

PROPOSED
ORDINANCE NO. 10-19

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 COMMUNITY REDEVELOPMENT AREA (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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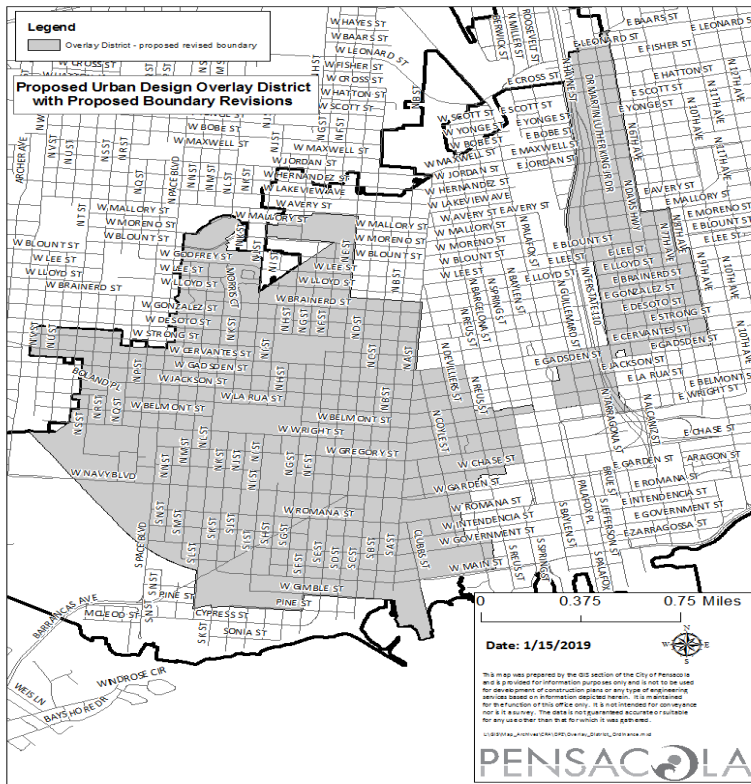
(A) *Intent*. The requirements set forth in this Section are intended to:

- (1) 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.
- (2) 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.
- (3) Support the removal of blight within the community redevelopment areas by encouraging quality redevelopment.
- (4) 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.
- (5) 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.

- (6) 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.
- (7) Enable and encourage mixed-use development within the community redevelopment areas in support of viable and diverse locally-oriented business and cultural institutions.
- (8) 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. A more detailed map of the boundaries of the Overlay is on file in the City of Pensacola Office of the City Clerk.

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



(C) *Applicability.*

- (1) These standards shall apply to all new construction ~~and demolition and rebuild projects~~ within the CRA Urban Design Overlay District ~~except as stated in Sec. 12-2-25(D)(b).~~ For purposes of Sec. 12-2-25, "new construction" includes construction on a parcel that is vacant or becomes vacant following demolition of an existing structure(s) on the parcel; it also includes construction of a free-standing accessory building and ancillary improvements on a parcel, but does not include an addition to a current structure.
- (2) 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.
- (3) 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).
- (4) 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.
- (5) Figures, tables and illustrations shall be interpreted as defined in Sec. 12-1-8 (general interpretative terms) unless the context clearly indicates otherwise.
- (6) 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.

~~(E)~~(D) 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 unless demolished and rebuilt.

~~(1)~~ 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.

~~(F)~~(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 new construction, 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).

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

~~(H)~~(G) Urban Design Standards and Guidelines.

(1) Building Height.

(5) *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~~7~~ 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:
 - (i) 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**.
 - (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 12-2-25.9.A (Frontage Yard Types - Shallow Yard) for an illustration depicting single family attached walkway connections.