

PROPOSED
ORDINANCE NO. 03-22

ORDINANCE NO. _____

AN ORDINANCE
TO BE ENTITLED:

AN ORDINANCE AMENDING SECTION 12-3-31 OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA, COMMUNITY REDEVELOPMENT AREA (CRA) URBAN DESIGN OVERLAY DISTRICT STANDARDS; REVISING SECTION 12-3-31 (6) MODIFICATIONS AND APPEALS AND TABLE 12-3-31.12 GLAZING REQUIREMENTS; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. Section 12-3-31 of the Code of the City of Pensacola, Florida, is hereby amended to read as follows:

Sec. 12-3-31. Community redevelopment area (CRA) urban design overlay district.

The regulations in this section shall be applicable to the community redevelopment area (CRA) urban design overlay district (CRAUDOD).

(1) *Intent.* The requirements set forth in this section are intended to:

- a. Preserve and maintain the urban pattern and architectural character of Pensacola's community redevelopment areas, while encouraging new construction that is compatible with that heritage, but also reflective of its time.
- b. Improve the physical appearance of the community redevelopment areas with urban design standards that provide more predictable results in terms of the form and character of buildings.
- c. Support the removal of blight within the community redevelopment areas by encouraging quality redevelopment.
- d. Support the future growth of the city, to ensure compatible and cohesive development, to remain resilient long-term, and to support the goals, objectives and policies of the city's comprehensive plan and community redevelopment area master plans.
- e. Coordinate the placement, orientation, and design of buildings to ensure a coherent and walkable streetscape and traditional urban character by creating well-defined street edges with continuous building walls, articulated facades, and architectural features that create visual interest and an attractive pedestrian environment.

- c. Standards, activated by "shall," are regulatory in nature, as defined within section 12-1-8 (general interpretative terms). Deviations from these standards shall only be permitted by variance in accordance with section 12-11-2 (appeals and variances).
 - d. Guidelines, activated by "should," are encouraged and recommended but not mandatory, as defined within section 12-1-8 (general interpretative terms). Developments subject to this overlay district are encouraged to incorporate them as appropriate in order to enhance and complement the built and natural environment. The intent is to create the highest level of design quality while providing the needed flexibility for creative site design.
 - e. Figures, tables and illustrations shall be interpreted as defined in section 12-1-8 (general interpretative terms) unless the context clearly indicates otherwise.
 - f. The provisions of this section are not intended to supersede, conflict with or replace any requirement in federal or state law pertaining to design, construction or accommodation requirements pertaining to persons with disabilities, and it is hereby declared to be the intent of the city that such requirements in federal or state law shall prevail over any provisions of this section to the extent of any conflict.
- (4) *Existing conditions.* Existing buildings and structures that do not conform to the requirements of this overlay district may be occupied, operated, repaired, renovated or otherwise continue in use in their existing nonconforming state unless demolished and rebuilt.
- (5) *Procedure for review.* All development regulated by this subsection shall be subject to the submission requirements contained within sections 12-11-5 (building permits), 12-3-120 (development plan requirements), and 12-3-121 (design standards and guidelines), as applicable. In addition to the plan submission requirements listed in sections 12-11-5 and 12-3-120, drawings illustrating compliance with this section shall be provided. Plans shall include drawings or sketches with sufficient detail to show, as far as they relate to exterior appearance, the architectural design of the building, including proposed materials, textures, and colors, and the plat plan or site layout, including all site improvements or features such as walls, fences, walkways, terraces, landscaping, accessory buildings, paved areas, signs, lights, awnings, canopies, screening, and other appurtenances. Facade and frontage yard types shall be specified along frontages in accordance with Table 12-3-31.10 (Facade Types) and Table 12-3-31.9 (Frontage Yard Types).
- (6) *Modifications and aAppeals and variances.* ~~Appeals and variances shall be subject to section 12-11-2 (appeals and variances).~~ The standards established in this section are intended to achieve the principles outlined in subsection (1). However, specific site features, physical barriers or easement, and challenging characteristics affiliated with a particular site or type of use may create conditions that make compliance with a specific standard impractical or undesirable. In such instances alternative design solutions that achieve the principles defined in

subsection 1 of this section may be considered. This section establishes the procedures for considering requests for a modification to the standards.

Modifications shall be approved through an abbreviated review process. This process shall require review by an architect advisor appointed by the City Council, the Chair of the applicable redevelopment board representing the redevelopment district for which the project is located and the Urban Design Specialist. City Council shall appoint two architects to serve as the architect advisor(s), a primary and an alternate. In the absence of the architect advisor or in the event of a conflict of interest, the alternate architect shall serve in the capacity of the architect advisor. The appointed architects shall not be employed by the same firm or have any other relationship that would constitute a conflict of interest between them.

1. Review shall consider the principles defined in subsection (1) of this section.
2. The decision to approve, deny or approve with modifications shall be based on the following considerations:
 - i. The physical conditions of the property such as flood plain, drainage or small or irregular lot shape making compliance to the specific standard physically impossible and this hardship is not created by the applicant; and/or
 - ii. If by its nature, including its function and intensity, the development constitutes a special use or presents a particular circumstance that causes challenges integrating into an urban, walkable, neighborhood environment; and
 - iii. The modification will not significantly impact adjacent property owners, the character of the area, traffic conditions, parking, public infrastructure, water quality, or other matters affecting the public health, safety and general welfare; and
 - iv. The modification will not result in a substantial departure from the key principles that buildings should:
 - (a) Front the street and be located close to the street edge
 - (b) Provide interest to those walking and biking past by avoiding blank walls
 - (c) Create a human-scaled street edge and add value to the walkability of streets
 - (d) Include key architectural features which reflect traditional neighborhood character
3. Appeals shall be referred to the Zoning Board of Adjustments.

(7) *Urban design standards and guidelines.*

a. *Building height.*

1. Intent. Within the overlay district, height for single-family residential types will be measured in feet and multifamily, mixed-use and nonresidential buildings will be measured in stories. Measuring height in stories rather than feet has numerous benefits which include:
 - i. To provide greater creativity for a natural variety of roof forms;
 - ii. To recognize the need of different users, as commercial floor plates are different than residential floor plates;
 - iii. To remove the incentive to create short floorplates, and instead encourage more gracious floor-to-ceiling heights for environmental health, without penalizing property owners; and
 - iv. To protect the historical proportions of Pensacola's community redevelopment areas.
2. Maximum building heights for principal and accessory buildings shall be as defined by the form standards in Tables 12-3-31.3 to 12-3-31.8.
3. Building height is measured as follows:
 - i. Where maximum height is specified, the measurement shall be taken from the finished grade at the front of the building.
 - ii. Building height shall be measured in feet for single-family residential types as defined in the form standards in Tables 12-3-31.3 to 12-3-31.8 and as follows:
 - (a) For pitched roof buildings, to the bottom of the lowest eave of the principal structure.
 - (b) For flat roof buildings, to the bottom of the parapet.
 - (c) Minimum floor to ceiling height in single-family residential types shall be nine feet per floor.
 - iii. Building height shall be measured in stories for multifamily, mixed-use and nonresidential buildings as follows:
 - (a) Multifamily buildings shall be limited by ground floor story and above ground story height in accordance with Table 12-3-31.1.

TABLE 12-3-31.1. MULTIFAMILY STORY HEIGHT REQUIREMENTS

| Zoning Category | Ground Floor Story Height | | Above Ground Story Height |
|------------------|---------------------------|--------|---------------------------|
| | Max. | Min. | Max. |
| R-2A through C-3 | 16 ft. | 12 ft. | 14 ft. |

(b) Mixed-use and nonresidential buildings shall be limited by ground floor story and above ground story height in accordance with Table 12-3-31.2.

TABLE 12-3-31.2. MIXED-USE/NONRESIDENTIAL STORY HEIGHT REQUIREMENTS

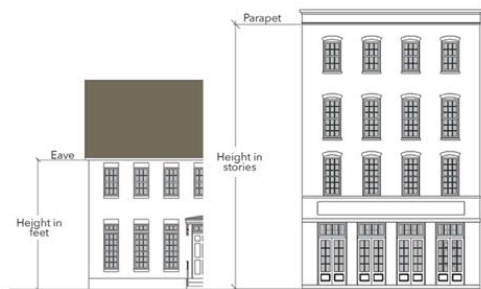
| Zoning Category | Ground Floor Story Height | | Above Ground Story Height |
|------------------------|---------------------------|--------|---------------------------|
| | Max. | Min. | Max. |
| R-1AAA through R-2A | 16 ft. | 12 ft. | 14 ft. |
| R-NC, R-NCB and R-2 | 20 ft. | 14 ft. | 14 ft. |
| C-1, C-2, C-2A and C-3 | 24 ft. | 14 ft. | 14 ft. |

(c) Stories are measured from finished floor to finished floor with the exception of one-story buildings that shall be measured floor to ceiling.

(d) Story heights that exceed the maximum permitted height specified in Tables 12-3-31.1 and 12-3-31.2 shall count as two stories. Height defined within this subsection shall not supersede height as defined by the Florida Building Code.

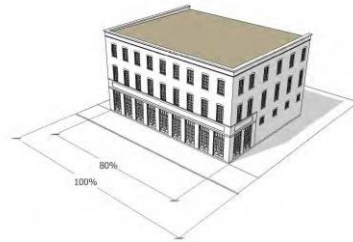
iv. See Illustration 12-3-3.1 for a depiction of height measurements in feet and stories.

ILLUSTRATION 12-3-3.1. MEASURING BUILDING HEIGHT



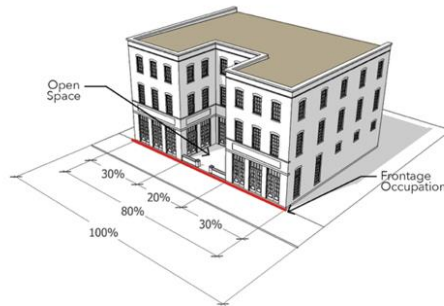
4. Parking garages shall not exceed the height of the principal building on the site. Parking garages shall not be subject to floor to floor height requirements according to subsection (7)a.3.iii of this section. Stand-alone parking garages shall only conform to the number of stories permitted within the form standards in Tables 12-3-31.3 to 12-3-31.8.
 5. Roof pitch.
 - i. Gable or hipped roofs shall have a minimum pitch of 6:12 and a maximum pitch of 12:12.
 - ii. Shed roofs shall have a minimum pitch of 4:12.
- b. *Building orientation.*
1. Intent. Buildings should have their principal pedestrian entrance along a street, pedestrian way or open space, with the exception of entrances off a courtyard, visible from public rights-of-way.
 2. Building frontage occupation shall conform to the form standards in Tables 12-3-31.3 to 12-3-31.8.
 3. Buildings shall be oriented so that the principal facade is parallel to the street it faces for the minimum building frontage occupation required in the form standards in Tables 12-3-31.3 to 12-3-31.8. See Illustration 12-3-31.2 for a depiction of minimum frontage occupation requirements.

ILLUSTRATION 12-3-31.2. MINIMUM BUILDING FRONTAGE OCCUPATION



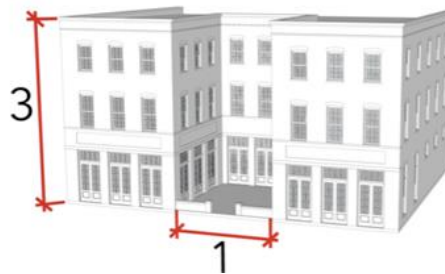
4. Lot width shall be measured along the right-of-way at the front property line. Lot width measurements at the building setback line and minimum lot area shall not apply.
5. Forecourts, courtyards and other such defined open spaces shall count towards minimum frontage requirements. See Illustration 12-3-31.3 for an illustration depicting minimum frontage occupation requirements with open space.

ILLUSTRATION 12-3-31.3. MINIMUM BUILDING FRONTAGE OCCUPATION WITH OPEN SPACE



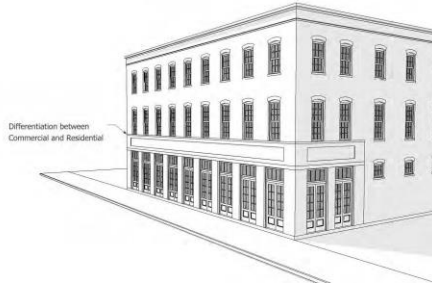
6. Ground floor units in multifamily residential buildings shall provide landscaping, walls, and/or fences that provide some privacy for the building.
- c. *Building massing.*
1. Intent. Buildings should be designed in proportions that reflect human-scaled pedestrian movement, and to encourage interest at the street level.
 2. Where provided, multifamily building courtyards shall maintain a minimum width to height ratio of 1 to 3 in at least one dimension in order to avoid light well conditions. Courtyards should be wider than the minimum where possible. See Illustration 12-3-31.4 for depiction of courtyard ratio measurements.

ILLUSTRATION 12-3-31.4. COURTYARD HEIGHT TO WIDTH RATIO MEASUREMENTS



3. The design and facade treatment of mixed-use buildings shall differentiate commercial from residential uses with distinguishing expression lines (such as cornices, projections, banding, awnings, terraces, etc.), changes in fenestration, facade articulation and/or material changes. See Illustration 12-3-31.5 for depiction of mixed-use building differentiation of uses.

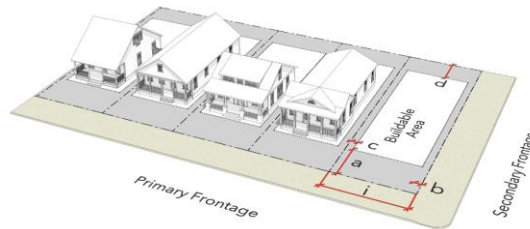
ILLUSTRATION 12-3-31.5. MIXED USE BUILDING
DIFFERENTIATION OF USES



4. Single-family units shall be distinguished from abutting units with changes in unit entry, plane, color, materials, front porches, front stoops, fenestration, and/or building elements such as railings.
 5. All service and loading areas shall be entirely screened from public right-of-way as follows:
 - i. Equipment shall be screened.
 - ii. If outdoor storage areas are separate from the building they serve, the fence materials shall be limited to masonry, concrete, stucco, wood, PVC and metal, excluding chain-link.
 6. HVAC and mechanical equipment are restricted as follows:
 - i. They shall be prohibited in frontage yards.
 - ii. They shall be integrated into the overall building design and not be visible from adjoining streets and or open spaces.
 - iii. Through-wall units shall be prohibited along street frontages and open spaces, unless recessed within a balcony.
 7. Mechanical equipment on roofs shall be visually screened from the street with parapets or other types of visual screens of the minimum height necessary to conceal the same.
 8. Roof top parking shall be visually screened with articulated parapet walls or other architectural treatment.
 9. Exterior wall materials prohibited for all single-family residential types shall include:
 - i. Corrugated metal panels; and
 - ii. Exposed concrete block.
 10. Material requirements contained within section 12-3-121(c)(8) (design standards and guidelines) shall apply within the CRA urban design overlay district.
- d. *Form standards.*

1. Form standards within the CRA urban design overlay district shall be as defined in Tables 12-3-31.3 to 12-3-31.8.
2. Exceptions to form standards.
 - i. Front setbacks in R-1AAA, R-1AA, and R-1A shall not be less than the average setback of all frontage yards (front and exterior side yards) located on either side of the block face, up to the minimum front setback defined in form standards in Tables 12-3-31.3 and 12-3-31.5. In cases where no other dwellings exist within the block, the front setback shall be no less than the front setback defined in form standards in Tables 12-3-31.3 and 12-3-31.5.
 - ii. Each single-family attached dwelling unit shall be located on its own lot. If a development requires subdivision procedures, it shall be subject to and must comply with subdivision regulations as set forth in chapter 12-7.
 - iii. Where lot occupation and setback standards differ from the dense business area (DBA), as defined in chapter 12-13 (definitions), the standards in the DBA shall prevail.

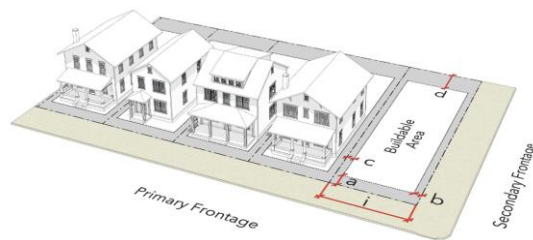
TABLE 12-3-31.3. SINGLE-FAMILY DETACHED AND TWO-FAMILY ATTACHED (DUPLEX) RESIDENTIAL BUILDING TYPES - R-1AAA THROUGH R-1A



| Setbacks - Principal Building (feet) | |
|--------------------------------------|----------------------------|
| Front | 20 min. |
| Front, Secondary(4) | 5 min. |
| Side (Interior)(4) | 5 min. |
| Rear | 30 min./20 min. (30' lots) |
| Frontage (min.) | |
| Primary | 45%/40% (lots < 42') |
| Lot Occupation(5) | |
| Lot Width(3) | 30 ft. min. |
| Lot Coverage | 50% max. |
| Building Height (max.) | |
| Principal Building(1) | 35 ft. |
| Accessory Building(1) | 24 ft. |
| Parking (min.) | |

| | |
|--|---------------|
| Off-street(2) | 1/unit |
| Setbacks - Accessory Building (feet) | |
| Front | 50 min. |
| Front, Secondary(4) | 5 min. |
| Side (Interior) | 1 min. |
| Rear | 3 min. |
| Frontage Yard Types | |
| Standard | Permitted |
| Shallow | Not Permitted |
| Urban | Not Permitted |
| Pedestrian Forecourt | Not Permitted |
| Vehicular Forecourt | Not Permitted |
| Facade Types | |
| Porch | Permitted |
| Stoop | Not Permitted |
| Common Entry | Not Permitted |
| Gallery | Not Permitted |
| Storefront | Not Permitted |
| Notes: | |
| (1) Measured according to subsection (7)a.3 of this section. | |
| (2) See subsection (7)h.2 of this section for exceptions. | |
| (3) Lot width shall only be measured from the right-of-way line. Lot width at the building setback line shall not apply. | |
| (4) Minimum setback for 30-foot lots shall be three feet measured from the finished wall or the minimum setback required per applicable Florida Building Code. | |
| (5) Minimum lot area shall not apply. | |

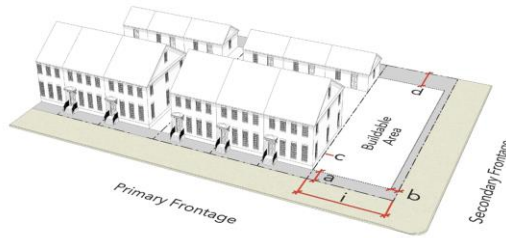
TABLE 12-3-31.4. SINGLE-FAMILY DETACHED AND TWO-FAMILY ATTACHED (DUPLEX) RESIDENTIAL BUILDING TYPES- R-1B THROUGH C-3



| | |
|--------------------------------------|----------------------------|
| Setbacks - Principal Building (feet) | |
| Front | 8 min./20 max. |
| Front, Secondary(4) | 5 min. |
| Side (Interior)(4) | 5 min. |
| Rear | 25 min./20 min. (30' lots) |
| Frontage (min.) | |

| | |
|--|----------------------|
| Primary | 45%/40% (lots < 42') |
| Lot Occupation(5) | |
| Lot Width(3) | 30 ft. min. |
| Lot Coverage | 50% max. |
| Building Height (max.) | |
| Principal Building(1) | 35 ft. |
| Accessory Building(1) | 24 ft. |
| Parking (min.) | |
| Off-street(2) | 1/unit |
| Setbacks - Accessory Building (feet) | |
| Front | 50 min. |
| Front, Secondary(4) | 5 min. |
| Side (Interior) | 1 min. |
| Rear | 3 min. |
| Frontage Yard Types | |
| Standard | Permitted |
| Shallow | Permitted |
| Urban | Not Permitted |
| Pedestrian Forecourt | Not Permitted |
| Vehicular Forecourt | Not Permitted |
| Facade Types | |
| Porch | Permitted |
| Stoop | Not Permitted |
| Common Entry | Not Permitted |
| Gallery | Not Permitted |
| Storefront | Not Permitted |
| Notes: | |
| (1) Measured according to subsection (7)a.3 of this section. | |
| (2) See subsection (7)h.2 of this section for exceptions. | |
| (3) Lot width shall only be measured from the right-of-way line. Lot width at the building setback line shall not apply. | |
| (4) Minimum setback for 30-foot lots shall be three feet measured from the finished wall or the minimum setback required per applicable Florida Building Code. | |
| (5) Minimum lot area shall not apply. | |

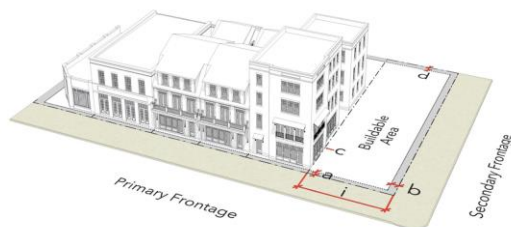
TABLE 12-3-31.5. SINGLE-FAMILY ATTACHED (TOWNHOUSE)
RESIDENTIAL BUILDING TYPES - R-1AA THROUGH C-3



| | |
|--------------------------------------|---------------|
| Setbacks - Principal Building (feet) | |
| Front | 8 min. |
| Front, Secondary | 5 min. |
| Side (Interior)(1) | 0 or 5 min. |
| Rear | 25 min. |
| Frontage (min.) | |
| Primary | 80% |
| Lot Occupation(3) | |
| Lot Width | 16 ft. min. |
| Lot Coverage | 75% max. |
| Building Height (max.) | |
| Principal Building(2) | 45 ft. |
| Accessory Building(2) | 24 ft. |
| Parking (min.) | |
| Off-street | 1/unit |
| Setbacks - Accessory Building (feet) | |
| Front | 50 min. |
| Front, Secondary | 5 min. |
| Side (Interior) | 1 min. |
| Rear | 3 min. |
| Frontage Yard Types | |
| Standard | Not Permitted |
| Shallow | Permitted |
| Urban | Not Permitted |
| Pedestrian Forecourt | Not Permitted |
| Vehicular Forecourt | Not Permitted |
| Facade Types | |
| Porch | Permitted |
| Stoop | Permitted |
| Common Entry | Not Permitted |
| Gallery | Not Permitted |
| Storefront | Not Permitted |
| Notes: | |

| |
|--|
| (1) Zero-foot minimum (attached/zero-lot-line buildings)/five-foot minimum (detached buildings). |
| (2) Measured according to subsection (7)a.3 of this section. |
| (3) Minimum lot area shall not apply. |

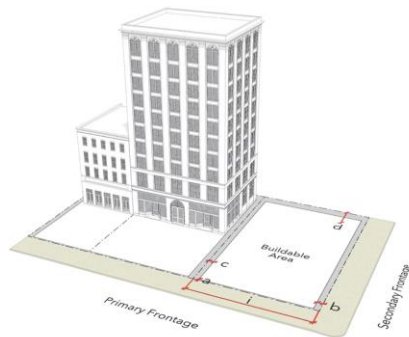
TABLE 12-3-31.6. MULTIFAMILY, MIXED-USE, NEIGHBORHOOD COMMERCIAL AND COMMERCIAL BUILDING TYPES



| | |
|--------------------------------------|-------------------------------------|
| Setbacks - Principal Building (feet) | |
| Front (Com./Res.)(1) | 5 max./15 max. |
| Front, Secondary (Com./Res.) | 5 max./15 max. |
| Side (Interior)(3) | 0 or 5 min. |
| Rear | none |
| Frontage (min.) | |
| Primary | 80% |
| Lot Occupation(4) | |
| Lot Width | 16 ft. min. |
| Lot Coverage | 75% max. |
| Building Height (max.) | |
| Principal Building(2) | 4 stories |
| Accessory Building(2) | N/A |
| Off-Street Parking (min.) | |
| Residential | 1/unit |
| Commercial | Per subsection (7)h of this section |
| Setbacks - Accessory Building (feet) | |
| Front | N/A |
| Front, Secondary | N/A |
| Side (Interior) | N/A |
| Rear | N/A |
| Frontage Yard Types | |
| Standard | Not Permitted |
| Shallow | Permitted |
| Urban | Permitted |
| Pedestrian Forecourt | Permitted |
| Vehicular Forecourt | Permitted |

| Facade Types | |
|--|---------------|
| Porch | Not Permitted |
| Stoop | Permitted |
| Common Entry | Permitted |
| Gallery | Permitted |
| Storefront | Permitted |
| Notes: | |
| (1) Lots within the dense business area shall be permitted the lesser front setback. | |
| (2) Measured according to subsection (7)a.3 of this section. | |
| (3) Zero-foot minimum (attached/zero-lot-line buildings)/five-foot minimum (detached buildings). | |
| (4) Minimum lot area shall not apply. | |

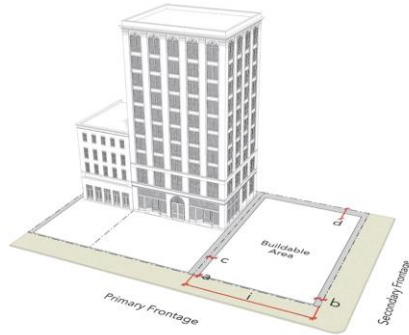
TABLE 12-3-31.7. MULTIFAMILY, MIXED-USE AND COMMERCIAL BUILDING TYPES - C-2A, C-2, C-3



| Setbacks - Principal Building (feet) | | |
|--------------------------------------|----------------|--|
| Front (Com./Res.)(1) | 5 max./15 max. | |
| Front, Secondary (Com./Res.) | 5 max./15 max. | |
| Side (Interior)(3) | 0 or 5 min. | |
| Rear | none | |
| Frontage (min.) | | |
| Primary | 80% | |
| Lot Occupation(4) | | |
| Lot Width | 16 ft. min. | |
| Lot Coverage | 100% max. | |
| Building Height (max.) | | |
| Principal Building(2) | 10 stories | |

| | | |
|--|-------------------------------------|--|
| Accessory Building | N/A | |
| Off-Street Parking (min.) | | |
| Residential | 1/unit | |
| Commercial | Per subsection (7)h of this section | |
| Setbacks - Accessory Building (feet) | | |
| Front | N/A | |
| Front, Secondary | N/A | |
| Side (Interior) | N/A | |
| Rear | N/A | |
| Frontage Yard Types | | |
| Standard | Not Permitted | |
| Shallow | Permitted | |
| Urban | Permitted | |
| Pedestrian Forecourt | Permitted | |
| Vehicular Forecourt | Permitted | |
| Facade Types | | |
| Porch | Not Permitted | |
| Stoop | Not Permitted | |
| Common Entry | Permitted | |
| Gallery | Permitted | |
| Storefront | Permitted | |
| Notes: | | |
| (1) Lots within the dense business area shall be permitted the lesser front setback. | | |
| (2) Measured according to subsection (7)a.3 of this section. | | |
| (3) Zero-foot minimum (attached/zero-lot-line buildings)/five-foot minimum (detached buildings). | | |
| (4) Minimum lot area shall not apply. | | |

TABLE 12-3-31.8. HYBRID COMMERCIAL: MULTIFAMILY, MIXED-USE AND COMMERCIAL BUILDING TYPES - C-3 ALONG C3C FDOT CONTEXT ZONE



| | | |
|--------------------------------------|-------------------------------------|--|
| Setbacks - Principal Building (feet) | | |
| Front | 60 max. | |
| Front, Secondary | 40 max. | |
| Side (Interior)(2) | 0 or 5 min. | |
| Rear | none | |
| Frontage (min.) | | |
| Primary | 60% | |
| Lot Occupation(3) | | |
| Lot Width | 16 ft. min. | |
| Lot Coverage | 100% max. | |
| Building Height (max.) | | |
| Principal Building(1) | 10 stories | |
| Accessory Building | N/A | |
| Off-Street Parking (min.) | | |
| Residential | 1/unit | |
| Commercial | Per subsection (7)h of this section | |
| Setbacks - Accessory Building (feet) | | |
| Front | N/A | |
| Front, Secondary | N/A | |
| Side (Interior) | N/A | |
| Rear | N/A | |

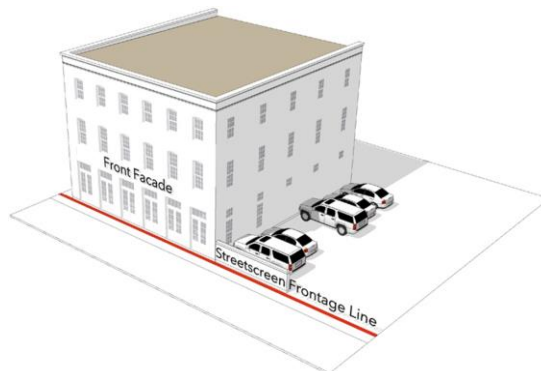
| | | |
|--|---------------|--|
| Frontage Yard Types | | |
| Standard | Not Permitted | |
| Shallow | Permitted | |
| Urban | Permitted | |
| Pedestrian Forecourt | Permitted | |
| Vehicular Forecourt | Permitted | |
| Facade Types | | |
| Porch | Not Permitted | |
| Stoop | Not Permitted | |
| Common Entry | Permitted | |
| Gallery | Permitted | |
| Storefront | Permitted | |
| Notes: | | |
| (1) Measured according to subsection (7)a.3 of this section. | | |
| (2) Zero-foot minimum (attached/zero-lot-line buildings)/five-foot minimum (detached buildings). | | |
| (3) Minimum lot area shall not apply. | | |

e. *Frontage types.*

1. Intent. New buildings proposed for existing neighborhoods should be compatible with or complement the architectural character and siting pattern of neighboring buildings. Maintaining a consistent street-wall is a fundamental component for a vibrant pedestrian life and a well-defined public realm. Buildings closely aligned to the street edge with consistent setbacks, provide a clear sense of enclosure of streets, enabling them to function as pedestrian-scaled outdoor rooms. The placement of buildings along the edge of the sidewalk should be given particular attention, as it is that portion of the buildings that is the primary contributor to pedestrian activity.
2. Frontage yard type shall be selected and specified along frontages in accordance with the frontage yard types in Table 12-3-31.9 and subject to the standards and guidelines in this section, including the form standards in Tables 12-3-31.3 to 12-3-31.8.
3. In addition to the frontage yard type standards contained within Table 12-3-31.9, the following shall be required:



- i. Frontage yards shall be wholly open to the sky and unobstructed, except for trees, roof projections, and permitted encroachments attached to principal buildings.
- ii. Impervious surfaces and walkways in frontage yards shall be subject to the following requirements:
 - (a) Where single-family attached units occupy a common site, each attached single-family unit with an entrance towards a frontage shall have a walkway connecting the sidewalk to the attached single-family entrance. See Table 12-3-31.9.A (Frontage Yard Types - Shallow Yard) for an illustration depicting single-family attached walkway connections.
 - (b) At cluster courts, the shared court shall have a walkway connecting the sidewalk at the primary frontage with building entries. See Table 12-3-31.9.B (Frontage Yard Types - Cluster Court) for an illustration depicting cluster court walkway connections.
- iii. For multifamily, mixed-use and nonresidential types, any portion of a frontage not occupied by buildings, driveways, or walkways shall be lined with a streetscreen as follows:
 - (a) Streetscreens shall meet the fencing and wall standards according to the frontage yard types specified in Table 12-3-31.9.
 - (b) Streetscreens, up to 24 feet long, shall count towards minimum frontage requirements.
 - (c) Streetscreens shall be coplanar with the primary building facade, as depicted in Illustration 12-3-31.6 below.





ILLUSTRATION 12-3-31.6. STREETSCREEN ILLUSTRATED



- iv. Street trees and landscaping in frontage yards shall comply with the requirements of subsection (8) of this section.
- v. Stormwater ponds shall be prohibited along frontages.
- vi. Frontage yard setbacks shall be as follows:
 - (a) Buildings shall be set back in accordance with the form standards specified in Tables 12-3-31.3 to 12-3-31.8.
 - (b) Where maximum setbacks are specified, they pertain only to the amount of building facade required to meet the minimum building frontage occupation requirements defined in the form standards specified in Tables 12-3-31.3 to 12-3-31.8.

TABLE 12-3-31.9. FRONTAGE YARD TYPES

| | |
|----------------------------------|---|
| A. Standard Yard (Fenced or not) | |
| Illustration |  |
| Surface | Fifty percent minimum shall be pervious material. A minimum of one tree is required per subsection (6)a of this section. Paving is limited to walkways, and driveways. |
| Walkways | One per frontage connecting the sidewalk at the primary frontage with building entries. |
| Fencing | Permitted along frontage lines, and according to subsection (5)h of this section. |
| B. Cluster Court | |
| Illustration |  |
| Surface | A minimum 50 percent of the court shall be landscaped with ground cover, trees, or understory trees. Paving is limited to walkways, and driveways. |
| Walkways | Court shall be a minimum 20 feet wide and a min. 1,000 square feet in size, and shall have a walkway connecting the sidewalk at the primary frontage with building entries. |
| Fencing | Permitted except along street frontages, fronted by a shared court, according to subsection (5)h of this section. |
| C. Shallow Yard | |


| | |
|--------------------------------|--|
| Illustration |  |
| Surface | Maximum setback of eight feet. Fifty percent minimum shall be landscaped in R-1A, and R-1B and up to 100 percent may be paved in R-NC and R-NCB. |
| Walkways | One per frontage connecting the sidewalk at the primary frontage with building entries. |
| Fencing | Permitted interior to the building setback line at primary street frontages. Permitted at or interior to secondary street frontage lines according to subsection (5)h of this section. |
| D. Urban Yard | |
| Illustration |  |
| Surface | Shall be paved at sidewalk grade. |
| Walkways | Shall be paved at sidewalk grade. Vegetation is permitted in raised containers. |
| Fencing | Not permitted |
| E. Pedestrian Forecourt | |
| Illustration |  |
| Surface | Minimum 80 percent paving. |
| Fencing | Permitted at or interior to building setback lines and according to subsection (5)h of this section. |
| Area | Forecourt: A minimum 20 feet wide up to 30 percent of the allowable frontage, and a maximum 50 feet deep. |
| Activation | Shall be lined with habitable space on three sides, or on two sides at corner sites. |
| F. Vehicular Forecourt | |
| Illustration |  |
| Surface | Driveway shall be paved at sidewalk grade. The remainder of front setback may be paved or landscaped. |
| Fencing | Low wall, maximum 24 inches high, of either brick or stone is permitted. |
| Area | Forecourt: 4,200 square feet maximum. |




| | |
|------------|--|
| Activation | Shall be lined with habitable space on three sides, or on two sides at corner sites. |
|------------|--|


f. *Building elements.*

1. *Intent.* Buildings should be architecturally articulated with such elements as distinguishing expression lines, changes in fenestration, material and/or color and designed in proportions that reflect human-scaled pedestrian movement to encourage interest at the street level.
2. *Facade types.* Facade types shall be as follows:
 - i. Porches, stoops, common entries, galleries and storefronts shall constitute allowable facade types as defined in Table 12-3-31.10 in accordance with the form standards in Tables 12-3-31.3 to 12-3-31.8.
 - ii. Facade types shall be selected and specified along frontages in accordance with Table 12- 2-25.10.
 - (a) Porches shall not be required for single-family detached and two-family (duplex).
 - iii. Projections into setbacks shall be permitted as follows:
 - (a) Roof overhangs, cornices, window and door surrounds and other facade decoration may project up to two feet.
 - (b) Where permitted, shading devices may project into the front setback up to the property line with a minimum eight-foot clearance.
 - (c) Balconies may project up to three feet.
 - (d) Bay windows may project up to three feet.
 - (e) Porches and stoops may project in accordance with the facade types defined in Table 12-3-31.10.
 - (f) Projections shall not, in any instance, exceed beyond the property line.

TABLE 12-3-31.10. FACADE TYPES

| | | |
|-----------------|---|---|
| <i>A: Porch</i> | | |
| Entry Grade | Minimum 18 inches above finished grade | |
| Requirements | Required at the primary building entrance. |  |
| | Porches shall be a minimum six feet in depth. | |

| | | |
|------------------------|---|---|
| | Porches and related structures may project into front setbacks a maximum ten feet. | |
| | Porch openings shall be vertical in proportion. | |
| | Porches shall be a maximum ten feet in height. Columns shall have a minimum diameter of six inches, and should have a capital and a base. | |
| <i>B: Stoop</i> | | |
| Entry Grade | Minimum 34 inches above finished grade. | |
| Requirements | A stoop is required at building entrances, projecting from the facade. |  |
| | Wood is prohibited for stoop railings. | |
| | Stoops and related structures may project into front setbacks up to 100 percent. | |
| <i>C: Common Entry</i> | | |
| Entry Grade | Minimum 18 inches and a maximum 24 inches above finished grade | |
| Requirements | A single collective entry to a multifamily lobby is required at the primary building entrance. |  |
| | Canopies and awnings are permitted to project into front setbacks up to 100 percent of their depth. | |
| <i>D: Gallery</i> | | |
| Entry Grade | At sidewalk grade | |
| Requirements | Where a gallery occurs, it is required along a minimum of 80 percent of the frontage. |  |
| | Encroachments are permitted according to | |

| | | |
|----------------------|---|---|
| | subsection (5)g of this section. | |
| | Awnings are not permitted in galleries. | |
| <i>E: Storefront</i> | | |
| Entry Grade | At sidewalk grade | |
| Requirements | A storefront is required at the primary entrance of the tenant space. Storefronts are permitted according to subsection (7)f.4 of this section. |  |

3. *Building entries.* Building entries shall be as follows:

- i. Building entrances shall be clearly visible from the street.
- ii. One building entry shall be provided every 80 feet of facade leading to a habitable space.
- iii. Building entries for mixed-use buildings shall differentiate entrances for residential and commercial uses.
- iv. Entries for multifamily buildings shall provide protection from the elements with canopies, marquees, recesses or roof overhangs.
- v. Residential building entries shall be restricted as follows:
 - (a) Single-family and multifamily residential buildings shall be raised above finished grade, at the front of the building, according to facade types defined in Table 12-3-31.10.
 - (b) In no instance shall single-family and multifamily residential building entries be raised less than 18 inches above finished grade.
 - (c) Entry grade shall be measured from the finished grade to the first finished floor.
- vi. Mixed-use and commercial building entries shall be at sidewalk grade.

4. *Storefronts.*

- i. Intent. Storefronts should be architecturally articulated through the varied use of high-quality durable materials, display windows, entrances, awnings and buildings signs. Their signage, glazing and doors should be conceived as a unified design. High quality, durable materials are especially important at street level within reach of pedestrians.

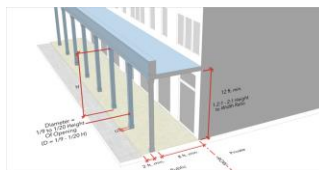
- ii. Storefronts shall provide a minimum of 70 percent glazing (void to solid ratio of surface area along principal facades at the ground level).
 - iii. Extruded aluminum storefront frames are discouraged, and where used, shall present a simple, relatively flat profile to avoid heavily extruded profiles.
 - iv. Opaque, smoked, and reflective glass on storefront windows shall be prohibited. Low-E shall be permitted as per Florida Building Code.
 - v. Materials for storefronts shall consist of stone, brick, concrete, stucco, metal, glass, cementitious siding and/or wood. Construction detail and finish shall adhere to craftsman standards.
 - vi. Outdoor dining areas on sidewalks and/or within the public right-of-way shall be permitted subject to the following standards:
 - (a) Outdoor dining areas shall be separated from public walkways and streets using railings, fences, bollards, planters, and/or landscaping.
 - (b) A minimum unobstructed pedestrian path of at least six feet wide shall be provided along public rights-of-way.
 - (c) Outdoor dining areas within the public right-of-way shall comply with section 12-11-7 (license to use).
- g. *Building encroachments.*
- 1. Encroachments located within the public right-of-way shall comply with section 12-11-7 (license to use), section 12-3-58 (visibility triangle) and any clearance standards established by the engineering division of the city public works and facilities department and the Florida Greenbook.
 - 2. Awnings for storefronts and canopies are not subject to section 12-11-7 (license to use) but shall be restricted as follows:
 - i. Awning and canopies may project into the public right-of-way, up to a maximum of two feet from the curb.
 - ii. Awnings and canopies shall be a minimum of six feet in depth and have a minimum of eight feet of vertical clearance. See Illustration 12-3-31.7 for a depiction of awning and canopy encroachment measurements.

ILLUSTRATION 12-3-31.7. AWNING AND CANAOPY ENCROACHMENT MEASUREMENTS



3. Galleries shall be restricted as follows:
 - i. Galleries shall be subject to and shall comply with section 12-11-7 (license to use).
 - ii. Galleries shall not alter height or width along a building facade.
 - iii. Galleries shall be a minimum of eight feet in depth and a minimum of 12 feet in height, maintaining a 1.2:1 to a 2:1 height to width ratio, as depicted in Illustration 12-3-31.8.
 - iv. Gallery columns should have a diameter between one-ninth and 1/20 their height, measured from the base to the bottom of the entablature, as depicted in Illustration 12-3-31.8, and should have a capital and a base.
 - v. Galleries should encroach into building setbacks.
 - vi. Galleries should encroach over sidewalks.
 - vii. Where galleries encroach over sidewalks, they shall not extend beyond a maximum of two feet from the curb, as depicted in Illustration 12-3-31.8.

ILLUSTRATION 12-3-31.8. GALLERY ENCROACHMENTS



- h. *Parking access, design and reductions.*
 1. Intent. The intent of these standards is to guide the placement and design of parking, when it is provided. Vehicular parking spaces should be carefully integrated to avoid the negative impacts of large surface parking areas on the pedestrian environment. In general, parking supply should be shared by multiple users and property owners to facilitate the ability to "park once and walk." On-street parallel parking is encouraged on both sides of the street to provide a supply of convenient shared parking, and as a means to provide a protective buffer for pedestrians on the sidewalk. Where surface parking is permitted, it should be hidden or screened from the pedestrian realm

by use of garden walls and narrow landscape edges. Parking garages, where provided, should be masked from frontages by liner buildings no less than 24 feet in depth. They are encouraged to be designed for possible future conversion to other non-parking functions, including office, residential and/or commercial use.

2. All parking access and design shall comply with the form standards in Tables 12-3-31.3 to 12-3-31.8 and the following:
 - i. Parking standards in the dense business area (DBA) defined in chapter 12-13 (definitions) shall take precedence over the form standards in Tables 12-3-31.3 to 12-3-31.8 and those included in this subsection.
 - ii. Minimum parking requirements are as follows:
 - (a) Parking requirements shall be in accordance with section 12-4-1(2) (parking requirements for specific land uses) with the following exception:
 - (1) Off-street parking requirements for residential use types shall be one space per unit unless otherwise exempted.
 - (b) Shared parking shall be according to section 12-4-1(4) (off-site parking).
 - (c) Parking reductions shall be calculated according to Table 12.3-1 (Downtown Pensacola CRA Parking Reductions).
 - (d) Lots 30 feet or less in width shall not be subject to minimum parking requirements, except for:
 - (1) Lots fronting streets where on-street parking is not permitted.
 - (e) Lots less than 42 feet wide shall be accessed from a rear lane, where possible. Where not possible, the following exceptions shall be permitted, in coordination with the engineering division of the city public works and facilities department:
 - (1) Parking in the rear of the lot, subject to accessory structure setbacks as defined within the form standards in Tables 12-3-31.3 to 12-3-31.8. Shared driveways are encouraged.
 - (2) A single-car garage, subject to the minimum frontage occupation requirements defined within the form standards in Tables 12-3-31.3 to 12-3-31.8.
 - (3) Driveways shall be exempt from minimum width and spacing requirements defined in subsection (9)b.4 of this section.

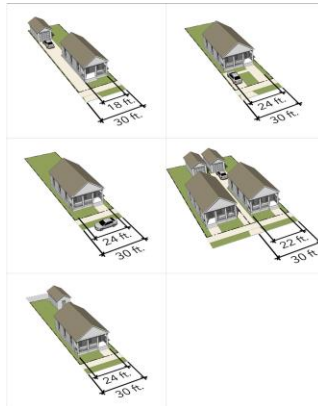
- (f) Lots shall be accessed through a rear lane when the development is over 75 percent of the block.
- iii. Vehicular parking location is restricted as follows:
 - (a) Single-family residential types.
 - (1) Residential off-street parking, where required, shall be provided within garages, carports or on driveways for all single-family residential types.
 - (2) Uncovered parking shall be permitted the entire length of the driveway, including within the front setback, but not beyond the property line.
 - (3) Single-family detached and two-family (duplex) off-street parking.
 - a. Covered or garage parking for single-family detached and two-family (duplex) buildings shall be set back a minimum 20 feet behind the principal building facade. See Illustration 12-3-31.9 for a depiction of covered parking placement for single-family detached and two-family attached (duplex) buildings.

ILLUSTRATION 12-3-31.9. GARAGE LOCATIONS ILLUSTRATED



- b. The outer edge of driveways shall be placed a maximum of two feet from either side property line. See Illustration 12-3-31.10 for a depiction of driveway placement for single-family detached and two-family attached (duplex) buildings on 30 feet wide lots.

ILLUSTRATION 12-3-31.10. DRIVEWAY LOCATIONS ILLUSTRATED



- (4) Single-family attached. Off-street parking for single-family attached residential types shall only be permitted in the rear 50 percent of the lot.
 - (5) Tandem parking is encouraged.
 - (6) Shared driveways are encouraged.
- (b) Multifamily, mixed-use and nonresidential types.
- (1) Off-street parking shall not be permitted within the front setback area. Exceptions include:
 - a. Properties adjacent to a thoroughfare identified as an FDOT C3C Suburban Commercial Context Classification Zone as defined within subsection (9)a.2 of this section (context classification). Such properties shall conform to the form standards according to Table 12-3-31.8 (Hybrid Commercial).
 - (2) Off-street parking shall be masked from frontages by liner buildings no less than 24 feet in depth to achieve the minimum frontage occupation. See Illustration 12-3-31.11 depicting off-street parking lot masking with liner buildings and subsection (7)e.3.iii of this section for permitted streetscreen requirements.

ILLUSTRATION 12-3-31.11. PARKING LOT MASKING WITH LINER BUILDINGS



(3) The ground floor of commercial buildings with a gross floor area less than 1,500 square feet shall be exempt from parking requirements.

iv. Bicycle parking.

(a) Minimum bicycle parking requirements shall be as follows:

- (1) Bicycle parking shall not be required for single-family residential or multifamily residential with less than eight units.
- (2) Bicycle parking requirements shall be according to Table 12-3-31.11.

TABLE 12-3-31.11. MINIMUM REQUIRED BICYCLE PARKING

| Building Type | Location | R-2A through C-2A | C-2, C-3* |
|----------------|-------------------------------|---|---|
| Multifamily | Primary & Secondary Frontages | Minimum 0.25 spaces per unit | Minimum 0.50 spaces per unit |
| Nonresidential | Primary & Secondary Frontages | Minimum 0.50 spaces per 1,000 square feet | Minimum 0.75 spaces per 1,000 square feet |

*Excluding C3C Context Zones.

(3) Bicycle parking locations within the public right-of-way shall be coordinated with the engineering division of the city public works and facilities department and subject to section 12-11-7 (license to use), and minimum clearance distances.

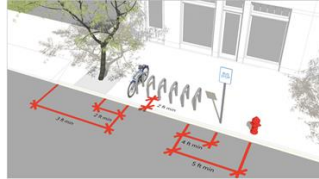
(b) Bicycle parking configuration shall be as follows:

- (1) Bicycle racks shall not be located within:
 - a. Five feet of fire hydrants.
 - b. Four feet of loading zones and bus stop markers.
 - c. Three feet of driveways and manholes.

- d. Two feet of utility meters and tree planters.

See Illustration 12-3-31.12 for a depiction of bicycle parking clearances.

ILLUSTRATION 12-3-31.12. BICYCLE RACK CLEARANCES



- (c) Bicycle parking located along private or public streets shall be subject to the following:




- (1) Bicycle racks installed parallel to curbs shall be set back from the curb a minimum of two feet, as illustrated in Illustration 12-3-31.11.
- (2) Bicycle racks installed perpendicular to curbs shall allow for a minimum clearance of two feet at the curb and six feet of pedestrian way with a 56 cm or 22 in bicycle properly locked to the rack.
- (3) Bicycle racks should be spaced a minimum of 36 inches apart.
- (4) Bicycle racks shall allow bicycle frames to be locked at two points of contact with the rack.

- i. *Fences and walls.*

- 1. Where provided, fences and walls shall provide full enclosure.
- 2. Fences and walls shall be restricted according to frontage yard types in Table 12-3-31.9 and section 12-3-58 (visibility triangles).
- 3. Height of fences and walls shall comply with the following:
 - i. Height shall be limited to a minimum 30 inches and a maximum 42 inches within the front setback.
 - ii. Height shall be limited to eight feet behind the building face at non-frontages.
- 4. Materials for fences and walls shall be limited as follows:
 - i. Approved materials shall include, but are not limited to, wood, brick, stone, and wrought iron.
 - ii. Vinyl is discouraged on all frontages.

- iii. Chain-link, exposed concrete block, barbed wire and razor wire shall be prohibited.
 - iv. Wood fences shall have the finished side to the public frontage.
 - v. Where hedges are utilized along frontages, they shall be maintained in accordance with subsection (8)b.1.v of this section.
- j. *Windows and glazing.*
- 1. Windows shall meet the following requirements:
 - i. Windows on frontages shall be square or vertical in proportion, with the exception of transoms and special windows.
 - ii. Windows should have muntins for residential building types, which should be vertical in proportion.
 - iii. Single panes of glass shall not exceed 20 square feet for residential building types.
 - 2. Glazing shall meet the following requirements:
 - i. Storefront glazing requirements shall be according to Table 12-3-31.12.
 - ii. For residential and mixed-use buildings, excluding commercial uses at grade, the percentage of glazed wall area shall be a minimum 20 percent.
 - iii. Reflective and tinted windows shall be prohibited for residential buildings.
 - iv. Stained, reflective and tinted windows shall be prohibited at ground floor commercial uses. Low-E is permitted as per Florida Building Code.

TABLE 12-3-31.12. GLAZING REQUIREMENTS

| | |
|---|-----------------------------|
| Residential | |
| At & above grade | Minimum 20% along frontages |
|  | |
| Multifamily & office | |
| Above grade | Minimum 20% along frontages |
| At grade | Minimum 35% along frontages |
|  | |
| Mixed-use | |
| Above grade | Minimum 20% along frontages |
| At grade | Minimum 70% along frontages |
|  | |

| | | |
|--|-----------------------|--|
| <u>RESIDENTIAL</u> | | |
| <u>Glazing</u> | <u>Primary</u> | <u>Secondary</u> |
| <u>Ground Floor</u> | <u>20% min.</u> | <u>15% min.</u> |
| <u>Upper Floor</u> | <u>20% min.</u> | <u>15% min.</u> |
| <u>Blank Wall Length</u> | <u>N/A</u> | <u>N/A</u> |
| | | |
| <u>MULTI-FAMILY</u> | | |
| <u>Glazing</u> | <u>Primary</u> | <u>Secondary</u> |
| <u>Ground Floor</u> | <u>35% min.</u> | <u>35% min.</u> |
| <u>Upper Floor</u> | <u>20% min.</u> | <u>20% min.</u> |
| <u>Blank Wall Length</u> | <u>20 ft.</u> | <u>20 ft.</u> |
| | | |
| <u>COMMERCIAL & MIXED USE</u> | | |
| <u>Glazing, Multi-Unit</u> | <u>Primary</u> | <u>Secondary</u> |
| <u>Ground Floor</u> | <u>70% min.</u> | <u>70% min. (2nd side)</u> <u>35% min. (remaining sides)</u> |
| <u>Upper Floor</u> | <u>20% min.</u> | <u>20% min.</u> <u>10% min (remaining sides)</u> |

| | | |
|---|-----------------------|--|
| <u>Blank Wall Length, Multi-Unit</u> | <u>20 ft.</u> | <u>20 ft.</u> |
| | | |
| <u>Glazing, Single-Unit</u> | <u>Primary</u> | <u>Secondary</u> |
| <u>Ground Floor</u> | <u>50% min.</u> | <u>50% min. (2nd side)</u> <u>25% min. (remaining sides)</u> |
| <u>Upper Floor</u> | <u>20% min.</u> | <u>20% min. (2nd side)</u> <u>10% min. (remaining sides)</u> |
| <u>Blank Wall Length, Single Unit</u> | <u>20 ft.</u> | <u>20 ft.</u> |
| | | |
| <u>LIGHT INDUSTRIAL, STORAGE AND SIMILAR</u> | | |
| <u>Glazing</u> | <u>Primary</u> | <u>Secondary</u> |
| <u>Ground Floor</u> | <u>35% min.</u> | <u>35% min. (2nd side)</u> <u>15% min. (remaining sides)</u> |
| <u>Upper Floor</u> | <u>20% min.</u> | <u>20% min. (2nd side)</u> <u>10% min. (remaining sides)</u> |
| <u>Blank Wall Length</u> | <u>20 ft.</u> | <u>20 ft.</u> |

- k. Lighting on private property.
 - 1. Lighting shall be arranged to be contained on-site and to reflect away from adjacent property.
- (8) *Landscape standards and guidelines.*
 - a. *Intent.* Supplement the urban canopy, accommodate stormwater, increase access to open space and facilitate pedestrian movement throughout the existing block patterns to meet the urban design goals of the community redevelopment agency. A healthy tree canopy contributes to the health of citizens and the environment, and is fundamental to a vibrant pedestrian life and a well-defined public realm. Trees closely aligned to the street edge with consistent setbacks, provide a clear sense of enclosure of streets, enabling them to function as pedestrian-scaled outdoor rooms. The placement of trees along the edge of the sidewalk should be given particular attention as a major contributor to pedestrian activity. Trees and other native plants placed in drainage rights-of-way and parking islands contribute to the control of stormwater quantity and quality.
 - b. *Landscape on private property.*

1. Landscaping in frontage yards are subject to the requirements of the frontage yard types in Table 12-3-31.9, and section 12-3-58 (visibility triangles), and the following:
 - i. For single-family detached and two-family lots, one tree for every lot or for every 50 feet of linear frontage along the right-of-way shall be preserved or planted. Trees planted to meet this requirement shall be as follows:
 - (a) Measured at diameter breast height (DBH), as described in section 12-6-2(e) (DBH).
 - (b) For lots with a front setback of less than eight feet where planting in front yards is not possible, required trees shall be planted elsewhere on the block itself.
 - ii. Ground vegetation or shrub plantings with spines, thorns, or needles that may present hazards to pedestrians, bicyclists, or vehicles shall be maintained a minimum distance of two feet from the edge of walkways and sidewalks.
 - iii. In single-family detached and two-family lots, trees shall be protected in accordance with section 12-3-10(1)e.2 (protection of trees).
 - iv. When off-street parking is located in front or side setbacks, a year-round streetscreen along the street edges of the parking lot shall be installed as a means of buffering, according to section 12-6-3(2) (off-street parking and vehicle use areas).
 - v. Hedges planted along street rights-of-way shall be between three and five feet in height at maturity.
2. Minimum landscape area requirements of the development site for all building types except single-family detached and two-family attached (duplex) shall be according to Table 12-3-31.13. Landscape requirements for single-family detached and two-family attached shall be in accordance with subsection (8)b.1 of this section and Table 12-3-31.9, frontage types.

TABLE 12-3-31.13. MINIMUM LANDSCAPE AREA REQUIREMENTS

| Zoning District | Percent |
|--|---------|
| R-1AAA through R-2 | 25 |
| R-NC, R-NCB, C-1, C-2, C-2A, C-3, M-1, M-2 | 15 |

c. *Buffer yards.*

1. In addition to the buffer yard requirements of section 12-3-56 the following shall apply:
 - i. Berms shall not be installed as part of a required buffer without review and approval by the engineering division of the city public works and facilities department to ensure a proposed berm will not have a detrimental effect on adjacent properties by impeding or diverting stormwater flow.
 - ii. Berms shall be planted and stabilized to prevent erosion.
 - iii. Buffer yards may be used to create rain gardens or other stormwater facilities with the selection of appropriate plant material, according to the city's approved plant list and approval by the engineering division of the city's public works and facilities department.
 - iv. Plants in these stormwater facilities shall be selected to meet any applicable buffer yard screening requirements, and they should be tolerant of periodic inundation and drought. It is recommended that native plants be selected from the Florida Friendly Landscaping Guide to Plant Selection and Landscape Design, Northern Region, and Waterwise Landscapes by the South Florida Water Management District, according to Table 12-3-31.14.

TABLE 12-3-31.14. BIORETENTION & RAINWATER GARDEN PLANT LIST

| Flowers | |
|---------------------|----------------------------------|
| Common Name | Scientific Name |
| Blue Flag Iris | Iris Hexagona |
| Cardinal Flower | Lobelia Cardinalis |
| Chipola Coreopsis | Coreopsis Integrifolia |
| Goldenrod | Solidago spp. |
| Swamp Sunflower | Helianthus Angustifolius |
| Spider Lily | Hymenocallis Latifolia |
| Swamp Lily | Crinum Americanum |
| Swamp Milkweed | Asclepias Perennis |
| Grasses | |
| Common Name | Scientific Name |
| Blue-Eyed Grass | Sisyrinchium Atlanticum Bicknell |
| Florida Gamma Grass | Tripsacum Floridanum |
| Muhly Grass | Muhlenbergia Capillaris |
| Path or Soft Rush | Juncus spp. |
| Rainlily | Zephyranthes spp. |

| | |
|--------------------|---------------------------|
| River Oats | Chasmanthium Latifolium |
| Wiregrass | Aristida Stricta |
| <i>Shrubs</i> | |
| <i>Common Name</i> | <i>Scientific Name</i> |
| Beautyberry | Callicarpa Americana |
| Buttonbush | Cephalanthus Occidentalis |
| Virginia Willow | Itea Virginica |
| Wax Myrtle | Myrica Cerifera |

d. *Street trees in the public right-of-way.*

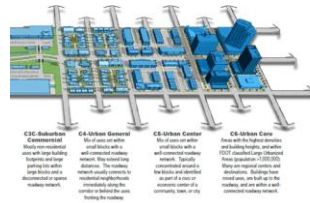
1. Street trees shall be provided in the public right-of-way for all developments except single-family detached and two-family (duplex), in accordance with section 11-4-88 (placement of trees and poles), section 12-6-3 (landscaping requirements) and this subsection.
2. Where street trees cannot reasonably be planted, payment in lieu of planting shall be made to a new and dedicated CRA tree planting fund, at the value established in section 12-6-6(2)e.
3. Street tree planting, and maintenance requirements shall be as follows:
 - i. For each lot, one tree shall be provided on an average of 35 linear feet of public right-of-way frontage, where no underground utility conflicts exist.
 - ii. Where greenways exist, trees shall be required to be planted within the greenway. The following exceptions shall apply:
 - (a) Where no greenway exists or where the greenway is less than three feet wide, between sidewalk and curb, required street trees shall be planted on the block.
 - (b) Where planting within the greenway is infeasible due to utility conflicts, required street trees shall be planted on the block.
 - iii. Trees planted three feet or less from a public sidewalk shall have a minimum clearance of six feet and six inches between the public walking surface and the lowest branches at planting.
 - iv. Mature trees shall be maintained at a minimum clearance of eight feet above the public walking surface.
 - v. Trees planted within the public right-of-way shall include a root barrier to prevent the shifting of sidewalks at maturity.
 - vi. Installation of tree pits and grates within the public right-of-way shall be coordinated with the city public works and facilities department for style consistency. Installed tree pits and grates shall be maintained by the property owner in perpetuity.

- vii. Where possible, trees may be clustered together to share soil space.
- 4. Tree selection shall be limited to those allowable plantings contained within the tree replant list specified in chapter 12-6, Appendix B (Tree Replant List). The following conditions shall apply:
 - i. Where overhead utilities occur, a tree with smaller size at maturity shall be selected.
- 5. Tree selection and placement shall be coordinated with the engineering division of the city public works and facilities department and subject to section 12-3-58 (visibility triangle) and section 12-11-7 (license to use).
- 6. Mixed-use and nonresidential building types shall comply with the following:
 - i. Where galleries are not provided, street trees shall be planted, unless in conflict with underground utilities. Where there are overhead utilities, appropriate species from the tree replant list specified in chapter 12-6, Appendix B shall be selected.
 - ii. Where a gallery is provided, and the greenway that occurs between the sidewalk and the back of curb is less than three feet wide, no street trees shall be required.
 - iii. Where a greenway at least three feet wide occurs between the gallery and the back of curb, and no overhead or underground utilities prevent street tree installation, planting of a street tree shall be required.
 - iv. Where paved surface occurs between the gallery and curb, installation of street trees in individual tree pits with tree grates, or linear planters with pervious pavers between several trees, shall be required.
 - v. Where trees are planted in sidewalk planters, the minimum sidewalk planting pit dimensions shall be four feet by four feet.

(9) *Thoroughfare standards and guidelines.*

- a. Context classification.
 - 1. The context classification system, as developed by FDOT and described within the FDOT Complete Streets Manual, shall be adopted to identify place and guide streets and other transportation features, and to allow transportation to support adjacent land uses. See Illustration 12-3-31.13 depicting context classification zones.

ILLUSTRATION 12-3-31.13. CONTEXT CLASSIFICATION ZONES ILLUSTRATED



2. Streets shall be classified in accordance with the zoning to context classification translations specified in Table 12-3-31.15.

TABLE 12-3-31.15. ZONING TO CONTEXT CLASSIFICATION TRANSLATION

| Context Classification (FDOT) Zone | Zoning District |
|------------------------------------|--|
| C4 - Urban General | R-1AAA through R-2 |
| C5 - Urban Center | R-NC through C-3 |
| C3C - Suburban Commercial | C-3 adjacent to M-1 or M-2. Limited to segments that abut such zoning districts. M-1 M-2 |

b. Street design.

1. Design of local streets shall be guided by the Florida Greenbook, Chapter 19 Traditional Neighborhood Design.
2. Where a greenway of at least five feet exists, driveway approaches and curb cuts shall not be permitted to interrupt the sidewalks.
3. *Sidewalks.* Sidewalks shall be required on all street frontages in residential, nonresidential, commercial and industrial developments in accordance with standards established by the Engineering Division of the City's Public Works and Facilities and the Florida Greenbook.
4. *Driveways and curb cuts.* Driveway, driveway approaches and curb cut requirements shall be as follows:
 - i. Single-family residential types. Driveway and curb cut widths for single-family residential types shall be according to Table 12-3-31.16.

TABLE 12-3-31.16. SINGLE-FAMILY
RESIDENTIAL DRIVEWAY AND CURB
CUT WIDTHS

| Driveway Type | Minimum Width | Maximum Width |
|---------------|---------------|---------------|
| Single-Use | 10 feet | 20 feet |
| Joint-Use | 10 feet | 22 feet |

- ii. Multifamily, mixed-use and nonresidential types. Driveway and curb cut widths for multifamily and nonresidential types shall be according to Table 12-3-31.17.

TABLE 12-3-31.17. MULTIFAMILY/
NONRESIDENTIAL DRIVEWAY AND
CURB CUT WIDTHS

| Driveway Type | Minimum Width | Maximum Width |
|---------------|---------------|---------------|
| All | 12 feet | 24 feet |

- iii. Driveway and curb cut spacing on a single property shall be a minimum of 42 feet with the following exception:
 - (a) Lots equal to or less than 42 feet wide shall be limited to one driveway and curb cut.

(10) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Building height, multifamily and nonresidential means the vertical distance of a building measured by stories. The restrictions to story height are according to subsection (7)c.3 of this section.

Building height, single-family residential means the vertical distance of a building measured from the finished grade to the bottom of the eave for pitched roof buildings or the bottom of the parapet for flat roof buildings.

Cluster court means a collection of buildings on a semi-public, privately owned open space.

Colonnade means a row of columns joined by an entablature. Colonnades may cover sidewalks and may front storefronts.

Complete street means a thoroughfare that is designed giving each user an equal level of priority including pedestrians, cyclists, transit users, and drivers.

Craftsman standards means a baseline of construction quality denoting a finished project.

(FDOT) Distinct Context Classifications Zone means classifications, along with functional classification and design speed, determine the corresponding

thoroughfare design standards within the Florida Design Manual. (<http://www.fdot.gov/roadway/CSI/files/FDOT-context-classification.pdf>)

Eave means the edge of the roof that meets or overhangs the walls of a building.

Encroachment means certain permitted building elements that may cross established setbacks or rights-of-way.

Entablature means a horizontal, continuous building element supported by columns or a wall.

Facade, building means the exterior wall of a building that faces a frontage line.

Facade type means the different configurations of building elements that make up a building facade, such as a storefront, porch, etc. See Table 12-3-31.10.

Figures and tables. Any chart or graphic presentation in this title that is specifically designated as a "Figure" or "Table" shall be deemed to be a part of the text of the title and controlling on all development.

Frontage line means a property line bordering a public frontage. Facades facing frontage lines define the public realm and are therefore more regulated than the elevations facing other property lines.

(Building) Frontage occupation means the length of the frontage that is occupied by a building or a building and open space.

Frontage, primary means the frontage facing a public space such as a street of higher pedestrian importance (i.e. traffic volume, number of lanes, etc.). Typically, the shorter side of a lot.

Frontage, secondary means the frontage facing the public space such as a street that is of lesser pedestrian importance (i.e. traffic volume, number of lanes, etc.). Typically, the longer side of the lot.

Frontage yard type means the configuration of the area between the facade of the building and the frontage line such as a standard, shallow, cluster court, etc. See Table 12-3-31.9.

Frontage yard type (cluster court) means a frontage yard type where a group of houses has their primary facades facing a common green or open space that is horizontal to the primary frontage.

Frontage yard type (pedestrian forecourt) means a frontage yard type where the primary facade is located near the lot line with an area setback to accommodate open space and the primary entrance of the building.

Frontage yard type (shallow) means a frontage yard type where the facade is slightly set back from the lot line.

Frontage yard type (standard) means a frontage yard type where the facade is set back from the lot line. Fences are permitted and the setbacks are visually continuous with adjacent yards.

Frontage yard type (urban yard) means a frontage yard type where the facade is at or near the lot line and the surface is paved.

Frontage yard type (vehicular forecourt) means a frontage yard type where the primary facade is located near the lot line with an area setback to accommodate a driveway meant for passenger loading and unloading.

Gallery means a covered sidewalk in front of a storefront that supports either a roof or outdoor balcony above.

Habitable space means building space which use involves human presence with direct view of the enfronting streets or public or private open space, excluding parking garages, self-service storage facilities, warehouses, and display windows separated from retail activity.

Human-scaled means buildings and their elements designed to be comfortably viewed and experienced by people on foot.

Hybrid commercial means a commercial type in the C3C FDOT Context Zone that transitions between urban and suburban types, typically permitting one row of parking at the frontage.

Liner building means a building specifically designed to mask a parking lot or a parking structure from a frontage.

Parallel means two lines or planes that are equidistant apart and do not touch on an infinite plane.

Parapet means the extension of a false front or wall above a roof line.

Parkway, greenway, verge means the planting strip between the edge of the road and sidewalk or right-of-way, which may be used for tree planting. See sections 11-4-86 through 11-4-88.

Paving means to cover or lay with concrete, stones, bricks, tiles, wood or the like to make a firm, level surface. The term paving in this section includes all pavement materials, both pervious and impervious.

Pervious means materials or natural earth that allows for the natural percolation of water.

Porch means a private facade type that is an open-air room appended to the mass of a building with a floor and roof but no walls on at least two sides.

Principal building means the main building on a lot, usually located toward the frontage.

Principal building facade means the front of the building that faces the front of the lot.

Single-family residential means a single-family ownership on a single lot. Multiple ownership on a single lot is not construed as a single-family type. Single-

family is restricted to the following types on their own lots: detached single-family, attached single-family and two-family attached (duplex).

Stoop means a private facade type wherein the facade is aligned close to the front property line with the first story elevated for privacy with an exterior stair and landing at the entrance. This type is suitable for ground-floor residential uses at short setbacks with townhouses and apartment buildings. Stoops may encroach into the setback.

Streetscreen means a freestanding wall built along the frontage line, or aligned with the facade. It may mask a parking lot from the thoroughfare, provide privacy to a side yard, and/or strengthen the spatial definition of the public realm.

Travel mode means the different means of transport around an area including by foot, bicycle, public transit, and car.

Walkability means a measurement of comfort, convenience, safety, and ease of pedestrian movement throughout an area.

SECTION II. If any word, phrase, clause, paragraph, section or provision of this ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, such finding shall not affect the other provision or applications of the ordinance which can be given effect without the invalid or unconstitutional provisions or application, and to this end the provisions of this ordinance are declared severable.

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

SECTION IV. This ordinance shall take effect on the fifth business day after adoption, unless otherwise provided, pursuant to Section 4.03(d) of the City Charter of the City of Pensacola.

Adopted: _____

Approved: _____
President of City Council

Attest:

City Clerk