

PROPOSED  
ORDINANCE NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE  
TO BE ENTITLED:

AN ORDINANCE CREATING SECTION 12-2-25 OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA; PROVIDING FOR THE CRA URBAN DESIGN OVERLAY DISTRICT; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. Section 12-2-25 of the Code of the City of Pensacola, Florida, is hereby created to read as follows:

Section 12-2-25. - CRA Urban Design Overlay District

The regulations in this Section shall be applicable to the CRA Urban Design Overlay District (CRAUDOD).

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(A) *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 Pensacola, 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.

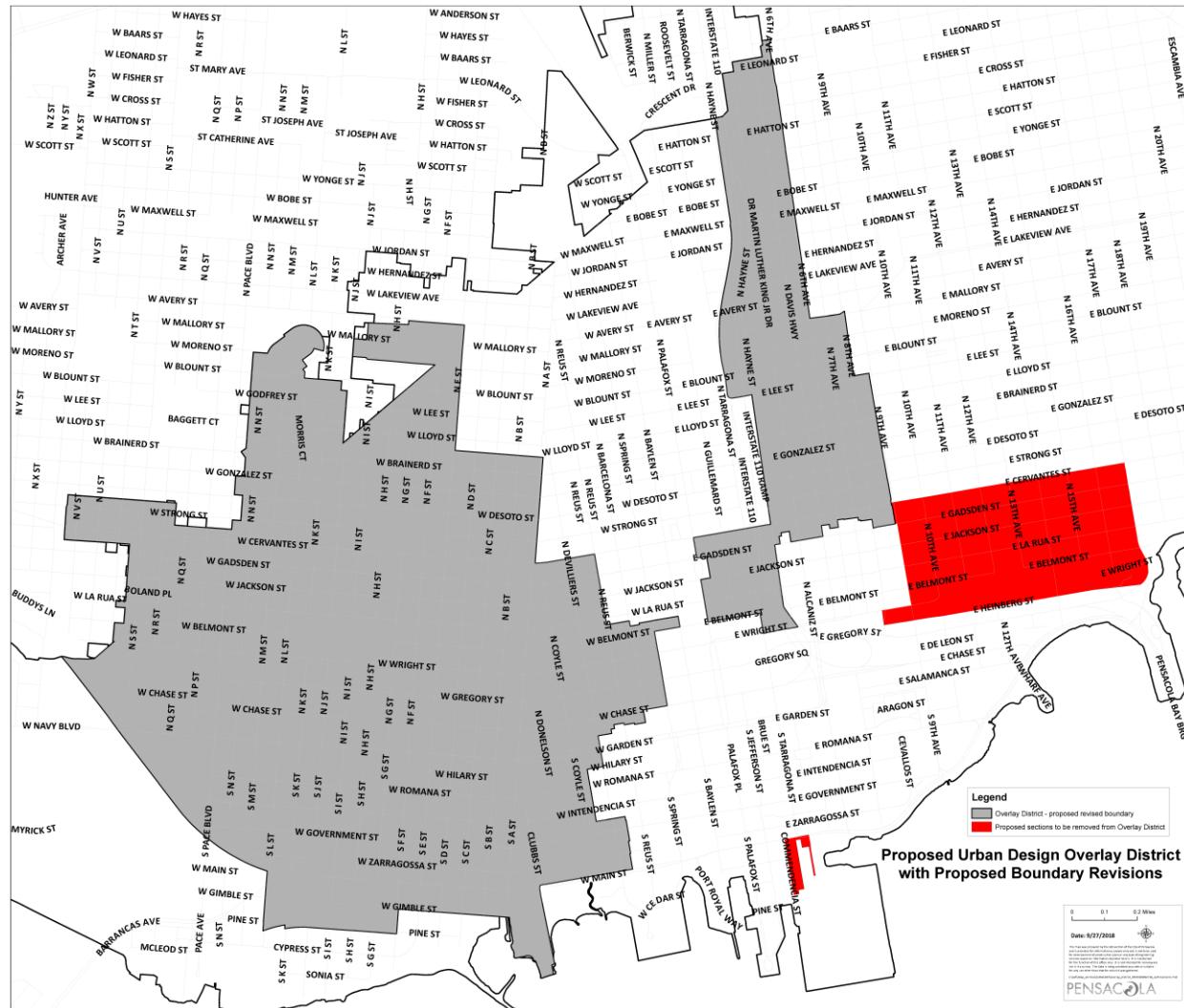
(f) Capitalize on opportunities to attract and grow a variety of residential building types, retail, service, and cultural establishments to serve local needs, create regional attractions and a robust economic base.

(g) Enable and encourage mixed-use development within the community redevelopment areas in support of viable and diverse locally-oriented business and cultural institutions.

(h) Achieve context-based development and complete streets.

(B) *Boundaries of the District.* The boundaries of the CRA Urban Design Overlay District shall be as outlined on Figure 12-2-25.1.

**Figure 12-2-25.1 - CRA Urban Design Overlay District Boundaries**



**(C) *Applicability.***

- (a) These standards shall apply to all new construction and ~~substantial modifications demolition and rebuild projects~~ within the CRA Urban Design Overlay District, ~~as defined by the Florida Building Code~~.
- (b) This Section [Sec. 12-2-25., CRA Urban Design Overlay District] shall apply as an overlay to the underlying land development regulations. The land development regulations contained within Title XII (Land Development Code) shall apply unless pre-empted by this Section. Where a conflict exists between this Section and the underlying land development regulations, contained within Title XII (Land Development Code), this Section shall prevail.
- (c) Standards, activated by "shall", are regulatory in nature, as defined within Sec. 12-1-8 (general interpretative terms). Deviations from these standards shall only be permitted by variance in accordance with Sec. 12-12-2 (appeals and variances).
- (d) Guidelines, activated by "should", are encouraged and recommended but not mandatory, as defined within Sec. 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 Sec. 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 of Pensacola that such requirements in federal or state law shall prevail over any provisions of this section to the extent of any conflict.

**(D) *Existing Conditions.***

- (a) 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 non-conforming state ~~until such time as a substantial modification is requested, as defined by the Florida Building Code unless demolished or rebuilt.~~

- (b) The adaptive re-use of a building shall not be required to comply with minimum height standards established in Sec. 12-2-25(G) (a).
- (c) The restoration or rehabilitation of an existing building does not require the provision of parking in addition to the existing, if less than six (6) new spaces are required.

(E) *Procedure for Review.* All development regulated by this subsection shall be subject to the submission requirements contained within Sec. 12-12-5 (building permits), Sec. 12-2-81 (development plan requirements), and Sec. 12-2-82 (Design Standards and Guidelines), as applicable. In addition to the plan submission requirements listed in Sec. 12-12-5 and 12-2-81, drawings illustrating compliance with Sec. 12-2-25 (CRA Urban Design Overlay District) 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 (both before and after the proposed work is done in cases of altering, renovating, demolishing or razing a building or structure) 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. Façade and frontage yard types shall be specified along frontages in accordance with Table 12-2-25.10 (Façade Types) and Table 12-2-25.9 (Frontage Yard Types).

(F) *Appeals and Variances.* Appeals and variances shall be subject to Sec. 12-12-2 (appeals and variances).

(G) *Urban Design Standards and Guidelines.*

(a) *Building Height.*

(a) *Intent.* Within the overlay district, height for single family residential types will be measured in feet and multi-family, mixed-use and non-residential buildings will be measured in stories. Measuring height in stories rather than feet has numerous benefits which include:

- a) to provide greater creativity for a natural variety of roof forms; b) to recognize the need of different users, as commercial floor plates are different than residential floor plates; c) 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 d) to protect the historical proportions of Pensacola's community redevelopment areas.
- (b) Maximum building heights for principal and accessory buildings shall be as defined by the Form Standards in Tables 12-2-25.3 to 12-2-25.8.
- (c) Building height is measured as follows:
1. Where maximum height is specified, the measurement shall be taken from the average grade at the front property line.
  2. Building height shall be measured in feet for single family residential types as defined in the Form Standards in Tables 12-2-25.3 to 12-2-25.8 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 (9) feet per floor.
  3. Building height shall be measured in stories for multi-family, mixed use and nonresidential buildings as follows:
    - a. Multi-family buildings shall be limited by ground floor story and above ground story height in accordance with Table 12-2-25.1:

**Table 12-2-25.1 - Multi-family Story Height Requirements**

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

- b. Mixed use and non-residential buildings shall be limited by ground floor story and above ground story height in accordance with Table 12-2-25.2:

**Table 12-2-25.2 - Mixed Use/Non-Residential 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 (1) story buildings which shall be measured floor to ceiling.
- d. Story heights which exceed the maximum permitted height specified in Tables 12-2-25.1 and 12-2-25.2 shall count as two (2) stories. Height defined within this subsection shall not supersede height as defined by the Florida Building Code.
4. See Illustration 12-2-25.1 for a depiction of height measurements in feet and stories.

**Illustration 12-2-25.1 – Measuring Building Height**



- (d) 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 Sec. 12-2-25(G)(a)(c)3. Stand-alone

parking garages shall only conform to the number of stories permitted within the Form Standards in Tables 12-2-25.3 to 12-2-25.8.

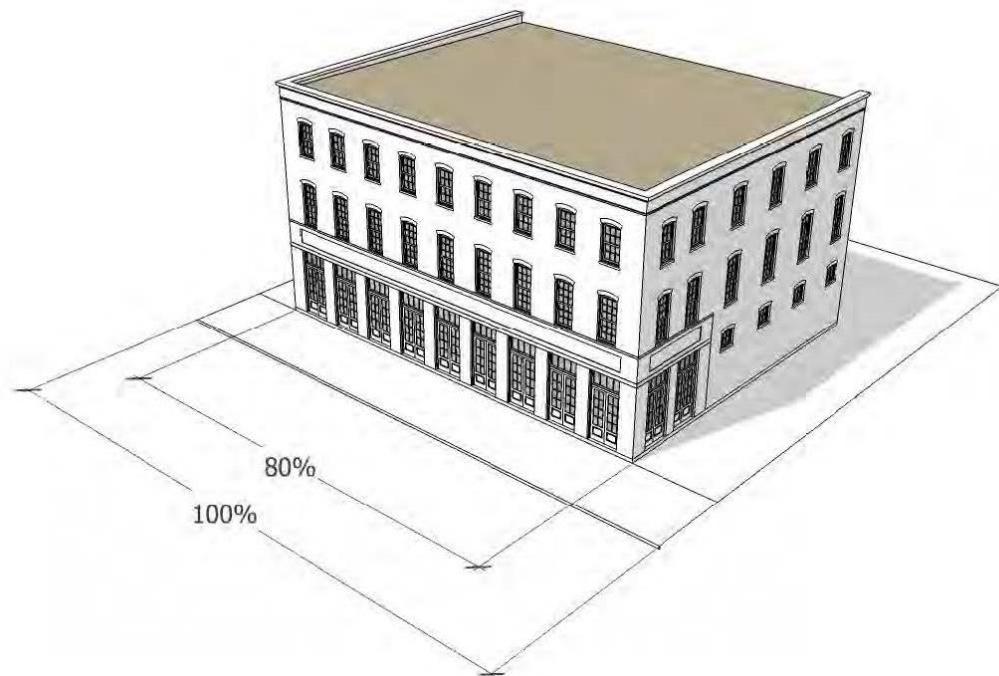
(e) *Roof Pitch.*

1. Gable or hipped roofs shall have a minimum pitch of 6:12 and a maximum pitch of 12:12.
2. Shed roofs shall have a minimum pitch of 4:12.

(b) *Building Orientation.*

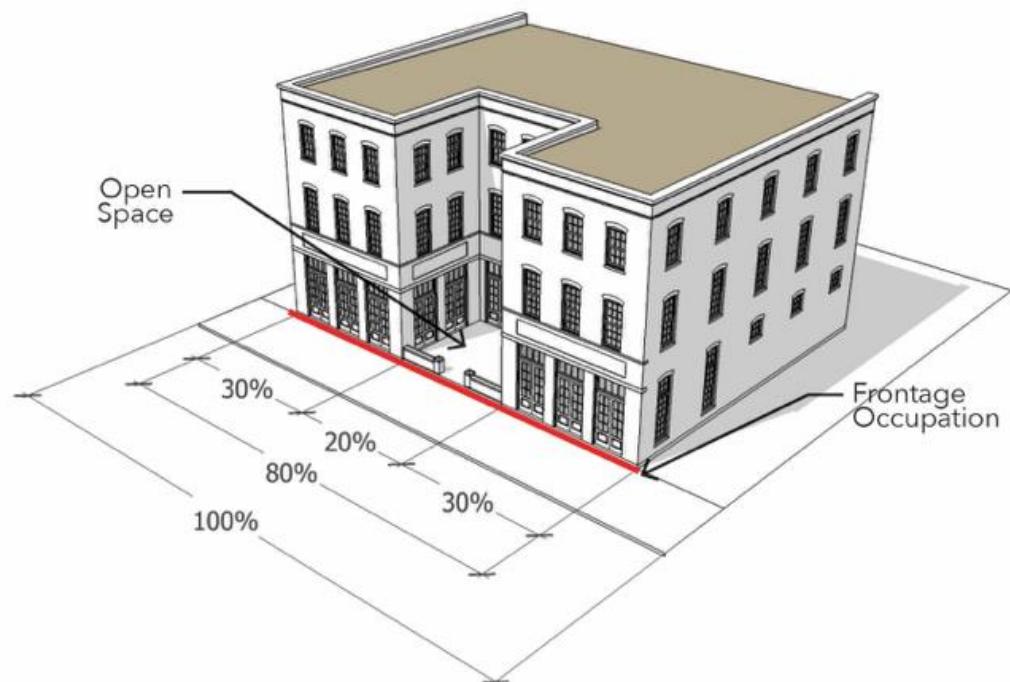
- (a) *Intent.* Buildings should have their principal pedestrian entrance along a street, pedestrian way or open space, with the exception of entrances off a courtyard, visible from public right-of-ways.
- (b) Building frontage occupation shall conform to the Form Standards in Tables 12-2-25.3 to 12-2-25.8.
- (c) Buildings shall be oriented so that the principal façade is parallel to the street it faces for the minimum building frontage occupation required in the Form Standards in Tables 12-2-25.3 to 12-2-25.8. See Illustration 12-2-25.2 for a depiction of minimum frontage occupation requirements.

**Illustration 12-2-25.2 - Minimum Building Frontage Occupation**



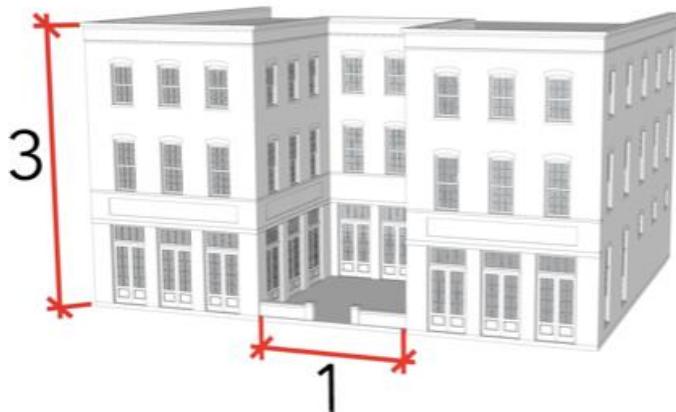
- (d) Lot width shall be measured along the right-of-way at the front property line. Lot width measurements at the building setback line shall not apply.
- (e) Forecourts, courtyards and other such defined open spaces shall count towards minimum frontage requirements. See Illustration 12-2-25.3 for an illustration depicting minimum frontage occupation requirements with open space.

**Illustration 12-2-25.3 - Minimum Building Frontage Occupation with Open Space**



- (f) Ground floor units in multi-family residential buildings shall provide landscaping, walls, and/or fences that provide some privacy for the building.
- (c) *Building Massing.*
- (a) *Intent.* Buildings should be designed in proportions that reflect human-scaled pedestrian movement, and to encourage interest at the street level.
- (b) Where provided, multi-family 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 12-2-25.4 for depiction of courtyard ratio measurements.

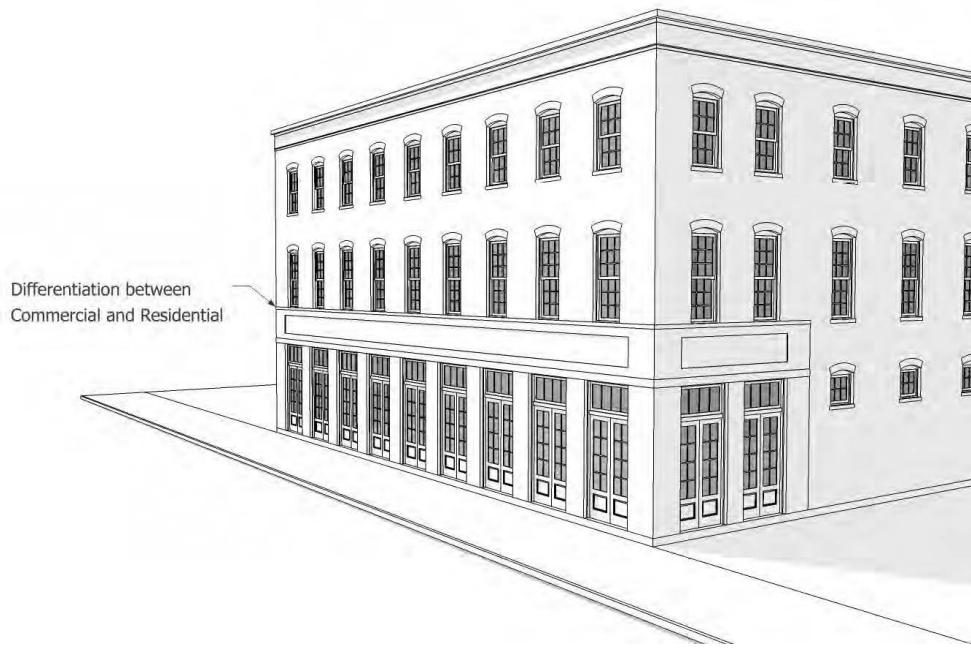
**Illustration 12-2-25.4 – Courtyard Height to Width Ratio Measurements**



- (c) The design and façade 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, façade articulation and/or material

changes. See Illustration 12-2-25.5 for depiction of mixed use building differentiation of uses.

**Illustration 12-2-25.5 – Mixed Use Building Differentiation of Uses**

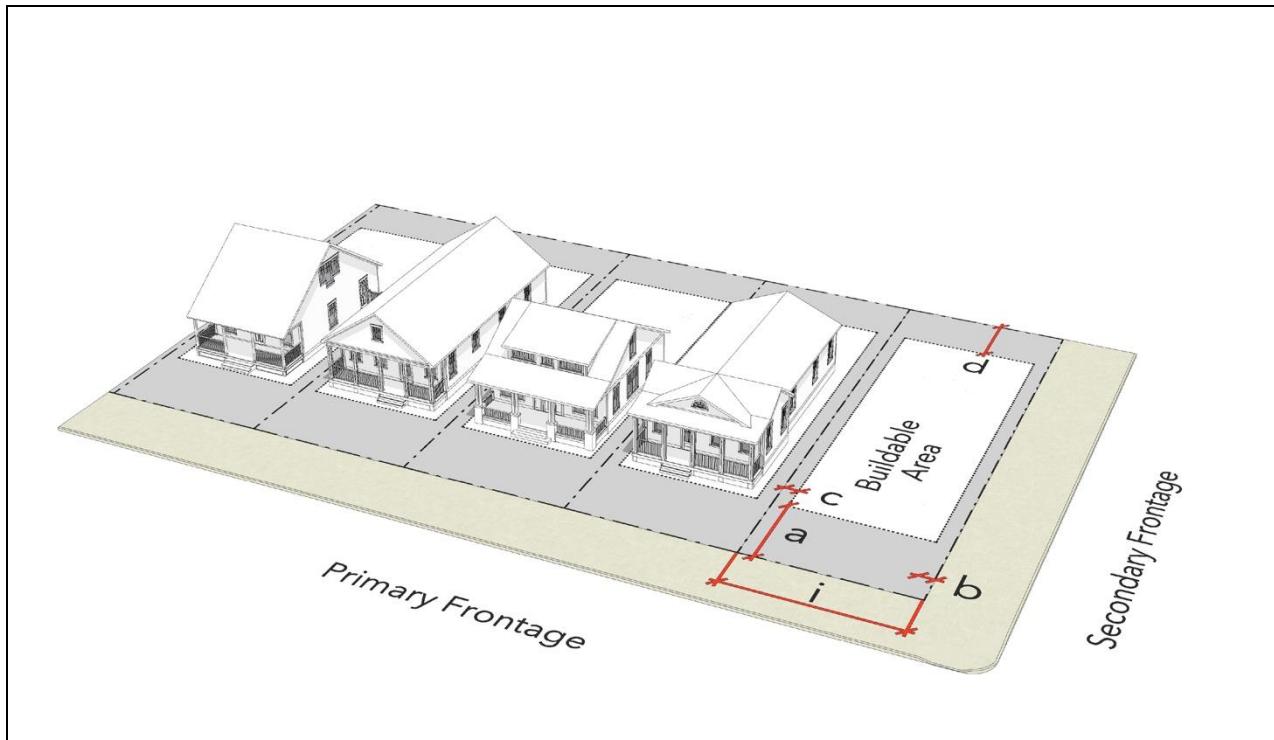


- (d) Single-family units shall be distinguished from abutting units with changes in unit entry, plane, color, materials, front porches, front stoops, fenestration, and/or building elements such as railings.
- (e) All service and loading areas shall be entirely screened from public right-of-way as follows:
  1. Equipment shall be screened.
  2. 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.
- (f) HVAC and mechanical equipment are restricted as follows:
  1. They shall be prohibited in frontage yards.
  2. They shall be integrated into the overall building design and not be visible from adjoining streets and or open spaces.

3. Through-wall units shall be prohibited along street frontages and open spaces, unless recessed within a balcony.
  - (g) 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.
  - (h) Roof top parking shall be visually screened with articulated parapet walls or other architectural treatment.
  - (i) Exterior wall materials prohibited for all single family residential types shall include:
    1. Corrugated metal panels; and
    2. Exposed concrete block.
  - (j) Material requirements contained within Sec. 12-2-82(C)(8) (Design standards and guidelines) shall apply within the CRA Urban Design Overlay District.
- (d) *Form Standards.*
- (a) Form standards within the CRA Urban Design Overlay District shall be as defined in Tables 12-2-25.3 to 12-2-25.8.
  - (b) *Exceptions to Form Standards.*
    1. 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 12-2-25.3 and 12-2-25.5. 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 12-2-25.3 and 12-2-25.5.
    2. 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 12-8.
    3. Where lot occupation and setback standards differ from the Dense Business Area (DBA), as defined in

Chapter 12-14 (definitions), the standards in the DBA shall prevail.

**Table 12-2-25.3 –Single Family Detached and Two-Family Attached (Duplex) Residential Building Types– R-1AAA through R-1A**



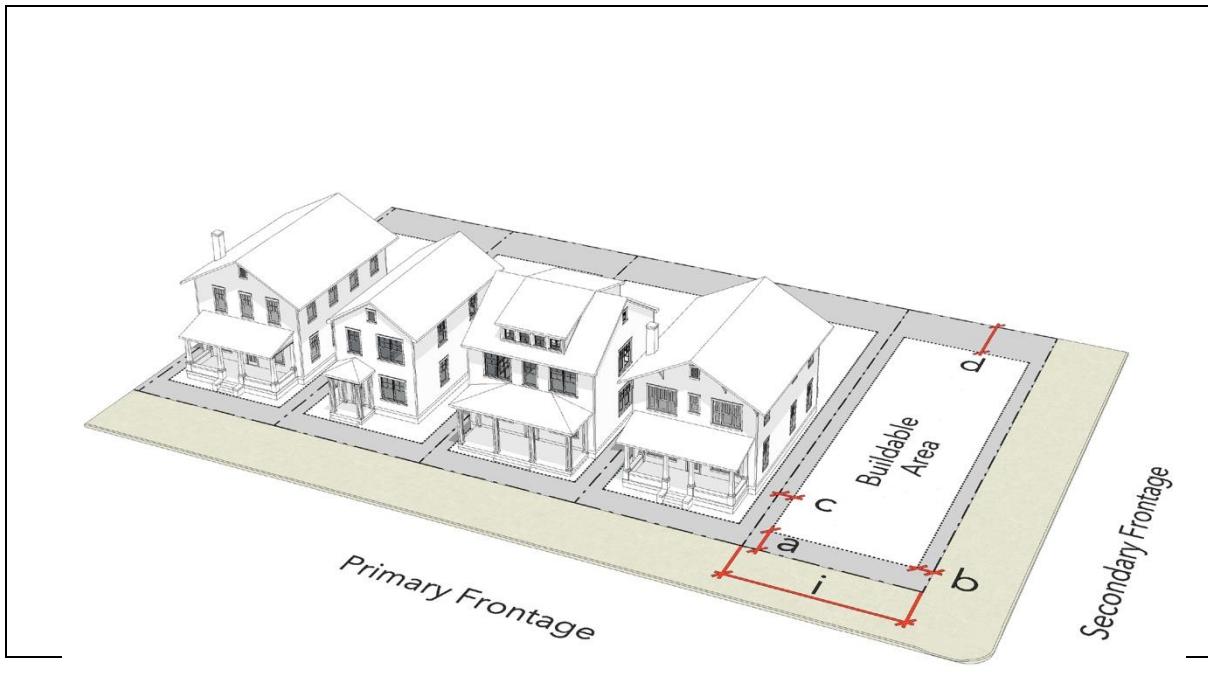
Setbacks - Principal Building (feet)	
a Front	20 min.
b Front, Secondary <sup>(4)</sup>	5 min.
c Side (Interior) <sup>(4)</sup>	5 min.
d Rear	30 min./ 20 min. (30' lots)
Frontage (min.)	
Primary	45% / 40% (lots<42')
Lot Occupation	
i Lot Width <sup>(3)</sup>	30 ft. min.
Lot Coverage	50% max.
Building Height (max.)	
Principal Building <sup>(1)</sup>	35 ft.
Accessory Building <sup>(1)</sup>	24 ft.
Parking (min.)	
Off-street <sup>(2)</sup>	1/unit

Setbacks - Accessory Building (feet)	
a Front	50 min.
b Front, Secondary <sup>(4)</sup>	5 min.
c Side (Interior)	1 min.
d Rear	3 min.
Frontage Yard Types	
Standard	Permitted
Shallow	Not Permitted
Urban	Not Permitted
Pedestrian Forecast	Not Permitted
Vehicular Forecast	Not Permitted
Facade Types	
Porch	Permitted
Stoop	Not Permitted
Common Entry	Not Permitted
Gallery	Not Permitted
Storefront	Not Permitted

#### Notes:

- (1) Measured according to Section 12-2-25(G)(a)(c).
- (2) See Section 12-2-25(G)(h)(b) 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 thirty-foot (30') lots shall be three (3) feet measured from the finished wall or the minimum setback required per applicable Florida Building Code.

**Table 12-2-25.4 –Single-Family Detached and Two-Family Attached (Duplex) Residential Building Types– R-1B through C-3**

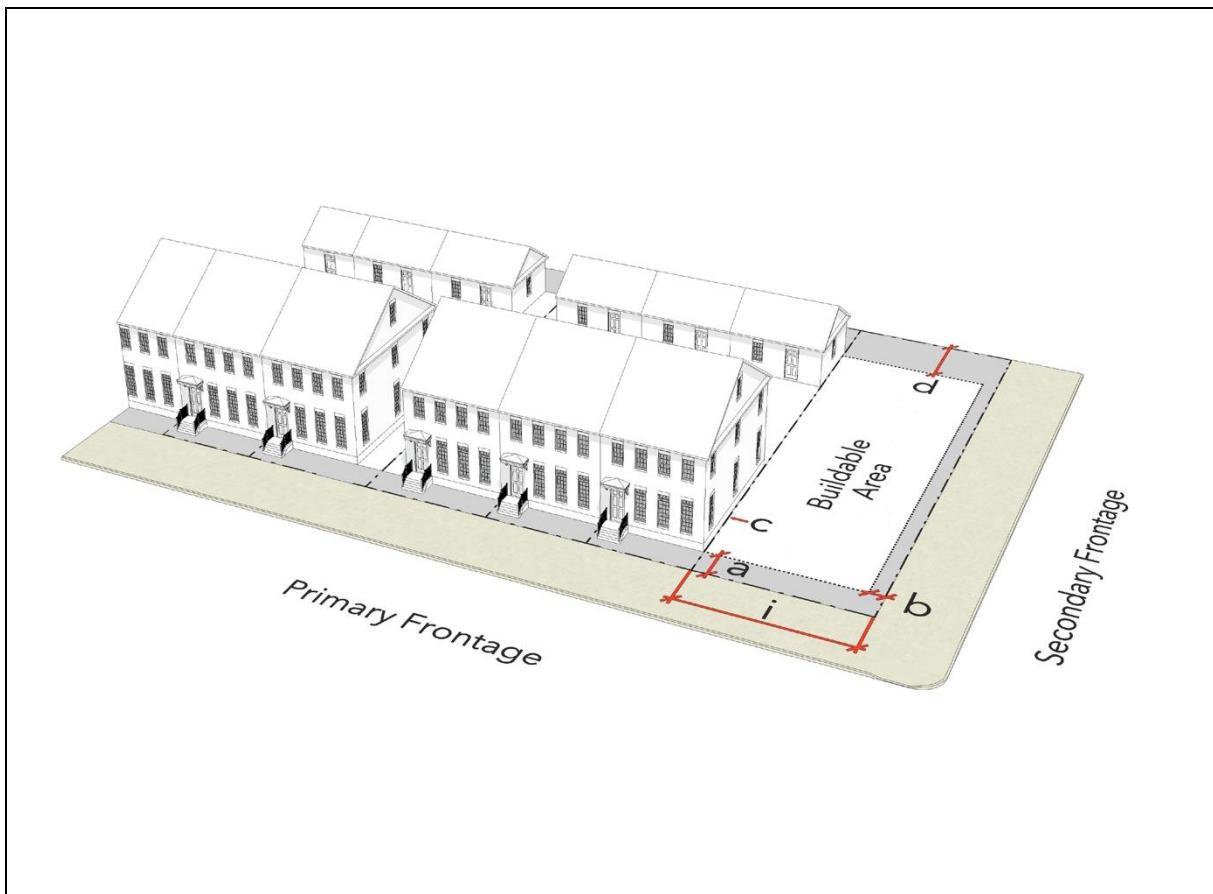


Setbacks - Principal Building (feet)		Setbacks - Accessory Building (feet)			
a	Front	8 min. / 20 max.	a	Front	50 min.
b	Front, Secondary <sup>(4)</sup>	5 min.	b	Front, Secondary <sup>(4)</sup>	5 min.
c	Side (Interior) <sup>(4)</sup>	5 min.	c	Side (Interior)	1 min.
d	Rear	25 min./20 min. (30' lots)	d	Rear	3 min.
Frontage (min.)		Frontage Yard Types			
Primary		Standard	Permitted		
45% / 40% (lots<42')		Shallow	Permitted		
Lot Occupation		Urban	Not Permitted		
i	Lot Width <sup>(3)</sup>	Pedestrian Forecourt	Not Permitted		
30 ft. min.		Vehicular Forecourt	Not Permitted		
Building Height (max.)		Facade Types			
Principal Building <sup>(1)</sup>		Porch	Permitted		
35 ft.		Stoop	Not Permitted		
Accessory Building <sup>(1)</sup>		Common Entry	Not Permitted		
24 ft.		Gallery	Not Permitted		
Parking (min.)		Storefront	Not Permitted		
Off-street <sup>(2)</sup>					
1/unit					

**Notes:**

- (1) Measured according to Section 12-2-25(G)(a)(c).
- (2) See Section 12-2-25(G)(h)(b) 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 thirty-foot (30') lots shall be three (3) feet measured from the finished wall or the minimum setback required per applicable Florida Building Code.

**Table 12-2-25.5 –Single-Family Attached (Townhouse) Residential Building Types – R-1AA through C-3**



Setbacks - Principal Building (feet)	
a	Front
b	Front, Secondary
c	Side (Interior) <sup>(1)</sup>
d	Rear
Frontage (min.)	
	Primary
Lot Occupation	
i	Lot Width
	Lot Coverage
Building Height (max.)	
	Principal Building <sup>(2)</sup>
	Accessory Building <sup>(2)</sup>
Parking (min.)	
Off-street	1/unit

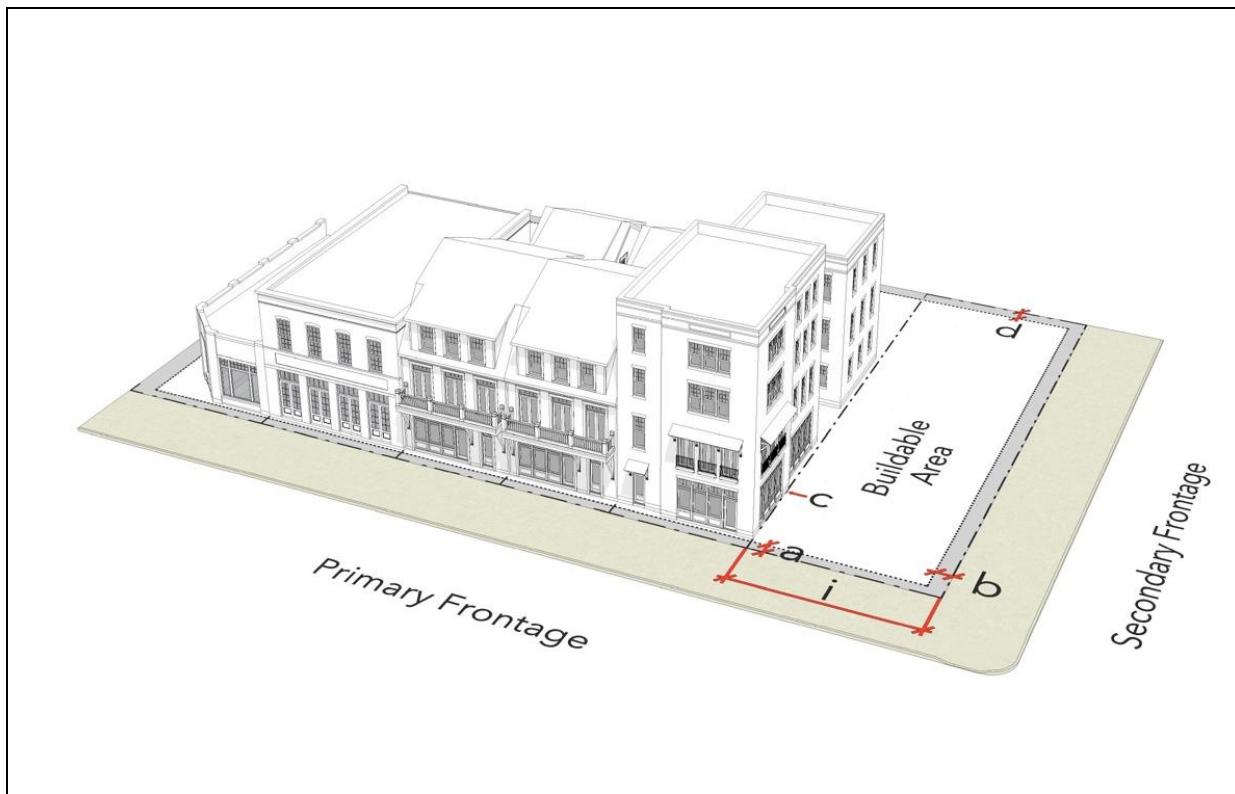
Setbacks - Accessory Building (feet)	
a	Front
b	Front, Secondary
c	Side (Interior)
d	Rear
Frontage Yard Types	
Standard	Not Permitted
Shallow	Permitted
Urban	Not Permitted
Pedestrian Forecourt	Not Permitted
Vehicular Forecourt	Not Permitted
Facade Types	
Porch	Permitted
Stoop	Permitted
Common Entry	Not Permitted
Gallery	Not Permitted
Storefront	Not Permitted

Notes:

<sup>(1)</sup> Mid-block units shall have a minimum 10 foot separation from each other.

<sup>(2)</sup> Measured according to Section 12-2-25(G)(a)(c).

**Table 12-2-25.6 – Multi-Family, Mixed Use, Neighborhood Commercial and Commercial Building Types – R-1B through C-2A**

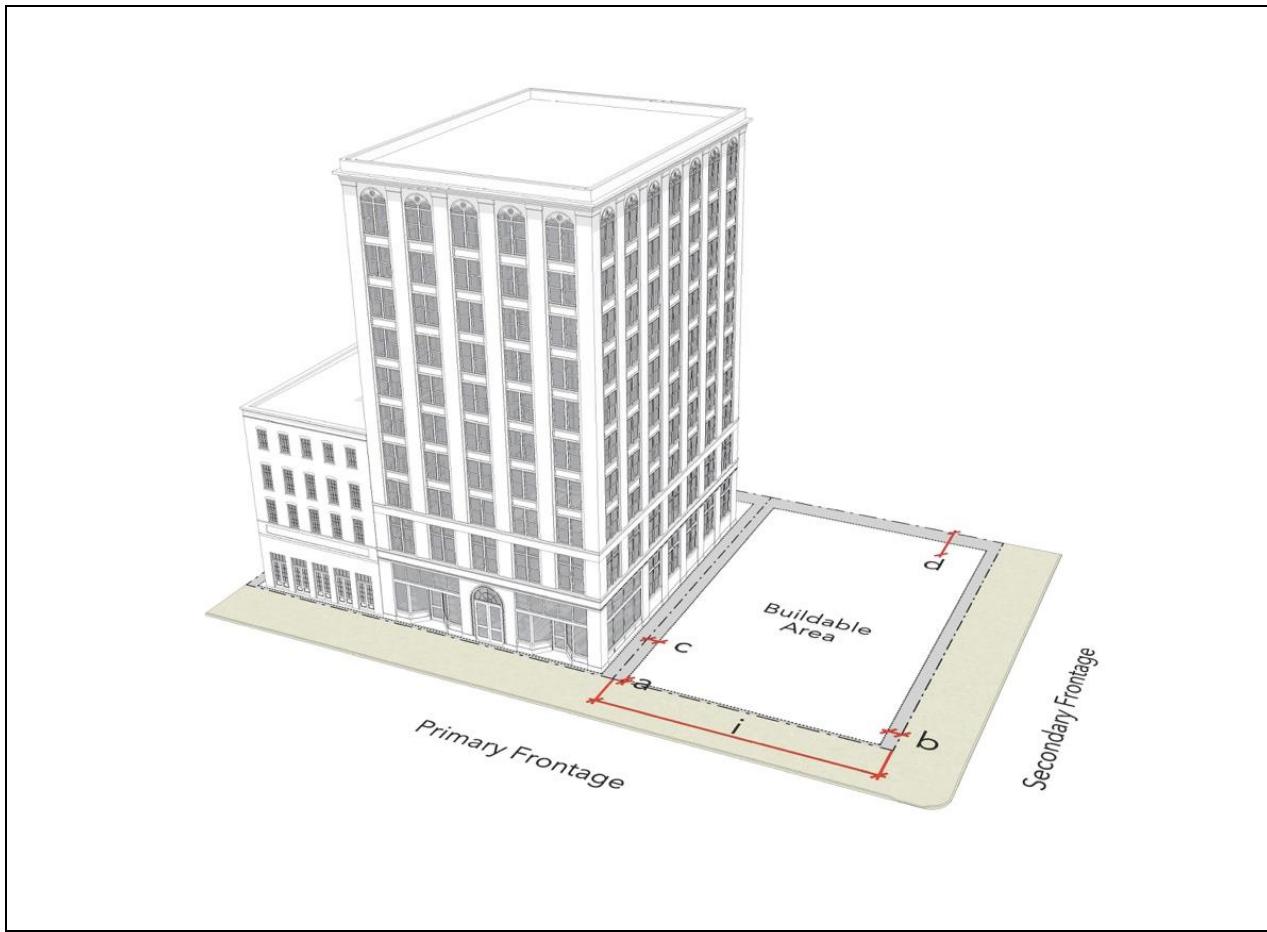


Setbacks - Principal Building (feet)		Setbacks - Accessory Building (feet)		
a	Front (Com./Res.) <sup>(1)</sup>	5 max. / 15 max.	Front	N/A
b	Front, Secondary (Com./Res.)	5 max. / 15 max.	Front, Secondary	N/A
c	Side (Interior)	0 or 5 min.	Side (Interior)	N/A
d	Rear	none	Rear	N/A
Frontage (min.)		Frontage Yard Types		
Primary		Standard	Not Permitted	
Shallow		Shallow	Permitted	
Urban		Urban	Permitted	
Pedestrian Forecourt		Pedestrian Forecourt	Permitted	
Vehicular Forecourt		Vehicular Forecourt	Permitted	
Building Height (max.)		Facade Types		
Principal Building <sup>(2)</sup>		Porch	Not Permitted	
Accessory Building		Stoop	Permitted	
Off-street Parking (min.)		Common Entry	Permitted	
Residential		Gallery	Permitted	
Commercial		Storefront	Permitted	

Notes:

- (<sup>1</sup>) Lots within the Dense Business Area shall be permitted the lesser front setback.  
 (<sup>2</sup>) Measured according to Section 12-2-25(G)(a)(c).

**Table 12-2-25.7 –Multi-Family, Mixed Use and Commercial Building Types – C-2, C-3\***



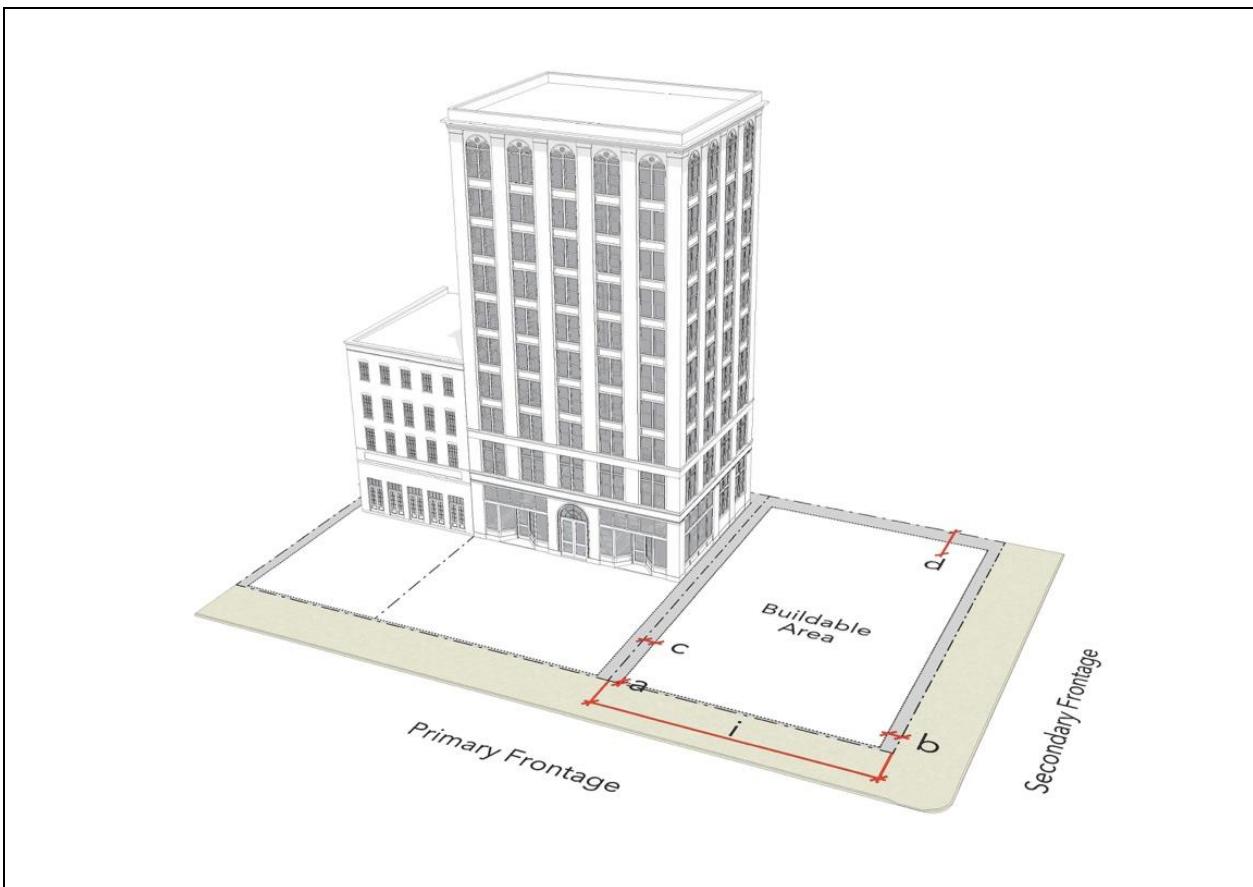
Setbacks - Principal Building (feet)		Setbacks - Accessory Building (feet)		
a	Front (Com./Res) <sup>(1)</sup>	5 max. / 15 max.	Front	N/A
b	Front, Secondary (Com./Res)	5 max. / 15 max.	Front, Secondary	N/A
c	Side (Interior)	0 or 5 min.	Side (Interior)	N/A
d	Rear	none	Rear	N/A
Frontage (min.)		Frontage Yard Types		
Primary		Standard	Not Permitted	
80.0%		Shallow	Permitted	
		Urban	Permitted	
		Pedestrian Forecourt	Permitted	
		Vehicular Forecourt	Permitted	
Building Height (max.)		Facade Types		
Principal Building <sup>(2)</sup>		Porch	Not Permitted	
10 stories		Stoop	Not Permitted	
Accessory Building		Common Entry	Permitted	
		Gallery	Permitted	
Off-street Parking (min.)		Storefront	Permitted	
Residential				
1/unit				
Commercial				
Per Sec. 12-2-25(G)(h)				

Notes:

(1) Lots within the Dense Business Area shall be permitted the lesser front setback.

(2) Measured according to Section 12-2-25(G)(a)(c).

**Table 12-2-25.8 – Hybrid Commercial: Multi-family, Mixed Use and Commercial Building Types - C-3 along C3C FDOT Context Zone)**



Setbacks - Principal Building (feet)		Setbacks - Accessory Building (feet)	
a	Front	60 max.	N/A
b	Front, Secondary	40 max.	N/A
c	Side (Interior)	0 or 5 min.	N/A
d	Rear	none	N/A
Frontage (min.)		Frontage Yard Types	
Primary		Standard	Not Permitted
60%		Shallow	Permitted
Lot Occupation		Urban	Permitted
i	Lot Width	16 ft. min.	Pedestrian Forecast
Lot Coverage		Vehicular Forecast	Permitted
100% max.		Facade Types	
Building Height (max.)		Porch	Not Permitted
Principal Building <sup>(1)</sup>		Stoop	Not Permitted
10 stories		Common Entry	Permitted
Accessory Building		Gallery	Permitted
Off-street Parking (min.)		Storefront	Permitted
Residential			
1/unit			
Commercial			
Per Sec. 12-2-25(G)(h)			

Notes:

<sup>(1)</sup> Measured according to Section 12-2-25(G)(a)(c).

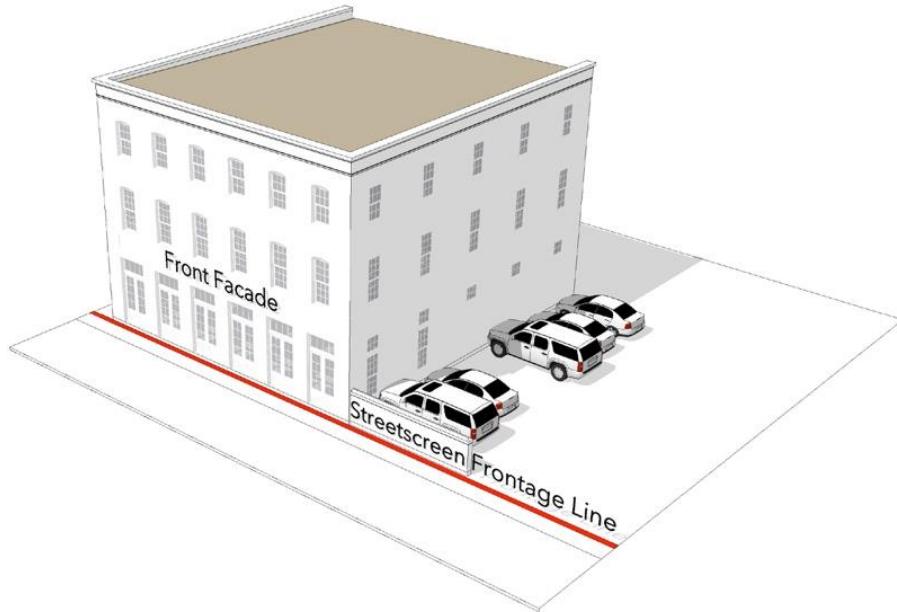
(e) *Frontage Types.*

- (a) *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.
- (b) Frontage yard type shall be selected and specified along frontages in accordance with the Frontage Yard Types in Table 12-2-25.9, and subject to the standards and guidelines in this Section, including the Form Standards in Tables 12-2-25.3 to 12-2-25.8.
- (c) In addition to the frontage yard type standards contained within Table 12-2-25.9, the following shall be required:
  - 1. Frontage yards shall be wholly open to the sky and unobstructed, except for trees, roof projections, and permitted encroachments attached to principal buildings and/or accessory buildings.
  - 2. 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 12-2-25.9.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 12-2-25.9.B (Frontage Yard Types - Cluster Court) for an illustration depicting cluster court walkway connections.
  - 3. In R-NC, R-NCB, R-2, C-1, C-2, C-2A, and C-3, 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 12-2-25.9.
- b. Streetscreens shall be coplanar with the primary building façade, as depicted in Illustration 12-2-25.6 below.

**Illustration 12-2-25.6 – Streetscreen Illustrated**



4. Street trees and landscaping in frontage yards shall comply with the requirements of Sec. 12-2-25(H).
5. Stormwater ponds shall be prohibited along frontages.
6. Frontage yard setbacks shall be as follows:
  - a. Buildings shall be set back in accordance with the Form Standards specified in Tables 12-2-25.3 to 12-2-25.8.
  - b. Where maximum setbacks are specified, they pertain only to the amount of building façade required to meet the minimum building frontage occupation requirements defined in the Form Standards specified in Tables 12-2-25.3 to 12-2-25.8.

**Table 12-2-25.9 – Frontage Yard Types**

A. Standard Yard (Fenced or not)	
Illustration	
Surface	50% minimum shall be pervious material. A minimum of one (1) tree is required per Section 12-2-25(F)(A). Paving is limited to walkways, and driveways.
Walkways	One (1) per frontage connecting the sidewalk at the primary frontage with building entries.
Fencing	Permitted along frontage lines, and according to Section 12-2-25(E)(H).
B. Cluster Court	
Illustration	
Surface	A minimum 50% 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 sq.ft. 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 Section 12-2-25(E)(H).

### C. Shallow Yard

Illustration	
Surface	Maximum setback of eight (8) feet. 50% minimum shall be landscaped in R-1A, and R-1B and up to 100% may be paved in R-NC and R-NCB.
Walkways	1 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 Section 12-2-25(E)(H).

### 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% paving-
Fencing	Permitted at or interior to building setback lines and according to Section 12-2-25(E)(H).
Area	Forecourt: A minimum 20 ft. wide up to 30% of the allowable frontage, and a maximum 50 ft. deep.
Activation	Shall be lined with habitable space on 3-sides, or on 2-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 sq.ft. maximum
Activation	Shall be lined with habitable space on 3-sides, or on 2-sides at corner sites.

(f) *Building Elements.*

- (a) *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.
- (b) *Façade Types.* Façade Types shall be as follows:
  1. Porches, stoops, common entries, galleries and storefronts shall constitute allowable Façade Types as defined in Table 12-2-25.10 in accordance with the Form Standards in Tables 12-2-25.3 to 12-2-25.8.
  2. Façade 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).
  3. 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 (2) feet.
    - b. Where permitted, shading devices may project into the front setback up to the property line with a minimum eight (8) foot clearance.
    - c. Balconies may project up to three (3) feet.
    - d. Bay windows may project up to three (3) feet.
    - e. Porches and stoops may project in accordance with the Façade Types defined in Table 12-2-25.10.
    - f. Projections shall not, in any instance, exceed beyond the property line.

**Table 12-2-25.10 – Façade Types**

A: Porch	
Entry Grade	Minimum 18 inches above average finished grade
Requirements	<ul style="list-style-type: none"> <li>Required at the primary building entrance.</li> <li>Porches shall be a minimum 6 feet in depth.</li> <li>Porches and related structures may project into front setbacks a maximum 10 feet.</li> <li>Porch openings shall be vertical in proportion.</li> <li>Porches shall be a maximum 10 feet in height. Columns shall have a minimum diameter of six (6) inches, and should have a capital and a base.</li> </ul> 
B: Stoop	
Requirements	<ul style="list-style-type: none"> <li>A stoop is required at building entrances, projecting from the facade.</li> <li>Wood is prohibited for stoop railings.</li> <li>Stoops and related structures may project into front setbacks up to 100%.</li> </ul> 

### C: Common Entry

Entry Grade	Minimum 18 inches and a maximum 24 inches above average finished grade
Requirements	<ul style="list-style-type: none"> <li>• A single collective entry to a multi-family lobby is required at the primary building entrance.</li> <li>• Canopies and awnings are permitted to project into front setbacks up to 100% of their depth.</li> </ul>



### D: Gallery

Entry Grade	At average sidewalk grade
Requirements	<ul style="list-style-type: none"> <li>• Where a gallery occurs, it is required along a minimum of 80% of the frontage.</li> <li>• Encroachments are permitted according to Section 12-2-25(E)(G).</li> <li>• Awnings are not permitted in galleries.</li> </ul>



### E: Storefront

Entry Grade	At average sidewalk grade
Requirements	<ul style="list-style-type: none"> <li>• A storefront is required at the primary entrance of the tenant space. Storefronts are permitted according to Section 12-2-25(G)(f)(d).</li> </ul>



- (c) *Building Entries.* Building entries shall be as follows:
1. Building entrances shall be clearly visible from the street.
  2. One (1) building entry shall be provided every eighty (80) feet of facade leading to a habitable space.
  3. Building entries for mixed use buildings shall differentiate entrances for residential and commercial uses.
  4. Entries for multi-family buildings shall provide protection from the elements with canopies, marquees, recesses or roof overhangs.
  5. Residential building entries shall be restricted as follows:
    - a. Single family and multi-family residential buildings shall be raised above average finished grade, at the front property line, according to Façade Types defined in Table 12-2-25.10.
    - b. In no instance shall single-family and multi-family residential building entries be raised less than eighteen (18) inches above average finished grade.
    - c. Entry grade shall be measured from the average finished grade to the first finished floor.
  6. Mixed-use and commercial building entries shall be at average sidewalk grade.

(d) *Storefronts.*

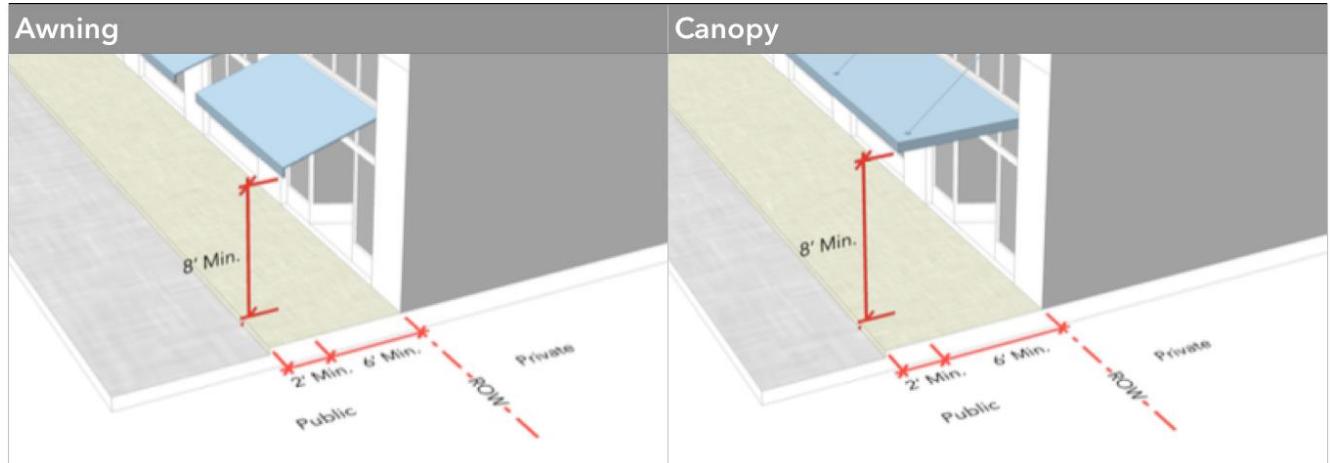
1. Intent. Storefronts should be architecturally articulated through the varied use of high-quality durable materials, display windows, entrances, awnings and buildings signs. Their signage, glazing and doors should be conceived as a unified design. High quality, durable materials are especially important at street level within reach of pedestrians.
2. Storefronts shall provide a minimum of 70% glazing (void to solid ratio of surface area along principal facades at the ground level).
3. Extruded aluminum storefront frames are discouraged, and where used, shall present a simple, relatively flat profile to avoid heavily extruded profiles.

4. Opaque, smoked, and reflective glass on storefront windows shall be prohibited. Low-E shall be permitted as per Florida Building Code.
5. 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.
6. 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 (6) feet wide shall be provided along public right-of-ways.
  - c. Outdoor dining areas within the public right-of-way shall comply with Sec. 12-12-7 (license to use).

*(g) Building Encroachments.*

- (a) Encroachments located within the public right-of-way shall comply with Sec. 12-12-7 (license to use), Sec. 12-2-35 (visibility triangle) and any clearance standards established by the Engineering Division of the City of Pensacola Public Works and Facilities Department and the Florida Greenbook.
- (b) Awnings for storefronts and canopies are not subject to Sec. 12-12-7 (license to use) but shall be restricted as follows:
  1. Awning and canopies may project into the public right-of-way, up to a maximum of two (2) feet from the curb.
  2. Awnings and canopies shall be a minimum of six (6) feet in depth and have a minimum of eight (8) feet of vertical clearance. See Illustration 12-2-25.7 for a depiction of awning and canopy encroachment measurements.

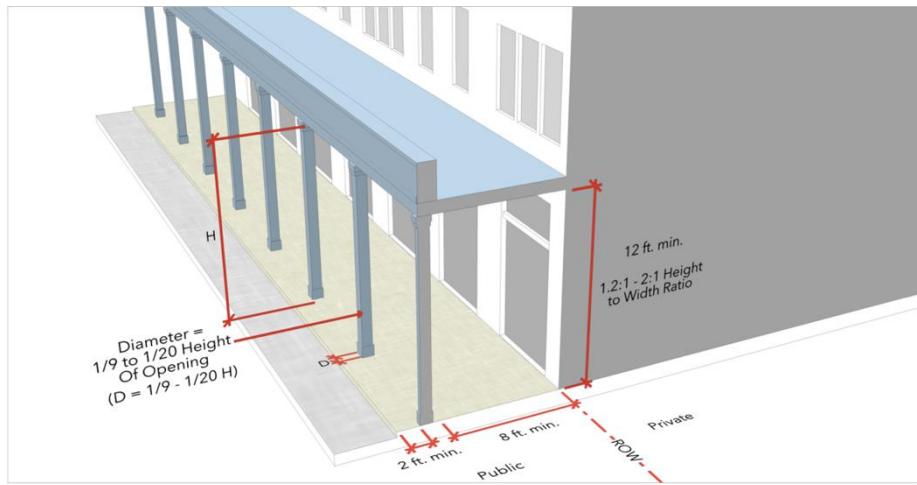
**Illustration 12-2-25.7 – Awning and Canopy Encroachment Measurements**



(c) Galleries shall be restricted as follows:

1. Galleries shall be subject to and shall comply with Sec. 12-12-7 (license to use).
2. Galleries shall not alter height or width along a building façade.
3. Galleries shall be a minimum of 8 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 12-2-25.8.
4. Gallery columns should have a diameter between 1/9th and 1/20th their height, measured from the base to the bottom of the entablature, as depicted in Illustration 12-2-25.8, and should have a capital and a base.
5. Galleries should encroach into building setbacks.
6. Galleries should encroach over sidewalks.
7. Where galleries encroach over sidewalks, they shall not extend beyond a maximum of two (2) feet from the curb, as depicted in Illustration 12-2-25.8.

**Illustration 12-2-25.8 - Gallery Encroachments**



*(h) Parking Access, Design and Reductions.*

- (a) 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.
- (b) All parking access and design shall comply with the Form Standards in Tables 12-2-25.3 to 12-2-25.8 and the following:
  - 1. Parking standards in the Dense Business Area (DBA) defined in Chapter 12-14 (definitions) shall take precedence over the Form Standards in Tables 12-2-25.3 to 12-2-25.8 and those included in this subsection.

2. Minimum parking requirements are as follows:

- a. Parking requirements shall be in accordance with Sec. 12-3-1(B) (parking requirements for specific land uses) with the following exception:
  - (1) Off-street parking requirements for residential use types shall be one (1) space per unit unless otherwise exempted.
- b. Shared parking shall be according to Sec. 12-3-1(D) (off-site parking).
- c. Parking reductions shall be calculated according to Table 12.3-1 (Downtown Pensacola CRA Parking Reductions).
- d. Lots thirty (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 forty-two (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 of Pensacola 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 12-2-25.3 to 12-2-25.8. Shared driveways are encouraged.
  - (2) A single-car garage, subject to the minimum frontage occupation requirements defined within the Form Standards in Tables 12-2-25.3 to 12-2-25.8.
  - (3) Driveways shall be exempt from minimum width and spacing requirements defined in Sec. 12-2-25(I)(b)(d).
- f. Lots shall be accessed through a rear lane when the development is over 75% of the block.

3. 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 setback a minimum twenty (20) feet behind the principal building façade. See Illustration 12-2-25.9 for a depiction of covered parking placement for single family detached and two-family attached (duplex) buildings.

**Illustration 12-2-25.9 – Garage Locations Illustrated**



b. The outer edge of driveways shall be placed a maximum of two feet from either side property line. See Illustration 12-2-25.10 for a depiction of driveway placement for single family detached and two-family attached (duplex) buildings on 30' wide lots.

**Illustration 12-2-25.10 – Driveway Locations Illustrated**



(4) *Single-family attached.* Off-street parking for single-family attached residential types shall only be permitted in the rear 50% of the lot.

(5) Tandem parking is encouraged.

(6) Shared driveways are encouraged.

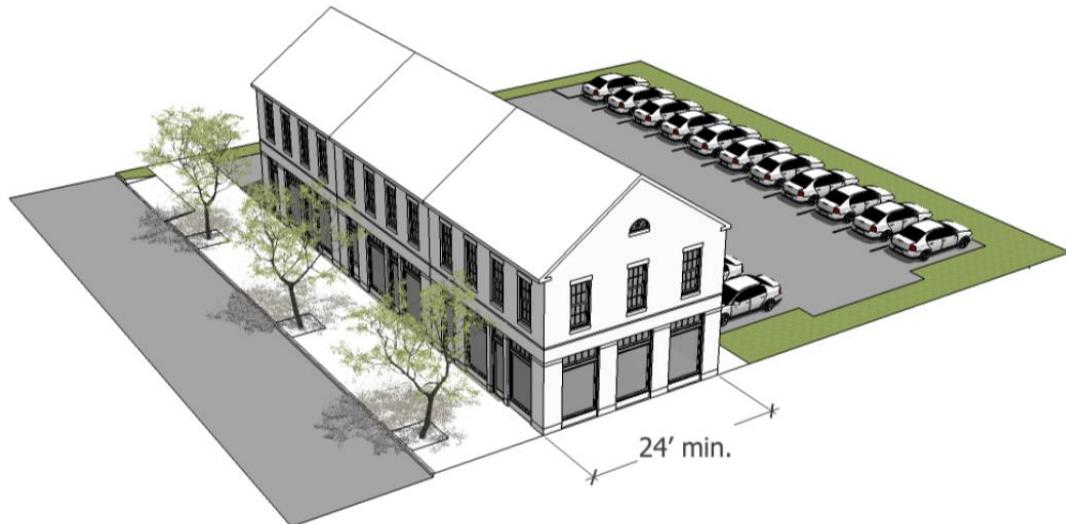
*b. Multi-family, mixed use and non-residential types.*

(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 Sec. 12-2-25(I)(a)b (context classification). Such properties shall conform to the Form Standards according to Table 12-2-25.8 (Hybrid Commercial).

(2) Off-street parking shall be masked from frontages by liner buildings no less than 24 feet in depth. See Illustration 12-2-25.11 depicting off-street parking lot masking with liner buildings.

**Illustration 12-2-25.11 – 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.

4. Bicycle parking.

a. Minimum bicycle parking requirements shall be as follows:

(1) Bicycle parking shall not be required for single-family residential or multi-family residential with less than eight (8) units.

(2) Bicycle parking requirements shall be according to Table 12-2-25.11.

**Table 12-2-25.11 - Minimum Required Bicycle Parking**

Building Type	Location	R-2A through C-2A	C-2, C-3*
Multi-Family	Primary & Secondary Frontages	Minimum 0.25 spaces per unit	Minimum 0.50 spaces per unit
Non-Residential	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 of Pensacola Public Works and Facilities Department and subject to Sec. 12-12-7 (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 (5) feet of fire hydrants.

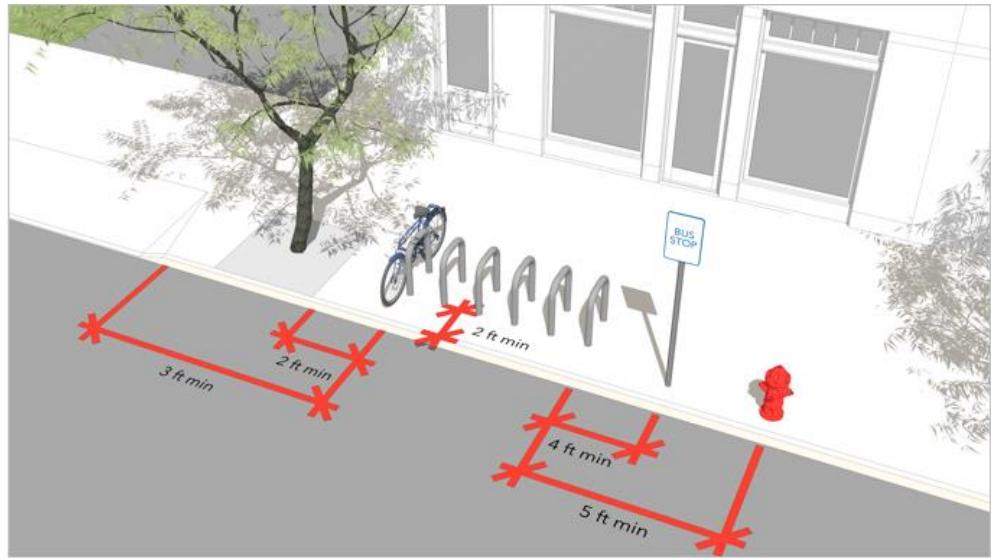
b. Four (4) feet of loading zones and bus stop markers

c. Three (3) feet of driveways and manholes

d. Two (2) feet of utility meters and tree planters

See Illustration 12-2-25.12 for a depiction of bicycle parking clearances.

**Illustration 12-2-25.12 – 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 (2) feet, as illustrated in Illustration 12-2-25.11.
- (2) Bicycle racks installed perpendicular to curbs shall allow for a minimum clearance of two (2) feet at the curb and six (6) 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.*

- (a) Where provided, fences and walls shall provide full enclosure.
- (b) Fences and walls shall be restricted according to Frontage Yard Types in Table 12-2-25.9 and Sec. 12-2-35 (visibility triangles).
- (c) Height of fences and walls shall comply with the following:

1. Height shall be limited to a minimum 30 inches and a maximum 42 inches within the front setback.
  2. Height shall be limited to eight (8) feet behind the building face at non-frontages.
- (d) Materials for fences and walls shall be limited as follows:
1. Approved materials shall include, but are not limited to wood, brick, stone, and wrought iron.
  2. Vinyl is discouraged on all frontages.
  3. Chain-link, exposed concrete block, barbed-wire and razor wire shall be prohibited.
  4. Wood fences shall have the finished side to the public frontage.
  5. Where hedges are utilized along frontages, they shall be maintained in accordance with Sec. 12-2-25(H) (b) 5.

(j) *Windows and Glazing.*

- (a) Windows shall meet the following requirements:
1. Windows on frontages shall be square or vertical in proportion, with the exception of transoms and special windows.
  2. Windows should have muntins for residential building types, which should be vertical in proportion.
  3. Single panes of glass shall not exceed 20 square feet for residential building types.
- (b) Glazing shall meet the following requirements:
1. Storefront glazing requirements shall be according to Table 12-2-25.12.
  2. For residential and mixed use buildings, excluding commercial uses at grade, the percentage of glazed wall area shall be a minimum 20%.
  3. Reflective and tinted windows shall be prohibited for residential buildings.
  4. Stained, reflective and tinted windows shall be prohibited at ground floor commercial uses. Low-E is permitted as per Florida Building Code.

**Table 12-2-25.12 – Glazing Requirements**

<b>Residential</b>	
<b>At &amp; Above Grade</b>	Minimum 20% along frontages
	
<b>Multi-Family &amp; Office</b>	
<b>Above Grade</b>	Minimum 20% along frontages
<b>At Grade</b>	Minimum 35% along frontages
	
<b>Mixed-use</b>	
<b>Above Grade</b>	Minimum 20% along frontages
<b>At Grade</b>	Minimum 70% along frontages
	

(k) *Lighting on Private Property*

- (a) Lighting shall be arranged to be contained on-site and to reflect away from adjacent property.

(H) 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 right-of-ways and parking islands contribute to the control of stormwater quantity and quality.

(b) *Landscape on Private Property.*

- (a) Landscaping in frontage yards are subject to the requirements of the Frontage Yard Types in Table 12-2-25.9, and Sec. 12-2-25 (visibility triangles), and the following:

1. 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 Sec. 12-6-2(E) (DBH).
  - b. For lots with a front setback of less than eight (8) feet where planting in front yards is not possible, required trees shall be planted elsewhere on the block itself.
2. 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 (2) feet from the edge of walkways and sidewalks.

- 3. In single-family detached and two-family lots, trees shall be protected in accordance with Section 12-2-10(A) (5) (b) (protection of trees).
  - 4. When off-street parking is located in front or side setbacks, a year-round streetscreen along the street edge(s) of the parking lot shall be installed as a means of buffering, according to Sec. 12-6-3(B) (off-street parking and vehicle use areas).
  - 5. Hedges planted along street right-of-ways shall be between three (3) and five (5) feet in height at maturity.
- (b) 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 12-2-25.13. Landscape requirements for single family detached and two-family attached shall be in accordance with Sec. 12-2-25(H) (b) (a) and Table 12-2-25.9, Frontage Types.

**Table 12-2-25.13 - 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.*

- (a) In addition to the buffer yard requirements of Sec. 12-2-32 the following shall apply:
  - 1. Berms shall not be installed as part of a required buffer without review and approval by the Engineering Division of the City of Pensacola 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.
  - 2. Berms shall be planted and stabilized to prevent erosion.
  - 3. 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 a Engineering Division of the City's Public Works and Facilities Department.

4. 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 & Landscape Design*, Northern Region, and *Waterwise Landscapes* by the South Florida Water Management District, according to Table 12-2-25.14.

Table 12-2-25.14 - Bioretention & Rainwater Garden Plant List.

Flowers	
Common Name	Scientific Name
Blue Flag Iris	Iris Hexagona
Cardinal Flower	Lobelia Cardinalis
Chipola Coreopsis	Coreopsis Integritolia
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
Shrubs	
Common Name	Scientific Name
Beautyberry	Callicarpa Americana
Buttonbush	Cephalanthus Occidentalis
Virginia Willow	Itea Virginica
Wax Myrtle	Myrica Cerifera

(d) *Street Trees in the Public Right-of-Way.*

- (a) 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 Sec. 11-4-88 (placement of trees and poles), Sec. 12-6-3 (landscaping requirements) and this subsection.
- (b) 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(B) (5).
- (c) Street tree planting, and maintenance requirements shall be as follows:
  - 1. For each lot, one tree shall be provided on an average of thirty-five (35) linear feet of public right-of-way frontage, where no underground utility conflicts exist.
  - 2. 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 (3) 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
  - 3. Trees planted three (3) feet or less from a public sidewalk shall have a minimum clearance of six feet and six inches (6'-6") between the public walking surface and the lowest branches at planting.
  - 4. Mature trees shall be maintained at a minimum clearance of eight (8) feet above the public walking surface.
  - 5. Trees planted within the public right-of-way shall include a root barrier to prevent the shifting of sidewalks at maturity.
  - 6. Installation of tree pits and grates within the public right-of-way shall be coordinated with the City of Pensacola Public Works and Facilities Department for style consistency. Installed tree pits and grates shall be maintained by the property owner in perpetuity.

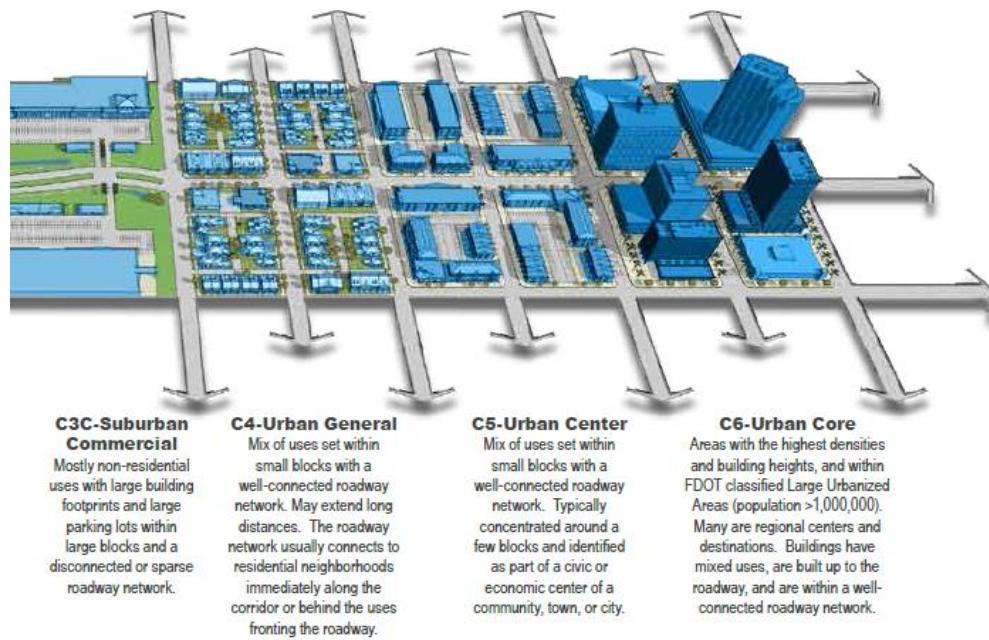
7. Where possible, trees may be clustered together to share soil space.
- (d) Tree selection shall be limited to those allowable plantings contained within the Tree Replant List specified in Appendix B (Tree Replant List). The following conditions shall apply:
  1. Where overhead utilities occur, a tree with smaller size at maturity shall be selected.
- (e) Tree selection and placement shall be coordinated with the Engineering Division of the City of Pensacola Public Works and Facilities Department and subject to Sec. 12-2-35 (visibility triangle) and Sec. 12-2-7 (license to use).
- (f) Mixed-use and non-residential building types shall comply with the following:
  1. 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 Appendix B shall be selected.
  2. Where a gallery is provided, and the greenway that occurs between the sidewalk and the back of curb is less than three (3) feet wide, no street trees shall be required.
  3. Where a greenway at least three (3) 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.
  4. 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.
  5. Where trees are planted in sidewalk planters, the minimum sidewalk planting pit dimensions shall be four feet by four feet (4' x 4').

(I) Thoroughfare Standards and Guidelines.

(a) Context Classification.

(a) 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 12-2-25.13 depicting context classification zones.

**Illustration 12-2-25.13 – Context Classification Zones Illustrated.**



- (b) Streets shall be classified in accordance with the Zoning to Context Classification Translations specified in Table 12-2-25.15.

**Table 12-2-25.15 – 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. <i>Limited to segments which abut such zoning districts.</i> M-1 M-2

(b) Street Design.

- (a) Design of local streets shall be guided by the Florida Greenbook, Chapter 19 Traditional Neighborhood Design.
- (b) Where a greenway of at least five (5) feet exists, driveway approaches and curb cuts shall not be permitted to interrupt the sidewalks.
- (c) *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.
- (d) *Driveways and curb cuts.* Driveway, driveway approaches and curb cut requirements shall be as follows:
  1. *Single-family residential types.* Driveway and curb cut widths for single-family residential types shall be according to Table 12-2-25.16.

**Table 12-2-25.16 - Single-family Residential Driveway & Curb Cut Widths**

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

2. *Multifamily, mixed use and non-residential types.* Driveway and curb cut widths for multi-family and non-residential types shall be according to Table 12-2-25.17.

**Table 12-2-25.17 - Multi-family/Non-Residential Driveway & Curb Cut Widths**

Driveway Type	Minimum Width	Maximum Width
All	12 feet	24 feet

3. Driveway and curb cut spacing on a single property shall be a minimum of 42 feet with the following exception:

a. Lots less than forty-two (42) feet wide shall be exempt from driveway spacing requirements.

(J) Definitions. [Definitions enumerated.]

As limited to Sec. 12-2-25 (CRA Urban Design Overlay District) unless context clearly indicates otherwise.

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

**Building height, multi-family and non-residential**, means the vertical distance of a building measured by stories. The restrictions to story height are according to Section 12-2-25(G)(a)(c).

**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 which 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 12-2-25.10.

**Figures and Tables** mean any chart or graphic presentation in this title which 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.

**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.

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

**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 12-2-25.9.

**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 setback 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 enframing 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 Sec. 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 part includes all pavement materials, both pervious and impervious.

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

**Porch** means a private façade type which 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 Façade** means the front of the building which 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 façade type wherein the façade 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 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3. This ordinance shall become effective 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.

Passed: \_\_\_\_\_

Approved: \_\_\_\_\_  
President of City Council

Attest:

\_\_\_\_\_  
City Clerk