1. For properties on the west side of Franjo Road, see special requirements for determining the build-to zone (Sec. 4.04.A) and for mandatory dedication of right-of-way (Sec. 4.04.O).
2. For properties on both sides of Franjo Road, see special requirements for dedication of sidewalk easements (Sec. 4.04.O).
1. At a minimum, there shall be provided a minimum ROW of 70', 35' from the centerline of the road at all times.
2. All ground floor uses along Franjo Road shall be of commercial/retail uses in accordance with Sec. 2.07.

Figure 64 Elements of the ROW



Section 5.03.A B US-1 (US1 Northbound)

Figure 64 65

Thoroughfare Standards

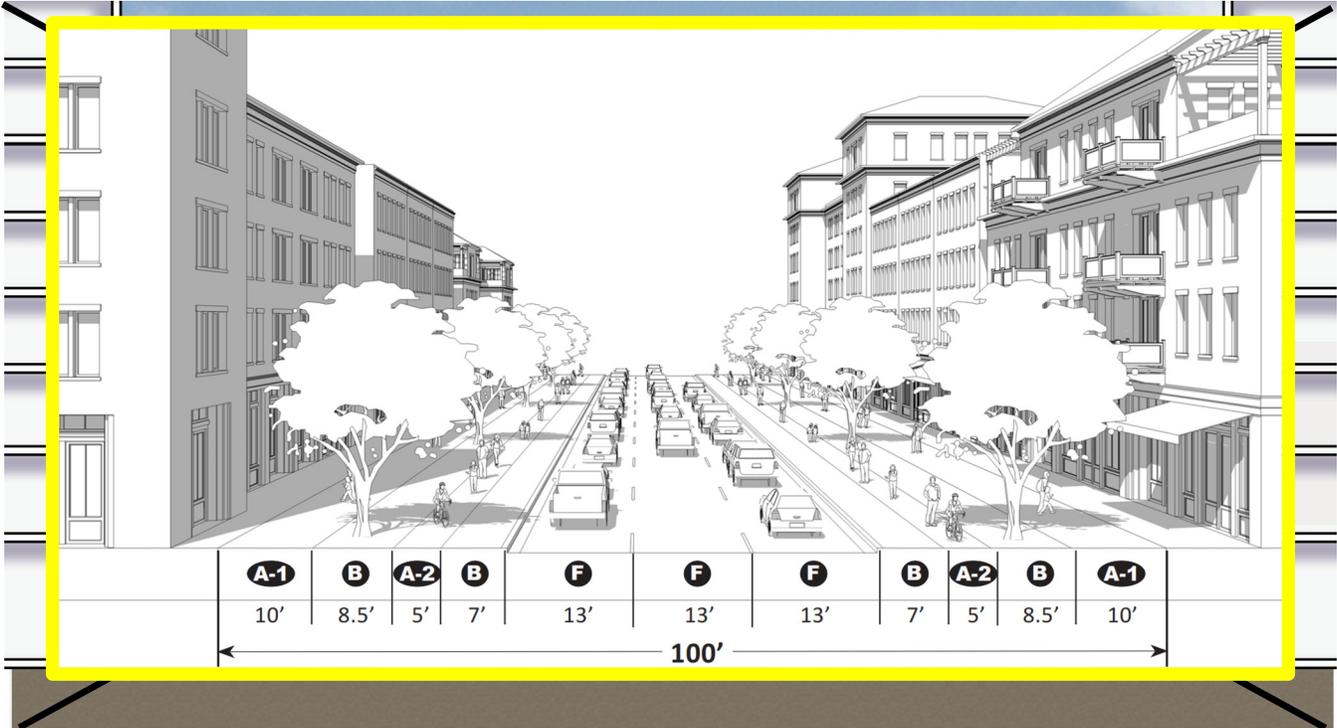


Table 47 46

Elements of the ROW

Street-Type		Sectors			
		DV	UV	UV	NV
US-1	US-1	■	■	■	■

ROW Elements	Type
Ⓐ① Pedestrian Way	New Sidewalk
Ⓐ② Pedestrian Way	Existing Sidewalk
Ⓑ Landscape Area	Planting Strip Tree-Grate
Ⓒ On-Street Parking Area	Parallel Parking (1-Side)
Ⓓ Pavement Transition	Curb and Gutter
Ⓔ Bicycle Lane	-
Ⓕ Travel Lane	3 Lanes, One-Way NB (Vehicular)
Ⓖ Pavement Transition	Curb and Gutter
Ⓗ Median Area	Landscaped

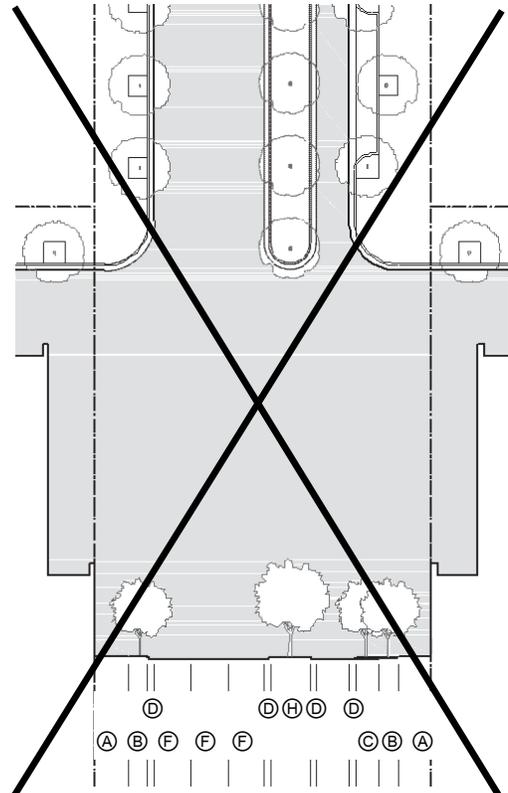
Key

- Allowed — ■
- Non-Allowed — □
- N/A — ▨

1. For southbound lanes of US-1, where ROW is less than 100', setback and build-to line shall be 16'.
2. Slip lanes shall not be required for Southbound lanes of US-1.

Figure 66

Elements of the ROW



Section 5.03.B US-1 (US1 Southbound)

Figure 65

Thoroughfare Standards

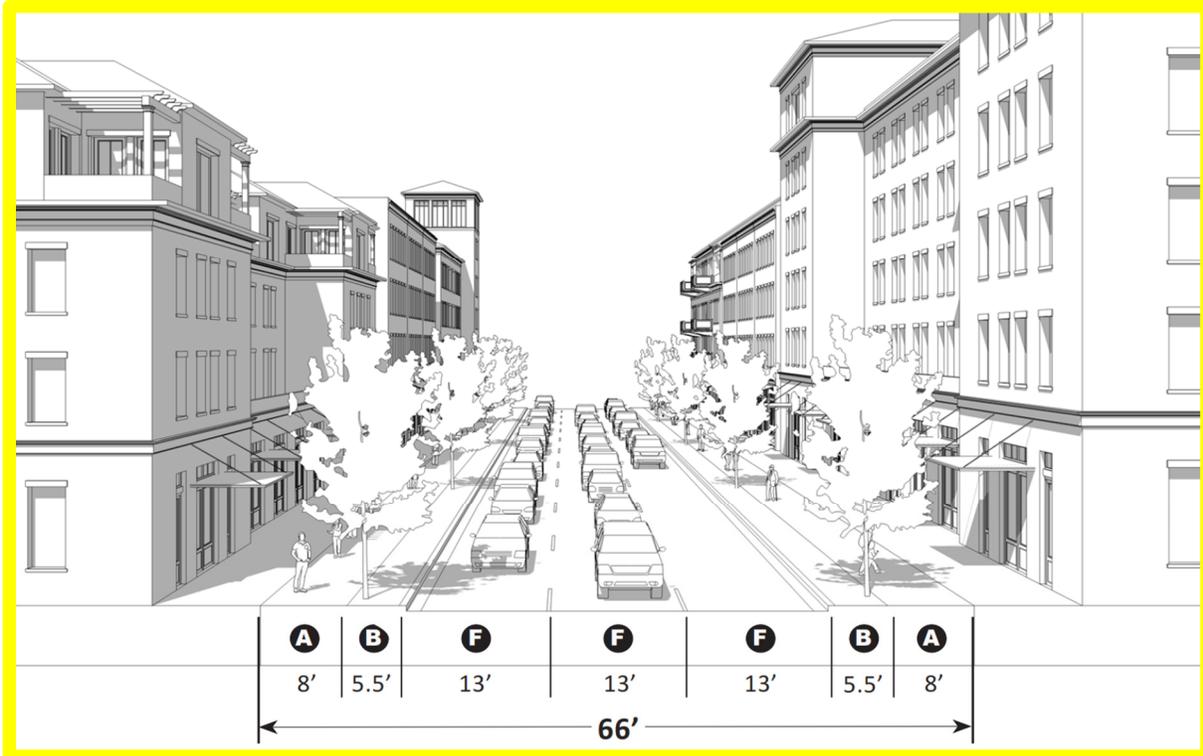


Table 48 Elements of the ROW

ROW Elements	Type
(A) Pedestrian Way	Sidewalk
(B) Landscape Area	Planting Strip
(C) On-Street Parking Area	-
(D) Pavement Transition	Curb and Gutter
(E) Bicycle Lane	-
(F) Travel Lane	3 Lanes, One-Way SB (Vehicular)

Section 5.04-C Park Drive (PD)

Figure 66 67

Thoroughfare Standards

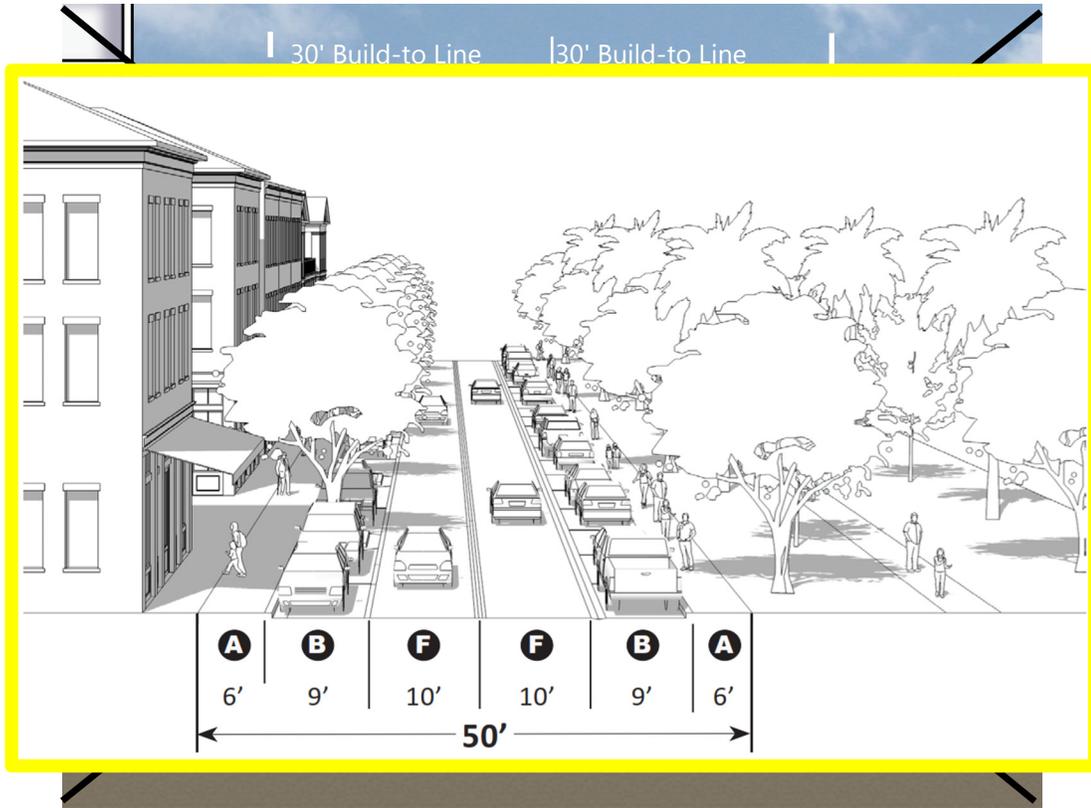


Table 49 47

Elements of the ROW

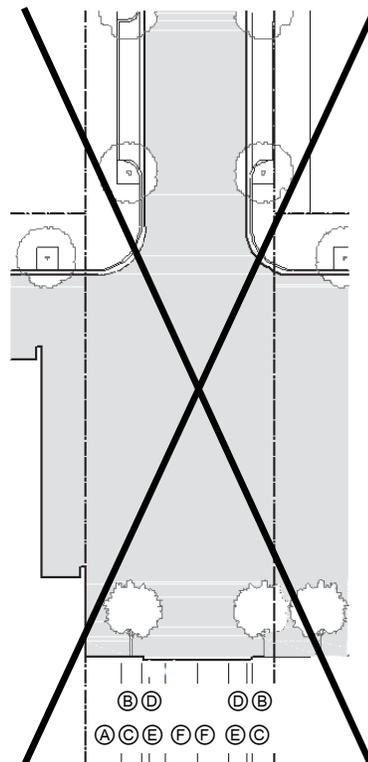
Street Type	Sectors			
	DV	UV	UV	NV
Park Drive	■	■	■	■

ROW Elements	Type
Ⓐ Pedestrian Way	Sidewalk
Ⓑ Landscape Area	Trees (Integrated)
Ⓒ On-Street Parking Area	Parallel Parking (west side only)
Ⓓ Pavement Transition	Curb and Gutter
Ⓔ Bicycle Lane	One-Way (Striped)
Ⓕ Travel Lane	2 Lanes, Two One-Way (Vehicular)
Ⓖ Pavement Transition	■
Ⓗ Median Area	■

Key

- Allowed — ■
- Non Allowed — □
- N/A — —

Figure 68 Elements of the ROW



Section 5.05 Primary (P)

D. Typical Street: Urban 1 (TS-U1)

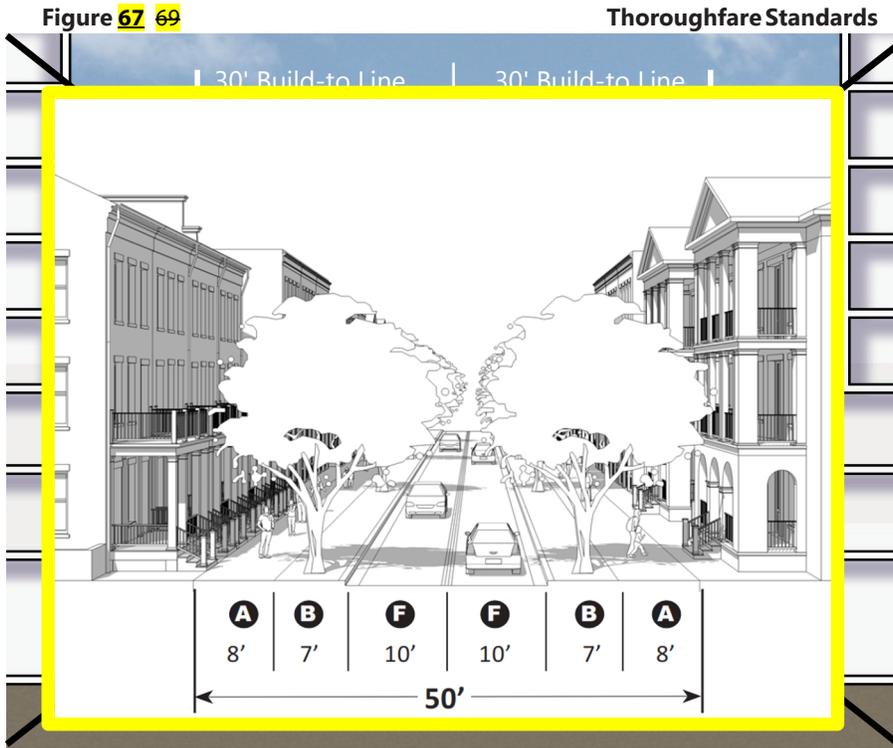


Table 50 48

Elements of the ROW

Street Type	Sectors			
	DV	UV	UV	NV
TS-U1 Urban 1	■	■	■	■

ROW Elements	Type
Ⓐ Pedestrian Way	Sidewalk
Ⓑ Landscape Area	Planting Strip Tree-Grate
Ⓒ On-Street Parking Area	Parallel-Parking
Ⓓ Pavement Transition	Curb and Gutter
Ⓔ Bicycle Lane	-
Ⓕ Travel Lane	2 Lanes, Two One-Way (Vehicular)
Ⓖ Pavement Transition	-
Ⓗ Median Area	-

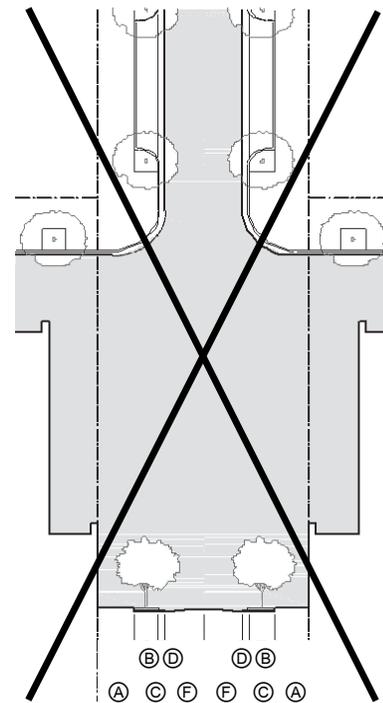
Key

- Allowed
- Non-Allowed
- N/A

1. For properties that front on 'Primary' streets where the existing right-of-way is only 40 feet wide, see special requirements for determining the build-to zone (Sec. 4.04.A) and for mandatory dedication of sidewalk easements (Sec. 4.04.N).
2. The Village intends to construct SW 178th, SW 179th, and SW 180th Streets between Franjo Road and Park Drive with additional facilities not shown in Figure 67.

Figure 70

Elements of the ROW



Section 5.06.A Neighborhood (N) (60' Right-of-Way)

E. Typical Street: Neighborhood 1 (TS-N1)

Figure 68 71

Thoroughfare Standards

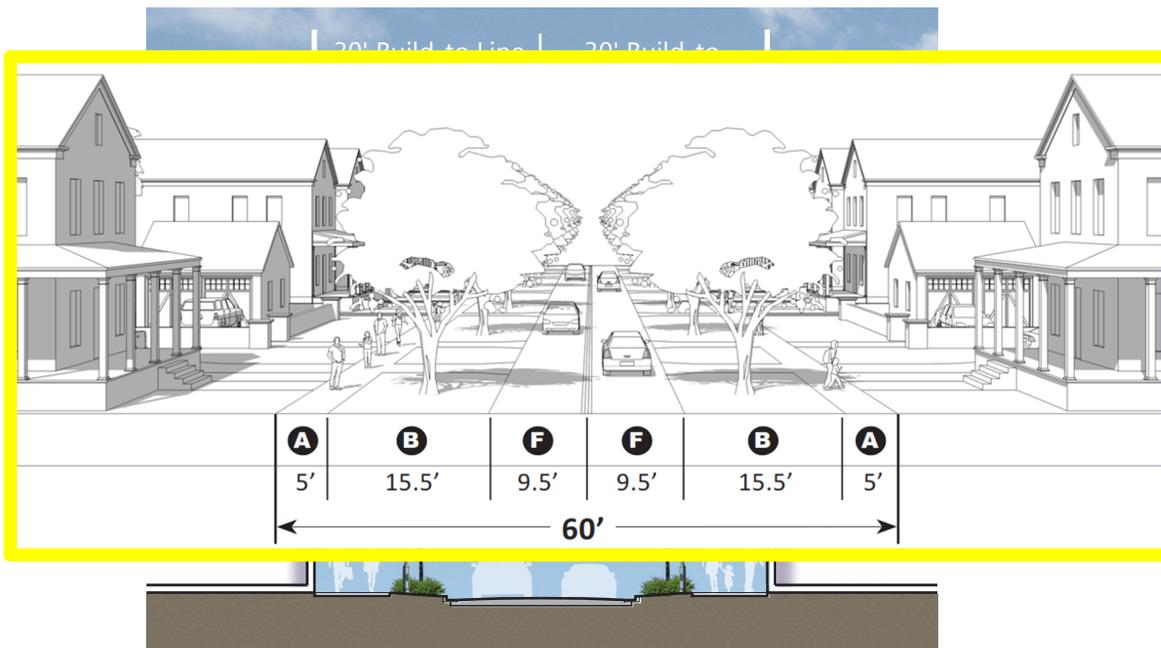


Table 51 49

Elements of the ROW

Street Type	Sectors			
	DV	UV	UV	NV
TS-N1 Neighborhood 1	Allowed	Allowed	Non-Allowed	Non-Allowed

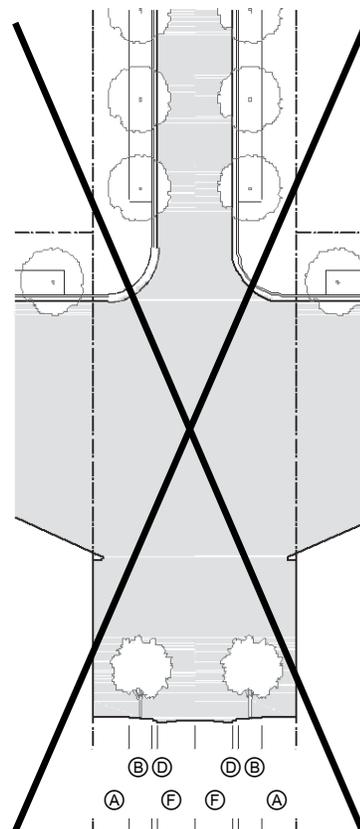
ROW Elements	Type
Ⓐ Pedestrian Way	Sidewalk
Ⓑ Landscape Area	Planting Strip
Ⓒ On-Street Parking Area	-
Ⓓ Pavement Transition	Curb and Gutter
Ⓔ Bicycle Lane	-
Ⓕ Travel Lane	2 Lanes, Two One-Way (Vehicular)
Ⓖ Pavement Transition	-
Ⓗ Median Area	-

Key

- Allowed
- Non-Allowed
- N/A

Figure 72

Elements of the ROW



Section 5.06.B Neighborhood (N) (50' Right-of-Way)

Figure 69

Thoroughfare Standards

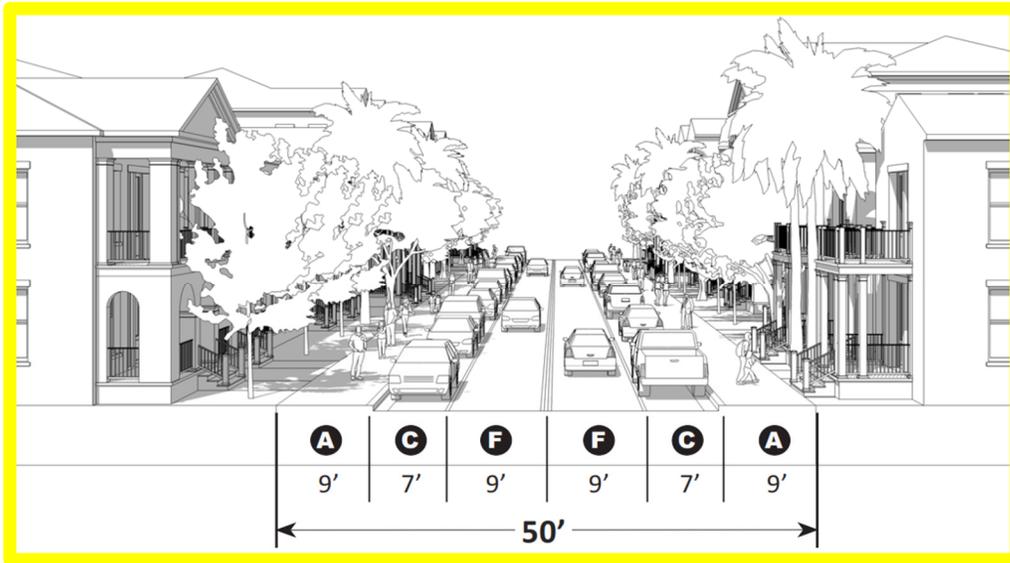


Table 52 Elements of the ROW

ROW Elements	Type
(A) Pedestrian Way	Sidewalk
(B) Landscape Area	On Private Property
(C) On-Street Parking Area	Parallel Parking
(D) Pavement Transition	Curb and Gutter
(E) Bicycle Lane	!
(F) Travel Lane	2 Lanes, Two-Way (Vehicular)

Section 5.07 Secondary (S)

Figure 70

Thoroughfare Standards

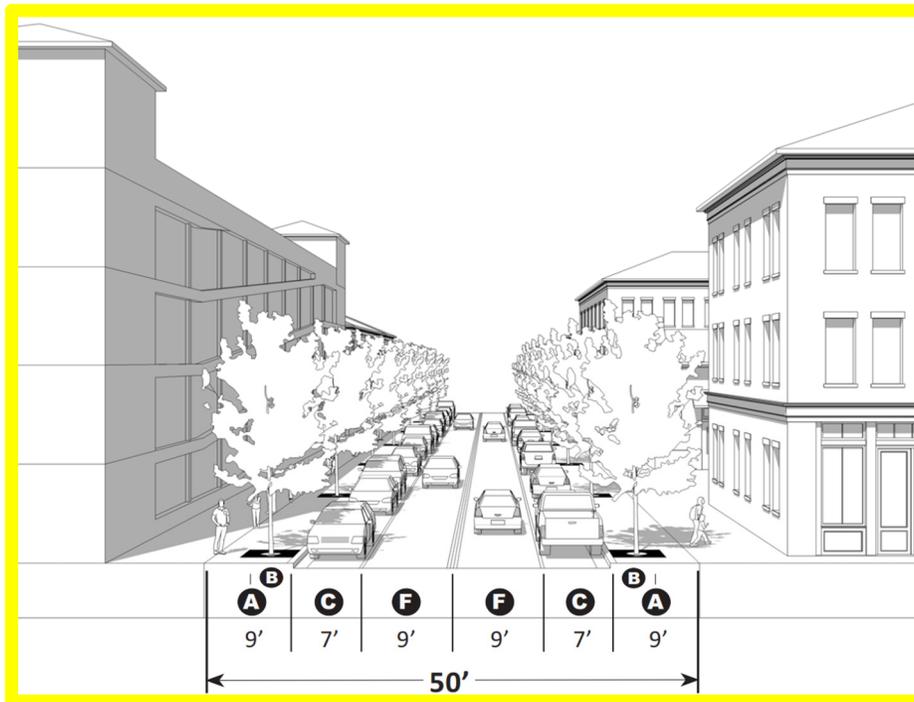


Table 53 Elements of the ROW

ROW Elements	Type
Ⓐ Pedestrian Way	Sidewalk
Ⓑ Landscape Area	Tree Grates in Sidewalk
Ⓒ On-Street Parking Area	Parallel Parking
Ⓓ Pavement Transition	Curb and Gutter
Ⓔ Bicycle Lane	
Ⓕ Travel Lane	2 Lanes, Two-Way (Vehicular)

1. For properties that front on 'Secondary' streets where the existing right-of-way is only 40 feet wide, see special requirements for determining the build-to zone (Sec. 4.04.A) and for mandatory dedication of sidewalk easements (Sec. 4.04.N).

Section 5.08 Alley (A)

Figure 71 Thoroughfare Standards



Table 54 Elements of the ROW

ROW Elements	Type
Ⓐ Pedestrian Way	---
Ⓑ Landscape Area	---
Ⓒ On-Street Parking Area	---
Ⓓ Pavement Transition	---
Ⓔ Bicycle Lane	---
Ⓕ Travel Lane	<u>2 Lanes, Two-Way (Vehicular)</u>

30-50.23.6 DEFINITIONS

Terms used throughout this document shall take their commonly accepted meaning unless otherwise defined in Village of Palmetto Bay Code Sec. 30-40.1 as adopted by the Village of Palmetto Bay. Terms requiring interpretation specific to this chapter are as follows:

Abutting: A common border or being separated from such common border by a roadway, easement or right-of-way.

Access: The place or way by which pedestrians and vehicles have a safe and usable ingress and egress to a site. An unobstructed way or means of approach to provide entry to, or exit from, a property.

Accessory Structure Building: An enclosed structure building that is subordinate to and not the main or principal building on a lot or parcel and that is used as a dwelling unit, garage, storage shed or similar use.

Accommodation Uses: Facilities that provide short term lodging including: hotels; motels; rooming houses, bed and breakfasts; and similar uses. Accommodations shall be rented in no less than 24 hour (minimum) increments.

Alley: An alley is any mid-block public or private thoroughfare for the use of pedestrians or vehicles, 20 feet nor more than thirty 30 feet in width, and is intended for service and only a secondary means of vehicular access to abutting properties.

Apartment: A multi-family unit type that is for rent.

Arcade: See 'Frontage Types'

Automotive Uses: Establishments specializing in the service or repair of automobiles; automobile tire sales and replacement; automobile parts sales and installation; sales of new and used automobiles; and gas stations or other form of stations used for the powering/charging of automobiles.

Awning: A flexible cover that projects outward from a building's exterior wall to shield a window, door, sidewalk, or other space below from the elements.

Balcony: An unenclosed private open space that typically projects outward from a building's exterior wall.

Base Element: A continuous raised platform supporting a building, or a large block of two stories beneath a multi-layer block of a smaller area.

Bay Window: A bay window creates interior space that projects outward from a building's exterior wall.

Bicycle Lane: An on-road facility specifically dedicated for bicycle use. See Section 5.

Big Box Retail/Services: A chain, commercial-retail establishment with gross floor area greater than 20,000 sq. ft.

Block: A combination of contiguous building lots, the perimeter of which abuts public street(s), private street(s), easement(s) or dedicated open space(s).

Building Frontage: The portion of the building required to be located within along the build-to zone along a street frontage line.

Building Height: The vertical distance measured from the average height of the crown of the road, adjacent to the building frontage, to the top of the highest slab for a flat roof. For a pitched roof, the height of the building shall be measured to the highest point of the finished roof.

Building Type: A structure defined by the combination of mass, configuration and placement, within a site.

Build-To Zone Line: A line zone established for each frontage type by the Street Connectivity Standards and determined by the street it abuts, which is parallel to the block face, along within which a stated percentage of the building frontage shall be built. A build-to zone is analogous to a combination of minimum and maximum setbacks along a street frontage.

Canopy: A permanently attached rigid structure that projects outward from a building's exterior wall to shield a window, door, sidewalk, or other space below from the elements. See 'Frontage Types' (4.03) and 'Architectural Features' (4.05)

Civic Uses: Uses that are accessible to the public and serves the religious, recreational, educational, cultural and/or governmental needs of the community. Civic Uses include, but are not limited to: convention/meeting halls; private clubs; libraries; police stations; fire stations; post offices; clubhouses; religious buildings; museums; athletic facilities; auditoriums; theaters; other performing arts buildings; and government facilities. The architecture of a civic use building shall reflect its civic nature.

Clear View: For commercial-retail uses, unobstructed site line into the units shall be maintained to encourage/generate pedestrian activity/interaction and provide surveillance of the street.

Colleges and Universities: Facilities that serve the educational needs of the adult population. This group shall include universities; colleges; commuter colleges; trade schools and other similar uses as determined by the Director.

Commercial Parking Structure: Structures that provide parking as the primary on-site use. These facilities offer short-term parking of vehicles and may charge a fee for such use. This group includes; shared parking facilities; shuttle parking facilities; transit park-and-ride facilities and other similar uses as determined by the Director.

Community Garden: Open space that is set aside for the cultivation and harvesting of produce such as flowers, fruits and vegetables.

Condominium: An ownership version of a multi-family unit types.

Courtyard House: An attached single-family dwelling type that contains a court or atrium. The court shall be enclosed on at least three sides by habitable building space and shall provide penetrable openings such as windows and doors between the interior of the dwelling and the court. A courtyard house may occupy the maximum frontage as allowed by building type within a sector.

Decorative Fence: A functional fence that is designed with aesthetics in mind and adds to the appearance and design of the property/building. 50% of the square footage of the fence shall be open.

Density: The number of residential dwelling units divided by the acreage of a development site. Portions of a development site that are being dedicated for streets, alleys, sidewalk easements, or public open spaces will be counted when computing density b.

Department: The Village of Palmetto Bay Planning and Zoning Department.

Designated Public Open Space: An outdoor, at-grade space including greens, squares and plazas, as indicated on the Public Open Spaces Plan (Figure 4). Designated open spaces may also be set aside by property owners who wish to participate in the Palmetto Bay Downtown Urban Village (DUV) Landscape and Open Spaces Program.

Director: The director of the Village of Palmetto Bay Planning and Zoning Department.

Drive-Through Facilities: Drive-through facilities associated with retail use, personal service establishment or restaurants.

Dwelling Unit Type: One of three (3) multi-family residential unit types: Flat; Loft; or Townhouse; each of which can be classified as an Apartment or Condominium.

Entertainment Uses: Uses in this group shall include; nightclubs; coin arcades; movie theaters; performance theaters; radio, movie and/or television studios; billiard halls; skating rinks; bingo halls; piano bars; bowling alleys and similar uses as determined by the Director. The sale of alcohol shall be ancillary to the primary entertainment use.

Entrance (Main): The principal point of access of pedestrians to a building. In the support of ped/bike activity, the main or primary entrance s are shall be oriented to the street frontage rather than to the parking.

Flat: a single (1) story dwelling unit, occupied by one (1) single family.

Fenestration: Design and position of windows and other structural openings within a facade.

Flexible Block Building: See 'Building Type'

Flex Building: See 'Building Type'

Floor Plate: The shape and size of any given floor of a building. The floorplate that touches the ground is called the footprint, after the shape that it leaves on the land.

Food and Beverage Establishments: Uses in this group shall include; full service restaurants; fast food restaurants; bars and pubs; and similar uses as determined by the Director.

Forecourt: A small private open space that is open to the sidewalk and bounded on two or three sides by the exterior walls of buildings. See 'Frontage Types' (4.03) and 'Architectural Features' (4.05)

Frontage Type: This code establishes various frontage types which describe different approaches for how a building's entrance door and façade are configured along the street. See Sec. 4.02. The architectural element that serves to transition from the public right-of-way to the entrance of a building type. Frontage type, when combine with the public realm and building type create the desired streetscape.

Front Property Line: The property line that runs parallel to the highest ranking street as identified in the Street Hierarchy Plan.

Gallery: See 'Frontage Types' (4.03) and 'Architectural Features' (4.05)

General Retail/Personal Services: Establishments that provide goods and services geared toward an individual consumer. This group shall include businesses such as: banks; beauty parlors; adult day care; bakeries; bookstores; apparel stores; grocery stores; pharmacies; health clubs; gift shops; indoor pet care/boarding and indoor kennels (soundproof and air conditioned required); vehicle retail showrooms; and similar uses as determined by the Director. This group shall also include schools offering instruction in dance, music, martial arts and similar activities as determined by the Director.

Green: An outdoor open space that shall not be hard surfaced for more than 20% of the area exclusive of dedicated streets. The landscape shall consist of primarily lawn, trees and garden structures.

Green roof: A green roof is the roof of a building that is covered with vegetation and/or ponds that provide insulation and absorb rainwater.

Group Residential Home: A dwelling unit, licensed by the State of Florida Department of Children and Families that serves resident clients and provides a living environment for unrelated residents who operate as a functional equivalent of a family. Uses in this group shall include: nursing homes; assisted living facilities; congregate living facilities; foster care facilities; community residential homes; group homes; or other similar uses as determined by the Director. Services that support the daily operation of group homes are permitted and shall include dining facilities, doctor's offices, nurse's offices, staff offices, recreation rooms and similar facilities and services.

Habitable Building Space: Air-conditioned space, the use of which involves regular human presence. Habitable space shall not include areas devoted to parking, storage, service room, private spaces or corridors.

Horizontal Projection: The distance in which an architectural element can project off of the facade of a building.

Landscape Area: Area within the right-of-way that identifies the type of landscape finishing applied to the ground, between the pedestrian way and pavement transition. The landscape area is also called a planting strip or tree lawn. See Section 5.

Liner Building: Building configuration, shallow in depth, no less than 20' and occupied with habitable space to screen a parking garage or surface parking lot from the public realm.

Loft: a double story height dwelling unit with or without mezzanine, occupied by one (1) single family.

Lot Width: The length of a parcel along the primary frontage. See Sec. 4.04.A.

Lot Depth: The length of a parcel along the interior side lot line. See Sec. 4.04.A. or on the secondary frontage.

Maximum Base Density: The maximum allowable density residential dwelling units/acre permitted on a site without acquiring bonus applying density (see Sec. 3.01). unit increases from the Village of Palmetto Bay's Reserve Units Pool and/or through TDR.

Maximum Density with Bonus: The maximum attainable density on a site using potential density bonuses (see Secs. 3.01 and 1.05.C).

Maximum Building Height: The maximum allowable height of any building, measured in stories, without acquiring bonus stories (see Secs. 3.01 and 4.04.H).

Maximum Building Height with Bonus: The maximum attainable permitted height of any building, measured in stories, with any applicable bonus (s) stories.

Median Area: Landscaped area within the right-of-way that can accommodate landscaping in between travel lanes on a boulevard. See Section 5.

Mezzanine: An intermediate floor, between stories of a building, that does not count against the number of stories, so long as it is no bigger than 40% 30% of the area of the main story below.

Municipal Recreation Facility: A building, playground or park, owned/operated by the Village, County, State or the Federal Government.

Mixed-Use Building: A building that includes a combination of residential and non-residential uses or two different non-residential uses, vertically integrated, such as: retail/office uses at the ground floor and office or residential on the floors above.

Neighborhood Proprietor Commercial/Retail and Office and Services: Small scale, non-chain, non-franchised businesses, operated on the first floor of a building type, by the owner, such as: hobby shops, tailor or beauty shops, photography studios, bakery cafe shops or other similar uses/offices, as determined by the Director. The use shall specifically preclude the use of large machinery or the creation of noxious odors/ambient noise levels that exceed the levels for that area, as provided in the Village's noise ordinance and the sale of alcohol shall be ancillary to the primary uses permitted.

Office Uses: Facilities used primarily for the business of professionals with only limited transactions occurring on-site. This group shall include offices for: accountants; architect; appraisers; attorneys; consulates; financial firms; insurance adjusters; realtors; medical offices and other uses as determined by the Director.

Off-site: The outside limits of the area encompassed by the lot where a permitted activity is conducted.

Off-site private parking: A parking structure, or surface parking lot or on-street parking located on a development privately-owned parcel or public right of way other than the parcel being developed. See Sec. 4.04.C.3.

Off-site public parking: Publicly-available parking structures, surface parking lots, and on-street parking spaces. See Sec. 4.04.C.4.

On-Site Parking: Any parking structure, surface parking lot, tuck under parking, private parking garage or surface parking pad within the property lines and applicable build-to-lines on private property. See Sec. 4.04.C.2.

On-Street Parking: Parking spaces on a private or public right-of-way street. On-street parking spaces may shall be head-in, diagonal or parallel parking, according to the street type parameters for the right-of-way.

Parking Area: Area within the right-of-way that includes on-street parking. See Section 5. Also, the parking area will serve as to transition and protect the pedestrian way from the travel lanes.

Parking Setback: Minimum distance between lot lines and surface parking. See Sec. 4.04.C.6.

Parking Structure: A multi-level building suitable for parking cars, publicly accessible building with the primary use to accommodate the parking requirements for both residential and non-residential uses. See Sec. 4.04.C.5.

Pavement Transition: Transition between the Pedestrian way and travel lanes, within the right-of-way. Can be curb and gutter or swale, as identified in thoroughfare standards in Section 5.

Pedestrian Paseo: Pedestrian-only passage meant to break up the mass of large buildings a mid-block locations, allowing access to the lot behind buildings and connecting directly from the network of sidewalks and open spaces.

Pedestrian Way: Area within the right of way that is designated as the primary area for pedestrian movement. See Section 5.

Porch: An elevated roofed entrance to a building that is large enough to function as private outdoor living space. See 'Frontage Types' (4.03) and 'Architectural Features' (4.05)

Plaza: An outdoor open space fronted by mixed-use retail and office uses. A minimum of 50% and a maximum of 75% of the plaza's area, exclusive of dedicated streets, shall be hard surfaced. The landscape of plazas shall consist primarily of hard-surfaced areas, permanent architecture or water features and trees that are placed in an orderly fashion.

Premium Transit Station: A public transportation station that is served by modes of public transportation such as heavy rail, light rail, or at a minimum, express bus rapid transit routes on dedicated rights-of-way, and satellite terminals with direct service to and from such station.

Primary Frontage: For property with multiple street frontages, the edge of the property that fronts the highest-priority ranking street type as identified in the Street Type Hierarchy Plan, Figure 5.

Private Open Space: Any form of courtyards, balconies, terraces, lawns, community gardens, amenity recreation decks and landscaped roof terraces/gardens on buildings/parking structures, and in addition, the area of any covered patio, gazebo or other roofed shade structures shall count towards meeting the private open space requirements, as long as two (2) sides are opened to the outside.

Private Parking Garage: A private parking structure that can accommodate parking requirements for a single family residential uses such as single family houses, or rowhouse building types, located at the rear of the lot, away from the primary street frontage.

Receiver Site: The designated lot (or lots) to which residential development unit rights are transferred from a sender site. See Sec. 1.05.

Reserve Commercial Square Footage: The developable commercial square footage which is available for allocation by the Village, which is in excess of the base square footage identified by the Comprehensive Plan.

Reserve Residential Units: The residential units identified within the Comprehensive Plan, which are available for allocation by the Village, beyond that permitted by the Base Maximum Base Density within a given sector of the DUV Downtown zoning district. See Sec. 1.05.

Rowhouse Building: See 'Building Type'

Sender site: The designated lot (or lots) that sends/transfers residential development unit rights, to a lot identified as the receiver site. See Sec. 1.05.

Setback: The minimum (and, where specified, the maximum) horizontal distance between the street, rear or side lines of the

lot and the front, rear or side edges of the building. When two or more lots under one ownership are used, the exterior property line so grouped shall be used in determining setbacks.

Single Family House Building: See 'Building Type'

Square: An outdoor open space that shall be flanked by streets on at least three (3) sides and shall not be hard-surfaced for more than 50% or the area exclusive of dedicated streets. Squares shall be landscaped primarily of hard-surfaced walks, lawns and trees that are placed in an orderly fashion.

Stacked Apartment Building: See 'Building Type'

Stoop: A staircase and elevated entrance platform leading to the main entrance of a building. See 'Frontage Types' (4.03) and 'Architectural Features' (4.05)

Storefront: See 'Frontage Types' (4.03) and 'Architectural Features' (4.05)

Story: The habitable space between finished floor and finished ceiling of a building.

Street: Any thoroughfare, such as a public street, private street, or easement that affords primary access to an abutting property.

Street Frontage: The edge of the property that abuts a street. See Primary Frontage

Street Network: A system of intersecting and interconnecting streets and service roads.

Surface Parking: A one-layer parking lot at the ground level that accommodates parking requirements for both residential and non-residential uses.

Surface Parking Pad: a private, surfaced parking lot that accommodates the parking requirements for single-family residential uses and located at the rear of the lot, or away from primary street frontage.

Street Vista: A view through or along a street centerline terminating with the view of a significant visual composition of an architectural structure or element.

Townhouse: a two (2) or more story dwelling unit, occupied by one (1) single family.

Transfer of development rights (TDR): The procedure by which development rights to construct residential units may be transferred from one lot within the Downtown Urban Village (DUV) zoning district to another lot within the Downtown Urban Village (DUV) zoning district. See Sec. 1.05.

Transparency: The amount of transparent window glass or other openings in a building's facade along a street frontage, relative to the overall surface area of the facade. See Sec. 4.05.A.

Travel Lane: Area within the right-of-way dedicated for motor vehicles that can also be shared with bicyclists, as identified in thoroughfare standards. See Section 5.

Tuck Under Parking: Parking spaces integrated on the surface level of a site, where habitable floor area building program cantilevereds on the floors above.

Thoroughfare Standards: Design criteria that establish the required elements for the placement and size of the following: sidewalks; curbs and gutters; parking; medians; bike lanes; traffic lanes; street trees and landscaping. See Section 5.

Vertical Clearance (Ground): An area measured from the finished sidewalk, which shall be kept clear of all objects to the prescribed height for pedestrians to pass under.

Vertical Proportion: a proportion that is at a minimum the same width that it is tall. Preferably the height of the subject is greater than the width.

Village Manager: The Village Manager as appointed by the Village Council, or his/her designee.

Appendix:

How to use this document?

The following steps indicate, in general, the intended use of this document, as follows:

1. Identify development site on all regulating plans. See Sec.2.02-2.06

With a survey of the development site:

2. Identify Street Types in Sec.5.01
 - (a) Verify and Identify any new streets in Sec.2.03 applicable to the site
 - (b) Set aside applicable street sections identified in step 2. See Sec.2.05 A-E.
 - (c) Identify Primary Frontage in Sec.2.05
3. Establish build to lines according to the street type parameters that are identified and set aside in Step 2.
 - (a) Yields buildable area within development site
4. Identify applicable sector for development site. See Sec.2.02.
 - (a) set aside urban design standards applicable to sector identified for development site. See Sec.3.02 A-D.
5. Verify permitted uses within applicable sector. See Sec.2.07
6. Verify the permitted building types within applicable sector. See Table 30.
 - (a) set aside general development parameters applicable to all buildings. See Sec.4.03.
7. Identify building type intended to be developed within site Sec.4.02
 - (a) set aside the specific development parameters by building type, identified in step 7. See Sec.4.04 A-E.
8. Verify permitted frontage types for individual buildings within applicable sector. See Sec.4.04 A-E 7(b).
9. Identify frontage type intended to be applied to individual building type identified. See Sec.4.05 A-E
 - (a) set aside specific parameters by frontage type
10. Design and develop site plans and architecture subject to the standards and parameters set aside.