



CITY OF TARPON SPRINGS

A TRANSECT-BASED INFILL CODE FOR THE SPONGE DOCKS AND COMMUNITY REDEVELOPMENT AREA



*AMENDMENTS

Ord. 2013-18 Sept. 17, 2013	Ord. 2018-25
Ord. 2013-23 Oct. 15, 2013	Ord. 2019-22, Map Amendment
Ord. 2013-24 Dec. 3, 2013	Ord. 2021-10 Sept. 14, 2021
Ord. 2017-11	Ord. 2022-11, Nov. 8, 2022, Map Amendment
Ord. 2018-03	Ord. 2022-27, Dec. 13, 2022



BASED ON:

SMARTCODE 2010 BY DUANY PLATTER ZYBERK & CO.

NEIGHBORHOOD CONSERVATION CODE BY SANDY SORLIEN

BICYCLING SMARTCODE MODULE BY MIKE LYNDON, WITH ZACHARY ADELSON AND TONY GARCIA

INTRODUCTION

ABOUT THE NEIGHBORHOOD CONSERVATION CODE

The Neighborhood Conservation Code was created because many communities with walkable urban patterns are not protected by their current zoning codes. The human-scale character and safe walkability of some of our best city neighborhoods and small towns are being eroded lot by lot, by garage frontages, anti-urban setbacks, and blank walls. It is common that these frontages are actually permitted under current use-based ordinances. Many older neighborhoods were formed by a beloved small-lot pattern that cannot be replicated under current codes that mandate larger minimum lot sizes and deeper front setbacks. The Neighborhood Conservation Code provides protection for such neighborhoods.

The Neighborhood Conservation Code is based on the model SmartCode in-house Version 9.5 by DPZ & Company and the Center for Applied Transect Studies (CATS). The SmartCode is a transect-based and form-based code that incorporates Smart Growth and New Urbanism principles. The full SmartCode is a unified development ordinance for all scales of design, from regional planning on down to the building frontage. At the community scale, its zones are guided by the rural-to-urban Transect rather than separated-use zoning. These Transect Zones are thereby able to integrate a full range of environmental techniques.

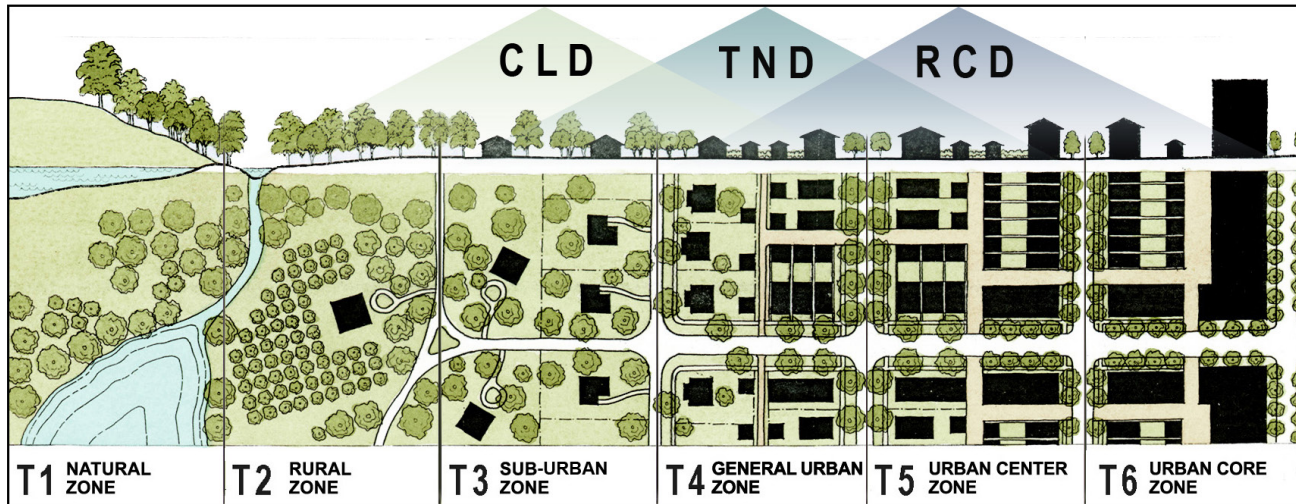
The model SmartCode, like this model code, is freeware, available in editable formats from www.transect.org.

The Neighborhood Conservation Code is intended primarily for the mapping and zoning of existing urbanism. Its transect-based approach is uniquely effective in protecting and completing traditional neighborhood patterns. It may be applied to the G-4 Infill Growth Sector where a regional or municipal Sector plan has been prepared, or simply to any existing walkable neighborhoods, including walkable downtowns. Those who are familiar with the model SmartCode will note that Chapter 2 Regional Plans and Chapter 3 New Community Plans have been removed, but some portions of Chapter 3 have been formulated into a new Chapter 2 for Public Standards. This is necessary because even existing thoroughfares and civic spaces will need streetscape improvements or retrofit.

Because of the need for retrofit in many communities, a Lot and Building Retrofit table is included in the Neighborhood Conservation Code. Detailed retrofit tables for thoroughfares are available in the supplementary Sprawl Repair Module and the Bicycling Module. Numerous other supplementary Modules are available for assembling the calibrated code. Most are listed here in the Table of Contents and may be downloaded at www.transect.org.

INTRODUCTION

THE TRANSECT AND COMMUNITY UNITS



The full SmartCode is a unified planning ordinance that applies to three scales of regulation. The three patterns are in a nesting relationship as follows:

- A. **Regional Sectors** contain designated types of Community Units.
- B. **Community Units** contain designated ratios of Transect Zones.
- C. **Transect Zones** contain the design elements appropriate to them.

The Neighborhood Conservation Code addresses only **B** and **C**, shown in the diagram above. The Community Units are complete neighborhoods in the sense that each provides a choice of habitats, a diversity of dwelling types, and a mix of uses within a pedestrian shed (walkshed). There are no prescribed Transect Zone percentages in this code for Infill CLD, Infill TND, or Infill RCD, because pre-existing urbanism, pre-existing property rights, and market conditions affect their allocation.

No Special Districts and only some Civic Buildings are part of the normative Transect, but they may occupy land area to supplement these ranges to reach 100% within a Community Unit. Civic Space is correlated to its T-zone and would be included in the calculation. These are rough guidelines. Specific standards appear in the code that follows.

STRUCTURE OF THE NEIGHBORHOOD CONSERVATION CODE

Chapter 1 contains the general instructions pertaining to all other Chapters.

Chapter 2 prescribes standards for Thoroughfares and Civic Spaces in context with their Transect Zones. Thoroughfares consist of the Vehicular Lanes and the Public Frontage.

Chapter 3 prescribes the Infill requirements for areas already urbanized, including tables.

Chapter 4 prescribes Lot and Building standards within each Transect Zone, including tables.

Chapter 5 contains a Summary Table. Special District summary may be added.

Chapter 6 contains Definitions of terms and Definitions Illustrated.

RESPONSIBILITIES FOR IMPLEMENTATION

The Neighborhood Conservation Code requires the preparation of plans that lay out the Community Unit and indicate lot and building placement.

Chapter 2 - Public Standards: Thoroughfare Plans and Civic Space Plans are prepared on behalf of the land owner, the developer, or the Municipal Planning Department and implemented by the Public Works Department.

Chapter 3 - Infill Plans are prepared by or on behalf of the Municipal Planning Department.

Chapter 4 - Lot & Building Plans are prepared on behalf of a builder or property owner.

CALIBRATING THE CODE

This model code must be calibrated for local character and metrics. Calibration should be done in the context of a public forum with the advice of urban designers, architects, landscape architects, planners, civil engineers and land use attorneys familiar with transect-based codes. A calibrator's SmartCode Manual is available at www.newurbannews.com.

CONDITIONS OF USE

The images and diagrams appearing in the Neighborhood Conservation Code are the property of Duany Plater-Zyberk & Company (DPZ & Co.). Their reproduction and use is freely permitted. For free electronic editable files and PDFs of the full model SmartCode, supplementary Modules, academic and technical research materials, case studies, workshop opportunities, and consultant services, please visit the Center for Applied Transect Studies (CATS) at www.transect.org.

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1.1 AUTHORITY

- 1.1.1 The action of the City of Tarpon Springs, Florida in the adoption of this Code is authorized under the requirements and authority of Chapter 163.3202, F.S., the City Charter and the general powers for municipal corporations in Chapter 166, F.S.
- 1.1.2 This Code was adopted as one of the instruments of implementation of the public purposes and objectives of the adopted Municipal Comprehensive Plan. This Code is declared to be in accord with the Municipal Comprehensive Plan, as required by the Local Land Development Statutes.
- 1.1.3 This Code is adopted to promote the health, safety and general welfare of the residents and property owners of the City of Tarpon Springs, Florida, including protection of the environment, conservation of land, energy and natural resources, reduction in vehicular traffic congestion, more efficient use of public funds, health benefits of a pedestrian environment, historic preservation, education and recreation, reduction in sprawl development, and improvement of the built environment.
- 1.1.4 This Code was adopted and may be amended by vote of the Board of Commissioners of the City of Tarpon Springs.

1.2 APPLICABILITY

- 1.2.1 Provisions of this Code are activated by “shall” when required; “should” when recommended; and “may” when optional.
- 1.2.2 The provisions of this Code, when in conflict, shall take precedence over those of other codes, ordinances, regulations and standards except the Local Health, Building and Safety Codes and regulations for properties located in the Local Historic District which are governed by Article VII of the Comprehensive Zoning and Land Development Code.
- 1.2.3 The provisions of this Code and any subsequent amendments shall not affect the validity of any lawfully issued and effective construction permit or site plan approval if:
 - a. The development activity authorized by the permit has commenced or authorized prior to the effective date of this Code or application for building permit has been made and said permit is granted and does not expire.
 - b. The development activity continues without interruption until the development is complete. If the construction permit expires, any further development activity shall occur only in conformance with the requirements of this Code. Interruption shall be defined as a cease in construction activity for a period greater than one year or a cease of construction activity which does follow an approved Phasing Plan.
 - c. Any development activity that is excepted from the provisions of this Code pursuant to Section 1.2.3 must meet only the requirements of the regulations in effect at the time the development order was approved. If the development order expires for any reason, any further development activity shall occur only in conformance with the requirements of this Code.
- 1.2.4 The existing Comprehensive Zoning and Land Development Code shall continue to be applicable to issues not covered by this Code except where the existing Comprehensive Zoning and Land Development Code would be in conflict with Section 1.3 Intent. Where applicable, refer to the standards and regulations as found in the City of Tarpon Springs Land Development Code referenced below:

Heritage Preservation (Article VII)
Concurrency Management (Article VIII)
Administration & Enforcement (Article XII)
Boards & Agencies (Article XIII)
Public Art (Article XVII)
Alcoholic Beverages (Sec. 52.00)
Wetlands Protection (Sec. 55.00)
Temporary Uses (Sec. 56.00)
Docks, Piers, Shoreline Stabilization (Sec. 59.00)
Dogs in Outdoor Area of Food Service Establishments (Sec. 74.00)
Fire Protection (Sec. 135.00)
Potable Water & Sewer (Sec. 136.00)
Reclaimed Water (Sec. 137.00)
Utility Easements (Sec. 138.00)
Dumpster Screening (Sec. 139.00)
Endangered/Threatened Species Protection (Sec. 144.00)
Floodplain Management (Sec. 146.00)
Subdivision Regulations
Public Notice Requirements (Sec. 206.00)
Re-zonings/Land Use Changes
Appeal Process

- 1.2.5 Capitalized terms used throughout this Code may be defined in Chapter 6 Definitions of Terms, as are many non-capitalized terms. Chapter 6 contains regulatory language that is integral to this Code. Those terms not defined in Chapter 6 shall be accorded their commonly accepted meanings. In the event of conflicts between these definitions and those of the Existing Local Codes, those of this Code shall take precedence.
- 1.2.6 The metrics of the text standards and tables are an integral part of this Code. However, the diagrams and illustrations that accompany them should be considered guidelines.
- 1.2.7 Where in conflict, numerical metrics shall take precedence over graphic metrics.

1.3 INTENT

The intent and purpose of this Code is to:

- a. Serve as the regulating plan to implement the vision of the Special Area Plan for the Sponge Docks and Community Redevelopment Area.
- b. Enable, encourage and qualify the implementation of the following policies:

1.3.1 *The Community*

- a. That neighborhoods, including downtowns, should be compact, pedestrian-oriented and mixed use.
- b. That complete neighborhoods, including complete downtowns, should be the preferred pattern of development, and that districts specializing in a single use should be the exception.
- c. That ordinary activities of daily living should occur within walking distance of most dwellings, allowing independence to those who do not drive.

- d. That interconnected networks of thoroughfares should be designed to disperse traffic and reduce the length of automobile trips.
- e. That within neighborhoods, a range of housing types and price levels should be provided to accommodate diverse ages and incomes.
- f. That appropriate building densities and land uses should be provided within walking distance of transit stops.
- g. That civic, institutional, and commercial activity should be embedded in neighborhoods, including downtowns, not isolated in remote single-use complexes.
- h. That schools should be sized and located to enable children to walk or bicycle to them.
- i. That a range of open space including parks, squares, and playgrounds should be distributed within neighborhoods, including downtowns.

1.3.2 *The Block and the Building*

- a. That buildings and landscaping should contribute to the physical definition of thoroughfares as civic places.
- b. That development should adequately accommodate automobiles while respecting the pedestrian and the spatial form of public areas.
- c. That the design of streets and buildings should reinforce safe environments, but not at the expense of accessibility.
- d. That architecture and landscape design should grow from local climate, topography, history, and building practice.
- e. That buildings should provide their inhabitants with a clear sense of geography and climate through energy efficient methods.
- f. That civic buildings and public gathering places should be provided as locations that reinforce community identity and support self-government.
- g. That civic buildings should be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the city.
- h. That the preservation and renewal of historic buildings should be facilitated, to affirm the continuity and evolution of society.
- i. That the harmonious and orderly evolution of urban areas should be secured by the use of this Code and its successional elements.

1.3.3 *The Transect*

- a. That communities should provide meaningful choices in living arrangements as manifested by distinct physical environments.
- b. That the Transect Zone descriptions on Table 1A shall constitute the Intent of this Code with regard to the general character of each of these environments.

1.4 **PROCESS; SITE PLANS AND CONDITIONAL USES**


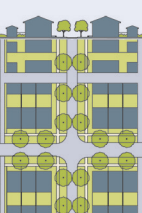
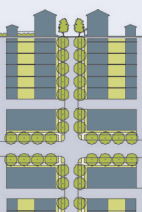
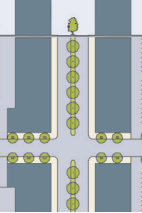
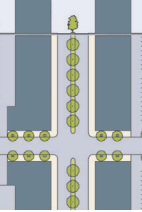
- 1.4.1 The geographic locations and the standards for the Transect Zones have been determined as set forth in Table 1A, Chapter 2, Chapter 3 and Chapter 4 through a process of public consultation with approval by the Legislative Body. Once these determinations have been incorporated into this Code and its associated plans, then projects that require no Variances shall be processed as a site plan in accordance with Section 210.00 of the City of Tarpon Springs Comprehensive Plan and Land Development Code.

- 1.4.2 Uses identified in Table 4F as Conditional Uses shall be processed in accordance with Section 209.00 of the City of Tarpon Springs Comprehensive Zoning and Land Development Code. Section 209.04 shall not apply.
- 1.4.3 In addition to the criteria for consideration of site plans and conditional uses set forth elsewhere in the Code of Ordinances, a Conditional use or Site Plan may be approved only when it is consistent with the Intent as set forth in Section 1.3 of this Code.

1.5 WARRANTS AND VARIANCES

- 1.5.1 There shall be two types of physical/dimensional deviations from this Code: a Warrant and a Variance. Elements available for Warrants are marked as such in this Code and shall be processed during Site Plan Review process (Section 1.4.1 above).
- 1.5.2 A Warrant shall be granted only when justified by Intent as set forth in Section 1.3.
- 1.5.3 A Variance shall be granted only in accordance with Section 215.00 of the Comprehensive Zoning and Land Development Code.

TABLE 1A: Transect Zone Descriptions. This table provides descriptions of the character of each T-zone, as part of the Intent Section 1.3. The T-zones are intended for mapping Map 5A Transect Zones .

T3 	T-3 SUB-URBAN <p>T-3 Sub-Urban Zone consists of low density residential areas, adjacent to higher zones that have some mixed use. Home occupations and outbuildings are permitted. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.</p>	<p>General Character: landscaped yards surrounding detached houses; pedestrians occasionally</p> <p>Building Placement: deep and variable front and side yard setbacks</p> <p>Frontage Types: porches, fences, naturalistic tree planting</p> <p>Typical Building Height: 1- to 2-story with some 3-story</p> <p>Civic Space Types: parks, greens, greenways, playgrounds</p> <p>Thoroughfare Types: <i>arterials, collectors, local streets, residential streets & alleys</i></p>
T4 	T-4 GENERAL URBAN <p>T-4 General Urban Zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single, sideyard, and rowhouses. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.</p>	<p>General Character: mix of residential buildings, with scattered commercial activity and civic buildings; balance between landscape and buildings; presence of pedestrians</p> <p>Building Placement: shallow to medium front and side yard setbacks</p> <p>Frontage Types: porches, fences, commonyard, forecourt, shopfront & awning</p> <p>Typical Building Height: 2- to 3-story with a few taller apartment buildings</p> <p>Civic Space Types: splazas, playgrounds and neighborhood parks</p> <p>Thoroughfare Types: <i>collectors, main streets, local streets, bike/pedestrian trails, residential streets & alleys</i></p>
T5 	T-5 URBAN CENTER <p>T-5 Urban Center Zone consists of higher density mixed use building that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.</p>	<p>General Character: Shops with residential and office above; townhouses, larger apartment houses, live-works, and civic buildings; attached buildings; trees within the public right-of-way; substantial pedestrian activity, frequent retail frontages</p> <p>Building Placement: shallow setbacks or none; buildings oriented to street defining a street wall</p> <p>Frontage Types: terrace, forecourt, shopfront & awning, arcade/gallery</p> <p>Typical Building Height: 2- to 5-story with some variation</p> <p>Civic Space Types: plazas, playgrounds and neighborhood parks</p> <p>Thoroughfare Types: all thoroughfare types</p>
T6 	T-6 URBAN CORE <p>T-6 Urban Core Zone consists of the highest density and height, with the greatest variety of uses, and civic buildings of regional importance. It may have larger blocks; streets have steady street tree planting and buildings are set close to wide sidewalks. Typically only large towns and cities have an Urban Core Zone.</p>	<p>General Character: medium to high-density mixed use buildings, entertainment, civic and cultural uses. Attached buildings forming continuous street wall; trees within public right-of-way; highest pedestrian and transit activity</p> <p>Building Placement: shallow setbacks or none; buildings oriented to street, defining a street wall</p> <p>Frontage Types: stoops, dooryards, forecourts, shopfronts, galleries and arcades</p> <p>Typical Building Height: 4-plus story with a few shorter buildings</p> <p>Civic Space Types: plazas and squares, pocket parks, playgrounds</p> <p>Thoroughfare Types: all thoroughfare types except residential streets</p>
SD 	SD SPECIAL DISTRICTS <p>Special districts consist of areas that exhibit unique character that does not conform to the requirements of any transect zone or combination of zones. Each special district consists of a defining element: mixed-use commercial center, marine tourist, marine industrial/commercial and civic/park. Unlike the standard transect zone, the defining element and associated permitted uses guide the physical form of the special district.</p>	<p>General Character: varies</p> <p>Building Placement: shallow setbacks or none; buildings oriented to the use activities of the Special District and defining a street wall, where possible</p> <p>Frontage Types: varies</p> <p>Typical Building Height: varies</p> <p>Civic Space Types: neighborhood park, plaza, playground</p> <p>Thoroughfare Types: <i>arterials, collectors, main streets, local streets, residential streets and alleys</i></p>

2.1 INSTRUCTIONS

- 2.1.1 Thoroughfares are intended for use by vehicular, bicycle and pedestrian traffic and to provide access to lots and Civic Spaces. Thoroughfares shall generally consist of Vehicular Lanes and Public Frontages.
- 2.1.2 Civic Spaces are intended primarily for use by pedestrians and bicyclists.
- 2.1.3 Thoroughfares and Civic Spaces shall be designed in context with the physical form of their Transect Zones. Thoroughfares shall be designed for the target speed of the Transect Zones through which they pass. The Public Frontages of Thoroughfares that pass from one Transect Zone to another should be adjusted accordingly or, alternatively, the Transect Zone may follow the alignment of the Thoroughfare to the depth of one lot, retaining a single Public Frontage throughout its trajectory. See Table 2C.
- 2.1.4 Pedestrian comfort shall be a primary consideration of the Thoroughfare. Design conflict between vehicular and pedestrian movement generally shall be decided in favor of the pedestrian.
- 2.1.5 All Thoroughfares shall terminate at other Thoroughfares, forming a network. Cul-de-sacs shall be subject to approval by Warrant to accommodate specific site conditions only.
- 2.1.6 Each lot shall enfront a vehicular Thoroughfare or Civic Space, except that 20% of the lots within each Transect Zone may enfront a Passage.
- 2.1.7 Standards for Paths and Bikeways shall be approved by Warrant.
- 2.1.8 Standards for Thoroughfares and Civic Spaces within Special Districts shall be determined by Warrant.
- 2.1.9 Rear Alleys should be paved from property line to property line or building face to building face if an accessory structure is located in the rear, with drainage by inverted crown at the center or with roll curbs at the edges.
- 2.1.10 Rear Lanes may be paved lightly to driveway standards. Their streetscapes shall consist of gravel or landscaped edges, have no raised curb, and be drained by percolation.

2.2 THOROUGHFARES - VEHICULAR LANES

2.2.1 *General To All Zones*

- a. Thoroughfares may include vehicular lanes in a variety of widths for parked and for moving vehicles, including bicycles. The standards for vehicular lanes shall be as shown in Table 2A & 2B.
- b. A Bikeway network consisting of shared use Bicycle Trails, shared use Bicycle Paths, Bicycle Routes, and/or Bicycle Lanes shall be provided throughout the area, as defined in Chapter 6 Definitions of Terms and allocated according to Table 2E - 2G.
- c. All Thoroughfares shall permit bicycling, with the exception of limited-access Highways.
- d. All Bikeway and Countermeasure pavement markings and safety and wayfinding signing shall adhere to the same standards as automobile Vehicular Lane markings and signing.

- e. Bicycle Trails and Bicycle Paths shall be physically separated from motor vehicle Thoroughfares, except for intersection crossings.
- f. Retrofit of existing lanes may be accomplished by restriping, changing one-way thoroughfares to two-way, reducing curb radii, adding onstreet parking, changing parallel parking to diagonal, and/or removing pavement width by adding bioretention areas.

2.3 THOROUGHFARES - PUBLIC FRONTAGES

2.3.1 *General To All Zones*

- a. Landscape Plans shall be prepared for existing and proposed landscape elements in conjunction with the design development and construction documents for Thoroughfares.
- b. Within the Public Frontages, the prescribed types of Public Planting shall be as shown in Section 4.8.6. The spacing may be adjusted by Warrant to accommodate specific site conditions.
- c. Proposed Street Tree height and type shall be appropriate for the Frontage conditions.
- d. Trees with existing or potential canopy covering sidewalks, driveways, Paths, Plazas, Alleys, Lanes, parking space or Street pavements shall be of a type that, at maturity or with minor pruning at installation, provide a clear height of eight (8) feet for sidewalks and paths, twelve (12) feet for driveways, parking spaces and Streets, and fifteen (15) feet for loading areas, exclusive of Tree grates or planting areas with gravel, mulch or groundcover. Evergreen trees shall be 18" – 24" minimum clear of any sidewalk or pavement edge at the Lot line.

2.3.2 *Specific To Zones T4*

- a. The Public Frontage shall include trees planted in a regularly-spaced Allee pattern of single or alternated species.

2.3.3 *Specific To Zones T5, SD*

- a. The Public Frontage shall include trees planted in a regularly-spaced Allee pattern of single species. At Retail Frontages, the spacing of the trees may be irregular, to avoid visually obscuring the shopfronts.

2.4 CIVIC SPACES

2.4.1 *General To All Zones*

- a. Each Pedestrian Shed shall assign at least 5% of its urbanized area to Civic Space, including existing Civic Space. Currently existing pedestrian sheds can be found on Map 2B.
- b. Any new Civic Spaces shall be designed as generally described in Table 2J.
- c. Each Pedestrian Shed should contain at least one Main Civic Space. The Main Civic Space should be within 800 feet of the geographic center of each Pedestrian Shed, unless topographic conditions, pre-existing Thoroughfare alignments or other circumstances prevent such location. A Main Civic Space shall conform to one of the types specified in Table 2J.
- d. Each Civic Space should have a minimum of 50% of its perimeter enfronting a Thoroughfare, except for playgrounds.
- e. Any new Civic Spaces smaller than one (1) acre shall not be proportioned narrower than 1:4.

- f. Developments including more than 50 dwelling units shall include at least one civic space as described in Table 2J.

2.5 SPECIAL DISTRICTS

- 2.5.1 Special District designations shall be assigned to areas that, by their intrinsic size, function, or form, cannot conform to the requirements of any Transect Zone or combination of zones.

MAP 2A. SPECIAL AREA PLAN STREET TYPES

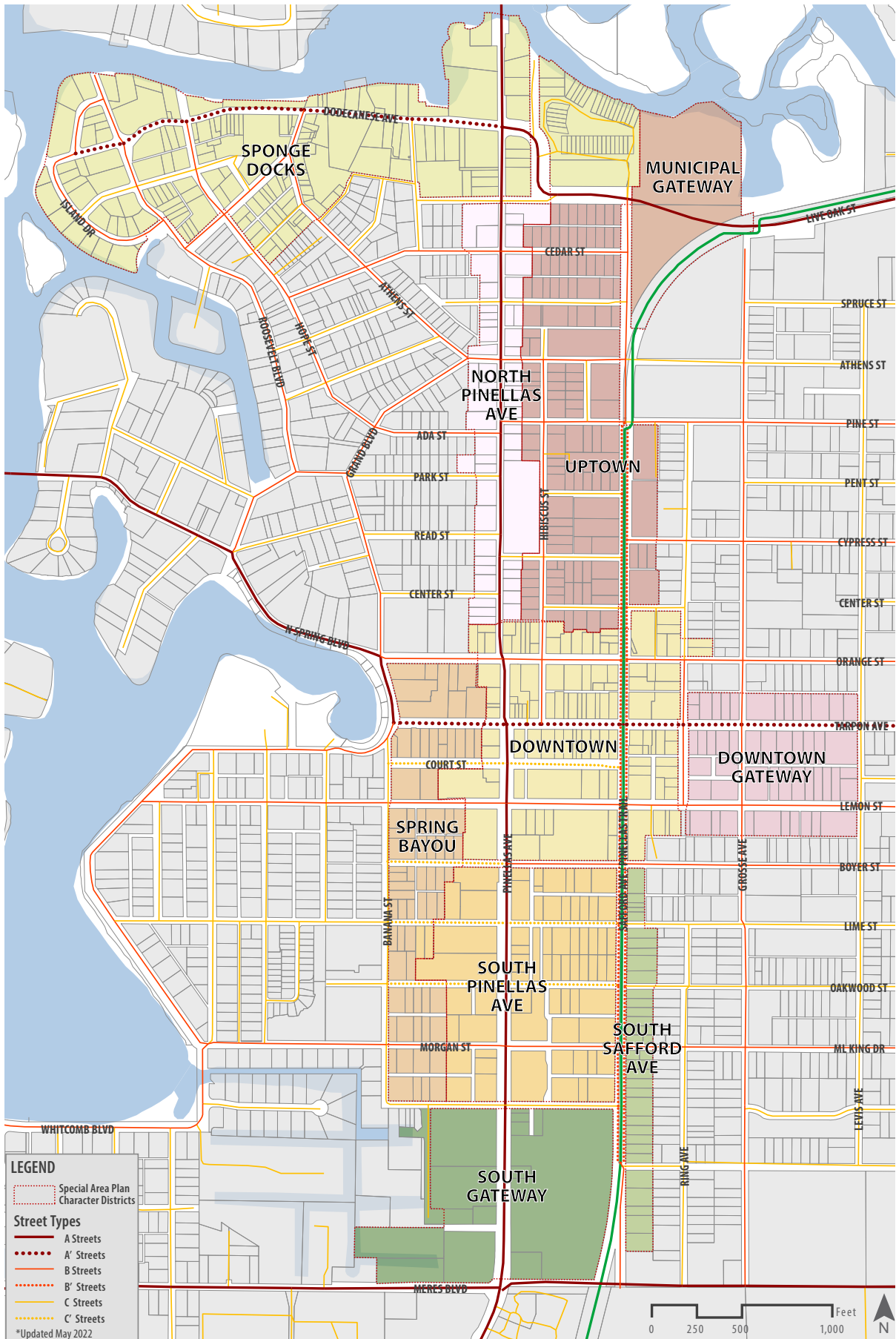


TABLE 2A. VEHICULAR LANE DIMENSIONS

TABLE 2A: Vehicular Lane Dimensions. This table assigns lane widths to Transect Zones. Target speed should be the determinant for pedestrian and multi-modal safety. The most typical assemblies are shown in Table 2B and 2E. Specific requirements for truck and transit bus routes and truck loading shall be decided by Warrant.

TARGET SPEED	TRAVEL LANE WIDTH	T4	T5	SD	
Below 25 mph	9 feet	■	□	□	■ BY RIGHT
25 - 35 mph	10 feet	■	■	□	□ BY WARRANT
25 - 35 mph	11 feet	□	■	□	
Above 35 mph	12 feet		■	□	

TARGET SPEED	PARKING LANE WIDTH			
20 - 25 mph	(Angle) 18 feet	□	■	□
25 - 35 mph	(Parallel) 8 feet	■	■	□
Above 35 mph	(Parallel) 9 feet		■	□

TARGET SPEED	EFFECTIVE TURNING RADIUS			
Below 20 mph	5-10 feet	■	■	□
20 - 25 mph	10-15 feet	■	■	□
25 - 35 mph	15-20 feet	■	■	□
Above 35 mph	20-30 feet	□	□	□

TABLE 2B. VEHICULAR LANE & PARKING ASSEMBLIES

TABLE 2B: Vehicular Lane & Parking Assemblies. Projected target speeds determine the dimensions of the vehicular lanes and turning radii assembled for thoroughfares. For additional assemblies including bicycle facilities, see Table 2E.


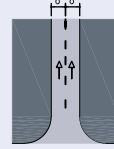
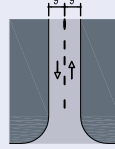
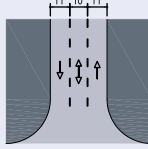
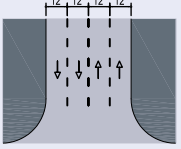
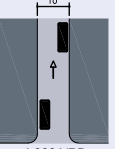
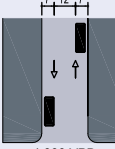
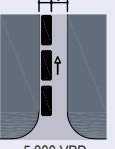
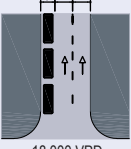
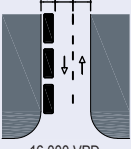
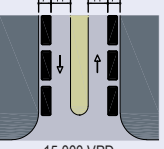
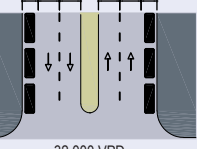
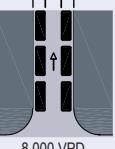
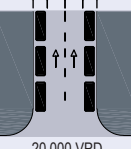
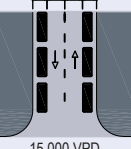
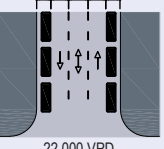
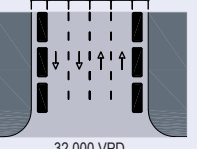
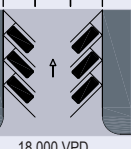
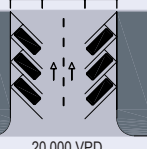
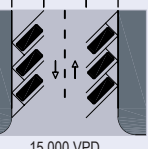
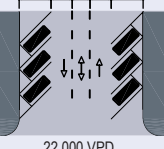
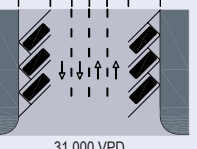
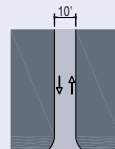
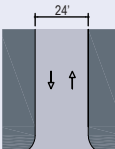
	ONE WAY MOVEMENT		TWO WAY MOVEMENT		
a. NO PARKING	SD	SD	T4 SD	T4 T5	T5
					
Design ADT	300 VPD	600 VPD	2,500 VPD	22,000 VPD	36,000 VPD
Pedestrian Crossing	3 Seconds	5 Seconds	5 Seconds	9 Seconds	13 Seconds
Target Speed	20 - 30 MPH	Below 20 MPH	20-25 MPH	35 MPH and above	35 MPH and above
b. YIELD PARKING	T4 SD		T4 SD		
					
Design ADT	1,000 VPD		1,000 VPD		
Pedestrian Crossing	5 Seconds		7 Seconds		
Target Speed	Below 20 MPH		Below 20 MPH		
c. PARKING ONE SIDE PARALLEL	T4 SD	T4 T5 SD	T4 T5	T4 T5 SD	T5 SD
					
Design ADT	5,000 VPD	18,000 VPD	16,000 VPD	15,000 VPD	32,000 VPD
Pedestrian Crossing	5 Seconds	8 Seconds	8 Seconds	11 Seconds	13 Seconds
Target Speed	20-30 MPH	20-30 MPH	25-30 MPH	25-30 MPH	
d. PARKING BOTH SIDES PARALLEL	T4	T4 T5 SD	T4 T5 SD	T5 SD	T5 SD
					
Design ADT	8,000 VPD	20,000 VPD	15,000 VPD	22,000 VPD	32,000 VPD
Pedestrian Crossing	7 Seconds	10 Seconds	10 Seconds	13 Seconds	15 Seconds
Target Speed	Below 20 MPH	25-30 MPH	25-30 MPH	25-30 MPH	35 MPH and above
e. PARKING BOTH SIDES DIAGONAL	T5 SD	T5 SD	T5 SD	T5 SD	T5 SD
					
Design ADT	18,000 VPD	20,000 VPD	15,000 VPD	22,000 VPD	31,000 VPD
Pedestrian Crossing	15 Seconds	17 Seconds	17 Seconds	20 Seconds	23 Seconds
Target Speed	Below 20 MPH	20-25 MPH	20-25 MPH	25-30 MPH	25-30 MPH
f. DRIVEWAYS			T4 SD	T5 SD	
					
Pedestrian Crossing			3 Seconds	6 Seconds	

TABLE 2C. PUBLIC FRONTAGES - GENERAL

TABLE 2C: Public Frontages - General. The Public Frontage is the area between the private lot line and the edge of the vehicular lanes. Dimensions are given in Table 2E.

PLAN	
LOT	R.O.W.
PRIVATE FRONTAGE	PUBLIC FRONTAGE
<p>(RD) Road: This frontage has open swales drained by percolation and a walking path or bicycle trail along one or both sides and yield parking. The landscaping consists of multiple species arrayed in naturalistic clusters.</p>	 <p>SD</p>
<p>(ST) Street: This frontage has raised curbs drained by inlets, and sidewalks separated from the vehicular lanes by individual or continuous planters, with parking on one or both sides. The landscaping consists of street trees of a single or alternating species aligned in a regularly spaced alley, with the exception that streets with a right-of-way (R.O.W.) width of 40 feet or less are exempt from tree requirements.</p>	 <p>T4 T5</p>
<p>(DR) Drive: This frontage has raised curbs drained by inlets and a wide sidewalk or paved path along one side, related to a greenway or waterfront. It is separated from the vehicular lanes by individual or continuous planters. The landscaping consists of street trees of a single or alternating species aligned in a regularly spaced alley.</p>	 <p>T4 T5 SD</p>
<p>(AV) Avenue: This frontage has raised curbs drained by inlets, and wide sidewalks separated from the vehicular lanes by a narrow continuous planter with parking on both sides. The landscaping consists of a single tree species aligned in a regularly spaced alley.</p>	 <p>T4 T5 SD</p>
<p>(CS) (AV) Commercial Street or Avenue: This frontage has raised curbs drained by inlets, and very wide sidewalks along both sides separated from the vehicular lanes by separate tree wells with grates, and parking on both sides. The landscaping consists of a single tree species aligned with regular spacing where possible, but clears the storefront entrances.</p>	 <p>T5 SD</p>
<p>(BV) Boulevard: This frontage has side drives on both sides. It consists of raised curbs drained by inlets, and sidewalks along both sides, separated from the vehicular lanes by planters. The landscaping consists of double rows of a single tree species aligned in a regularly spaced alley.</p>	 <p>T4 T5 SD</p>

Table 2D: Public Frontages - Specific. This table assembles prescriptions and dimensions for the Public Frontage elements - curbs, walkways and planters – relative to specific thoroughfare types within Transect Zones. Table 2E(i-xii) assemble all of the elements for the various types.


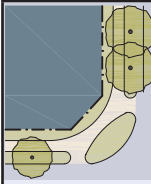
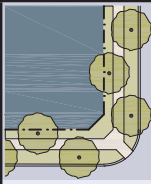
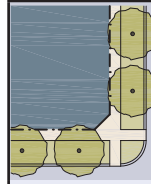
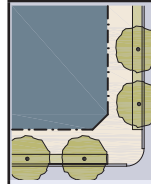
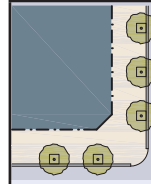
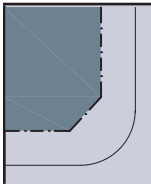
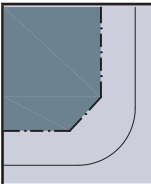
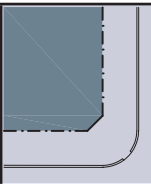
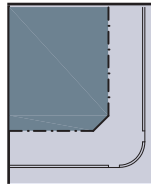
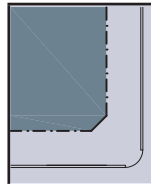
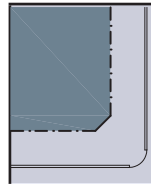
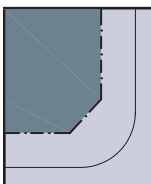
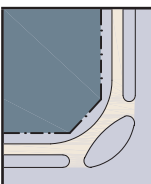
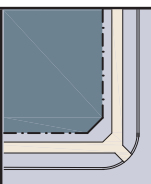
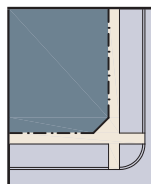
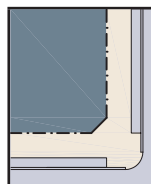
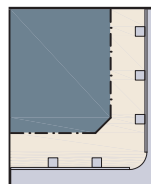
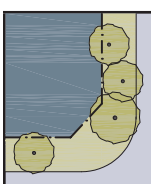
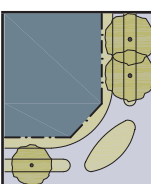
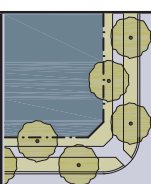
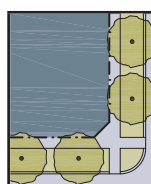
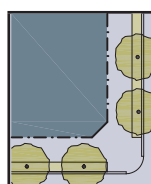
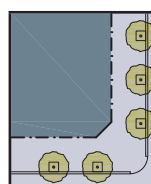
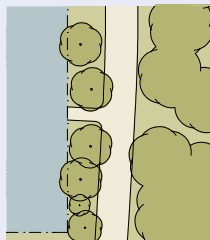
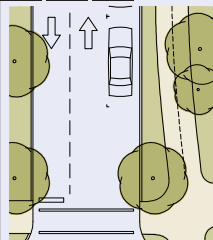
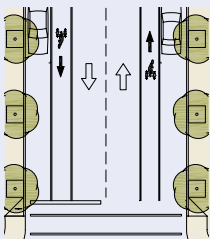
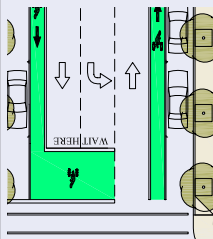
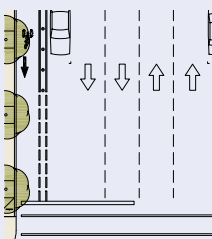
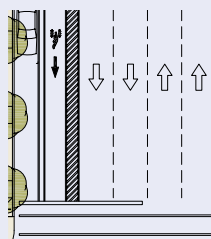
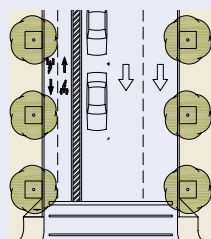
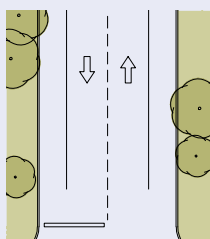
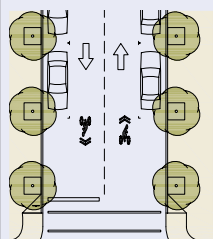
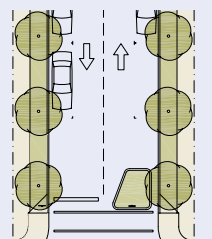
TRANSECT ZONE Public Frontage Type	SD RD	SD RD & ST	T4 SD ST-DR-AV	T4 T5 ST-DR-AV-BV	T5 SD CS-DR-AV-BV	T5 SD CS-DR-AV-BV
a. Assembly: The principal variables are the type and dimension of curbs, walkways, planters and landscape. <div>Total Width</div>	 16-24 feet	 12-24 feet	 12-18 feet	 12-18 feet	 18-24 feet	 18-30 feet
b. Curb: The detailing of the edge of the vehicular pavement, incorporating drainage. <div>Type</div> <div>Radius</div>	 Open Swale 10-30 feet	 Open Swale 10-30 feet	 Raised Curb 5-20 feet	 Raised Curb 5-20 feet	 Raised Curb 5-20 feet	 Raised Curb 5-20 feet
c. Walkway: The pavement dedicated exclusively to pedestrian activity. <div>Type</div> <div>Width</div>	 Path Optional n/a	 Path 4-8 feet	 Sidewalk 4-8 feet	 Sidewalk 4-8 feet	 Sidewalk 12-20 feet	 Sidewalk 12-30 feet
d. Planter: The layer that accommodates street trees and other landscape. <div>Arrangement</div> <div>Species</div> <div>Planter Type</div> <div>Planter Width</div>	 Clustered Multiple Continuous Swale 8 feet-16 feet	 Clustered Multiple Continuous Swale 8 feet-16 feet	 Regular Alternating Continuous Planter 8 feet-12 feet	 Regular Single Continuous Planter 8 feet-12 feet	 Regular Single Continuous Planter 4 feet-6 feet	 Opportunistic Single Tree Well 4 feet-6 feet
e. Landscape: The recommended plant species.	See Chapter 4, Section 4.8		See Chapter 4, Section 4.8		See Chapter 4, Section 4.8	

TABLE 2E. BIKEWAY TYPES

Table 2E: Bikeway Types - This table describes opportunities for the placement of several Bikeway types across the Transect. A Bicycle Route may be comprised of any or all of these physical types. Bicycle Lanes should be used primarily for retrofit of existing overwide Thoroughfares.

a. (SHARED USE) BICYCLE TRAIL AND BICYCLE PATH	SD		T4 T5 SD							
		Bicycle Trail (BT)		Bicycle Path (BP)						
		Riding Surface Width	8 - 12 ft	10 - 14 ft						
		Movement	dual direction	dual direction						
		Intersection Detailing	signed	signed, signalized						
	Bicycle Parking	rack, Bicycle Shelter	rack, Bicycle Shelter, Bicycle Locker							
b. BICYCLE LANE (in T4, T5, T6 recommended for retrofit only)	T4 T5 SD		T4 T5 SD		T4 T5 SD		T4 T5 SD		T4 T5 SD	
		Conventional Bicycle Lane (BLC)		Bicycle Lane with Bicycle Box (BLX)		Physically Sep. Bicycle Lane (BLP)		Buffered Bicycle Lane (BLB)		2-way Buffered Bicycle Lane (BLB2)
		Riding Surface Width	5 ft min. w/parking, 4ft min. w/o parking with traffic or Contra-flow	5 ft min each way, box depth 14 ft with traffic		5 ft min/2 ft min barrier with traffic or dual direction		5 ft min each way/2 ft min striped buffer with traffic		5 ft min each way/3 ft min striped buffer dual direction
		Movement	signalized, dashed, Peg-a-Track, colored, Bicycle Box	signalized, dashed, Peg-a-Track, colored, Bicycle Box		signalized, dashed, Peg-a-Track, colored, Bicycle Box		signalized, Peg-a-Track, colored, Bicycle Box		signalized, Peg-a-Track, colored, Bicycle Box
		Intersection Detailing	rack, Bicycle Shelter, Bicycle Station	rack, Bicycle Shelter, Bicycle Station		rack, Bicycle Shelter, Bicycle Station		rack, Bicycle Shelter, Bicycle Station		rack, Bicycle Shelter, Bicycle Station
	Bicycle Parking									
c. SHARED VEHICULAR LANES	SD		T4 T5 SD		T4 SD					
		Shoulder (BLS)		Shared Vehicular Lane w/ Sharrow (SL)		Bicycle Boulevard (BB)				
		Riding Surface Width	6 ft min	same as Vehicular Lane		same as Vehicular Lane				
		Movement	with traffic	with traffic		with traffic				
		Intersection Detailing	signed, signalized	signed, signalized		signed, signalized				
	Bicycle Parking	opportunistic, rack, Bicycle Shelter	opportunistic, rack, Bicycle Shelter		opportunistic, rack, Bicycle Shelter					

From *Bicycling SmartCode Module*

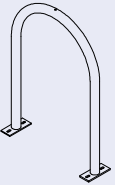
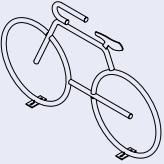
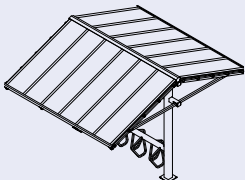
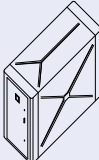
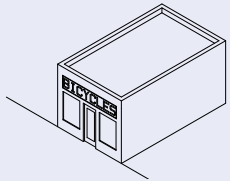
Table 2F: Bicycle Parking Requirements - This table prescribes minimum parking ratios within each Transect Zone and assumes a bicycle mode share of 5% or less. Requirements may be met within the building, Private Frontage, Public Frontage, or a combination thereof.

	SD	T4 SD	T5 SD
RESIDENTIAL			
Single-Family	no spaces required	no spaces required	n/a
Multi-Family	n/a	Min. 2.0 spaces .05 spaces / bedroom	Min. 2.0 spaces .10 spaces / bedroom
OFFICE	no spaces required	Min. 2.0 spaces 1.0 / add. 20,000 sq. ft.	Min. 2.0 spaces 1.0 / add. 15,000 sq. ft.
RETAIL	Min. 2.0 space, 1.0 / add. 10,000 sq. ft.	Min. 2.0 spaces 1.0 / add. 5,000 sq. ft.	Min. 2.0 spaces 1.0 / add. 5,000 sq. ft.
INDUSTRIAL	TBD	TBD	TBD
CIVIC			
Non-Assembly	Min. 2.0 spaces 1.0 / add. 10,000 sq. ft.	Min. 2.0 spaces 1.0 / add. 10,000 sq. ft.	Min. 2.0 spaces 1.0 / add. 10,000 sq. ft.
Assembly	Min. 2.0 spaces 1.0 / add. 20,000 sq. ft.	Min. 2.0 spaces 1.0 / add. 15,000 sq. ft.	Min. 2.0 spaces 1.0 / add. 10,000 sq. ft.
SCHOOL			
Elementary/ High School	Min. 2.0 spaces 1.0 / add. 25 students	Min. 2.0 spaces 1.0 / add. 20 students	Min. 2.0 spaces 1.0 / add. 20 students
University	Min. 2.0 spaces 1.0 / add. 20 students	Min. 2.0 spaces 1.5 / add. 20 students	Min. 2.0 spaces 1.0 / add. 10 students
TRANSIT STATION	TBD	TBD	TBD

From Bicycling SmartCode Module

TABLE 2G. BICYCLE FACILITY PARKING TYPES

TABLE 2G: Bicycle Parking Types. This table shows five common types of Bicycle Parking facilities.

	T4	T5	SD	Standards
Bicycle Rack (Inverted "U," post and ring, etc.) 	■	■	□	Racks shall be capable of securing bicycles with at least two points of contact. Simple, easily identifiable forms should be used. Racks may be placed in the Private Frontage, Public Frontage, or within buildings.
Bicycle Rack (decorative, public art) 	□	■	□	Decorative racks shall be recognizable as bicycle parking facilities and shall be held to the same performance standards as other bicycle racks. Such racks may be provided for Civic Buildings, Civic Spaces, and other locations of historic, social, or cultural importance.
Bicycle Shelter 	□	■	□	Shelters shall be highly recognizable and integrated with transit and/or related land uses requiring medium or long term bicycle parking needs. Each shelter shall include bicycle parking racks capable of securing bicycles with at least two points of contact.
Bicycle Locker 	□	□	□	Bicycle Lockers shall be placed in a highly visible and well-lit location, but shall not disrupt the function and order of the public realm. They should be monitored and maintained to discourage vandalism.
Bicycle Station 		□	□	Bicycle Stations should be located in highly visible locations, ideally near transit. They should offer a variety of services that may include repair, rental, cafe, lockers, showers, and storage facilities.

- By Right
- By Warrant

From Cycling SmartCode Module

TABLE 2H: Thoroughfare Assemblies. Thoroughfares are assembled using this template from the elements that appear in Tables 2A and 2B and incorporate the Public Frontages of Table 2C. The key gives the Thoroughfare type followed by the right-of-way width, followed by the pavement width, and in some instances followed by specialized transportation capability.

KEY

AV-82-46-BL

Thoroughfare Type

Right of Way Width

Pavement Width

Transportation

THOROUGHFARE TYPES

Highway:

Boulevard:

Avenue:

Commercial Street:

Drive:

Street:

Road:

Rear Alley:

Rear Lane:

Bicycle Trail:

Bicycle Lane:

Bicycle Route:

Path:

Passage:

Transit Route:

HW

BV

AV

CS

DR

ST

RD

RA

RL

BT

BL

BR

PT

PS

TR

AV-80-54-BL

Avenue / A

T5a, SDa

80 feet

46 feet

Free movement

35 MPH

2 lanes @ 11 feet wide

Optional / both sides @ 8 feet wide

15 feet

10 foot sidewalk

4' x 4' tree well

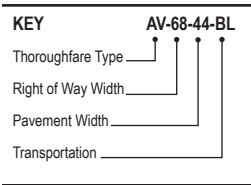
Curb

Trees at 30' o.c. avg.

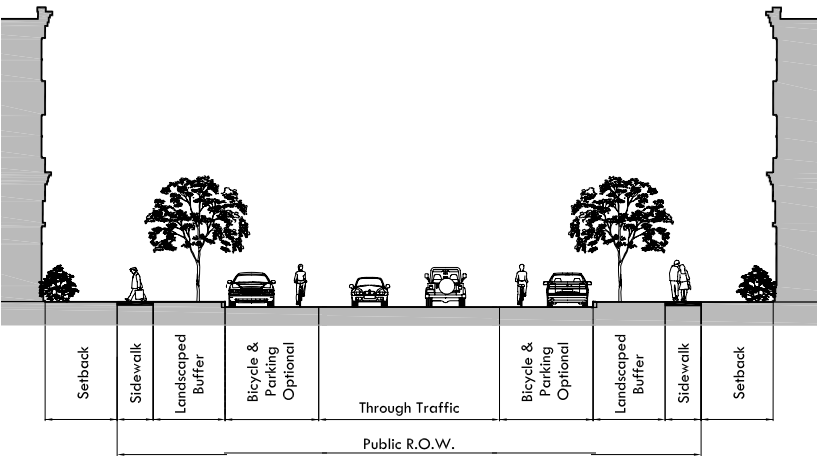
Optional Bike Lane / both sides @ 4 feet wide

TABLE 2H(ii). THOROUGHFARE ASSEMBLIES

TABLE 2H: Thoroughfare Assemblies. Thoroughfares are assembled using this template from the elements that appear in Tables 2A and 2B and incorporate the Public Frontages of Table 2C. The key gives the Thoroughfare type followed by the right-of-way width, followed by the pavement width, and in some instances followed by specialized transportation capability.

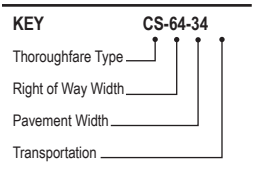


THOROUGHFARE TYPES	
Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Passage:	PS
Transit Route:	TR

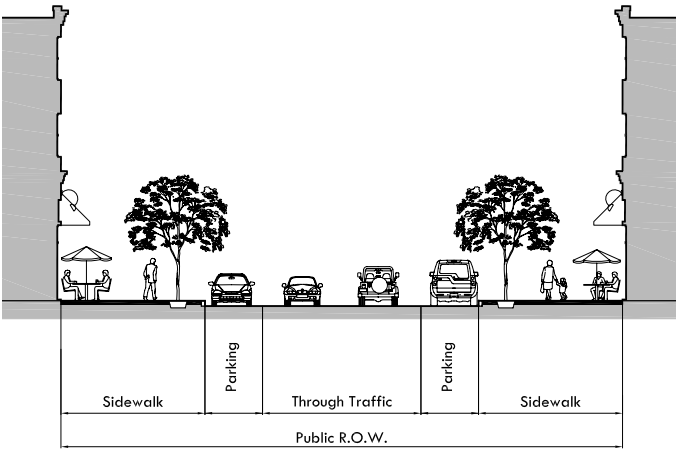


AV-68-44-BL	
Thoroughfare / Street Type	Avenue / A
Transect Zone Assignment	T5a, T5d, SDa
Right-of-Way Width	68 feet
Pavement Width	44 feet
Movement	Free movement
Target Speed	25 MPH
Traffic Lanes	2 lanes @ 11 feet wide
Parking Lanes	Optional / both sides @ 8 feet wide
Curb Radius	15 feet
Walkway Type	8 feet sidewalk
Planter Type	4' x 4' tree well
Curb Type	Curb
Landscape Type	Trees at 30' o.c. Avg.
Transportation Provision	Optional Bike Lane / both sides @ 4 feet wide

TABLE 2H: Thoroughfare Assemblies. Thoroughfares are assembled using this template from the elements that appear in Tables 2A and 2B and incorporate the Public Frontages of Table 2C. The key gives the Thoroughfare type followed by the right-of-way width, followed by the pavement width, and in some instances followed by specialized transportation capability.



THOROUGHFARE TYPES	
Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Passage:	PS
Transit Route:	TR



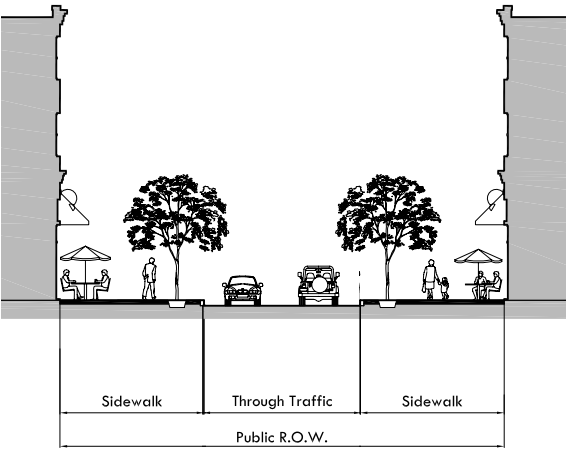
Thoroughfare / Street Type	Commercial Street / A'
Transect Zone Assignment	T5b, T4c
Right-of-Way Width	64 feet
Pavement Width	34 feet
Movement	Yield movement
Target Speed	25 MPH
Traffic Lanes	2 lanes @ 11 feet wide
Parking Lanes	Both sides @ 8 feet wide
Curb Radius	10 feet
Walkway Type	10 feet sidewalk
Planter Type	4' x 4' tree well
Curb Type	Curb
Landscape Type	Trees at 30' o.c. Avg.
Transportation Provision	'Sharrow' vehicle-bicycle lanes

TABLE 2H(iv). THOROUGHFARE ASSEMBLIES

TABLE 2H: Thoroughfare Assemblies. Thoroughfares are assembled using this template from the elements that appear in Tables 2A and 2B and incorporate the Public Frontages of Table 2C. The key gives the Thoroughfare type followed by the right-of-way width, followed by the pavement width, and in some instances followed by specialized transportation capability.

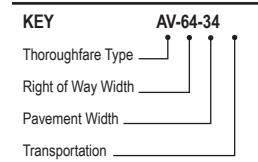
KEY	CS-50-20-BL
Thoroughfare Type	
Right of Way Width	
Pavement Width	
Transportation	

THOROUGHFARE TYPES	
Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Passage:	PS
Transit Route:	TR



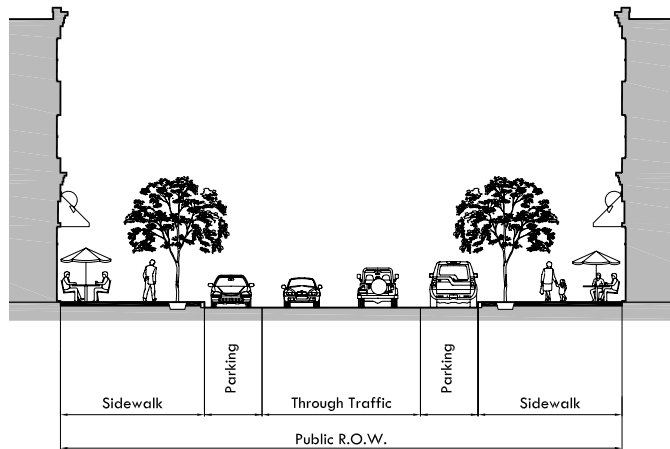
Thoroughfare / Street Type	Commercial Street / A'
Transect Zone Assignment	T5c, SDb
Right-of-Way Width	50 feet
Pavement Width	20 feet
Movement	Slow movement
Target Speed	20 MPH
Traffic Lanes	2 lanes @ 10 feet wide
Parking Lanes	None
Curb Radius	10 feet
Walkway Type	10 feet sidewalk
Planter Type	4' x 4' tree well
Curb Type	Curb
Landscape Type	Trees at 30' o.c. Avg.
Transportation Provision	'Sharrow' vehicle-bicycle lanes

TABLE 2H: Thoroughfare Assemblies. Thoroughfares are assembled using this template from the elements that appear in Tables 2A and 2B and incorporate the Public Frontages of Table 2C. The key gives the Thoroughfare type followed by the right-of-way width, followed by the pavement width, and in some instances followed by specialized transportation capability.



THOROUGHFARE TYPES

Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Passage:	PS
Transit Route:	TR



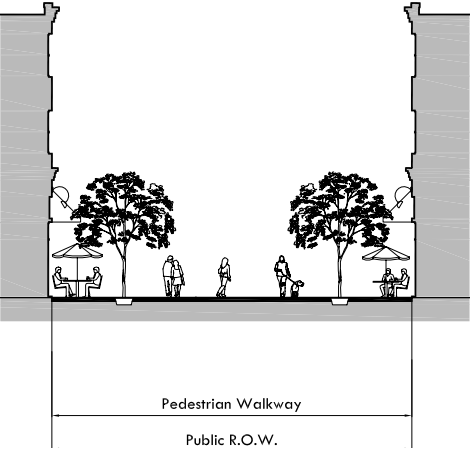
Thoroughfare / Street Type	Avenue / B
Transect Zone Assignment	All transect zones
Right-of-Way Width	64 feet
Pavement Width	34 feet
Movement	Slow movement
Target Speed	20 MPH
Traffic Lanes	2 lanes @ 10 feet wide
Parking Lanes	Both sides @ 7 feet wide
Curb Radius	10 feet
Walkway Type	10 feet sidewalk
Planter Type	4' x 4' tree well
Curb Type	Curb
Landscape Type	Trees at 30' o.c. Avg.
Transportation Provision	'Sharrow' vehicle-bicycle lanes

TABLE 2H(vi). THOROUGHFARE ASSEMBLIES

TABLE 2H: Thoroughfare Assemblies. Thoroughfares are assembled using this template from the elements that appear in Tables 2A and 2B and incorporate the Public Frontages of Table 2C. The key gives the Thoroughfare type followed by the right-of-way width, followed by the pavement width, and in some instances followed by specialized transportation capability.

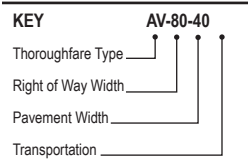
KEY		PS-40	
Thoroughfare Type			
Right of Way Width			
Pavement Width			
Transportation			

THOROUGHFARE TYPES	
Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Passage:	PS
Transit Route:	TR



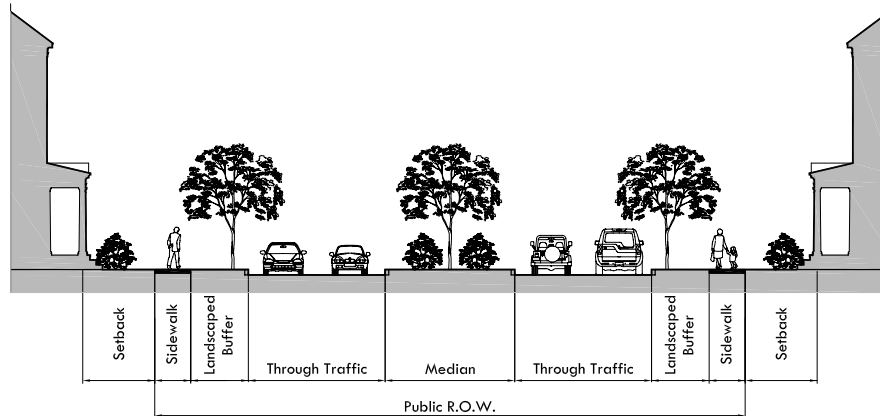
PS-40	
Thoroughfare / Street Type	Pedestrian Passage / B
Transect Zone Assignment	T4a, T5b
Right-of-Way Width	40 feet
Pavement Width	N/a
Movement	N/a
Target Speed	N/a
Traffic Lanes	N/a
Parking Lanes	N/a
Curb Radius	5 feet
Walkway Type	N/a
Planter Type	4' x 4' tree well
Curb Type	N/a
Landscape Type	Trees at 15' o.c. Avg.
Transportation Provision	Optional bicycle lane

TABLE 2H: Thoroughfare Assemblies. Thoroughfares are assembled using this template from the elements that appear in Tables 2A and 2B and incorporate the Public Frontages of Table 2C. The key gives the Thoroughfare type followed by the right-of-way width, followed by the pavement width, and in some instances followed by specialized transportation capability.



THOROUGHFARE TYPES

Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Passage:	PS
Transit Route:	TR

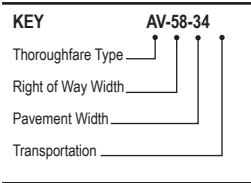


AV-80-40

Thoroughfare / Street Type	Avenue / B
Transect Zone Assignment	All transect zones
Right-of-Way Width	80 feet
Pavement Width	40 feet
Movement	Free movement
Target Speed	25 MPH
Traffic Lanes	4 lanes @ 11 feet wide
Parking Lanes	None
Curb Radius	15 feet
Walkway Type	10 feet pedestrian path
Planter Type	7 feet continuous planting strip
Curb Type	Curb
Landscape Type	Trees at 30' o.c. avg.
Transportation Provision	'Sharrow' vehicle-bicycle lanes

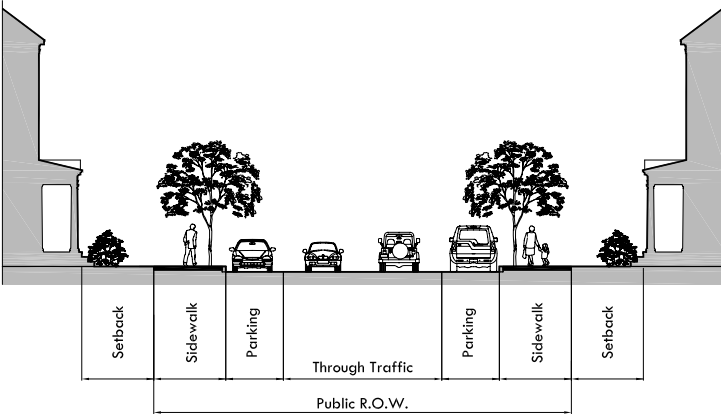
TABLE 2H(viii). THOROUGHFARE ASSEMBLIES

TABLE 2H: Thoroughfare Assemblies. Thoroughfares are assembled using this template from the elements that appear in Tables 2A and 2B and incorporate the Public Frontages of Table 2C. The key gives the Thoroughfare type followed by the right-of-way width, followed by the pavement width, and in some instances followed by specialized transportation capability.



THOROUGHFARE TYPES

Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Passage:	PS
Transit Route:	TR



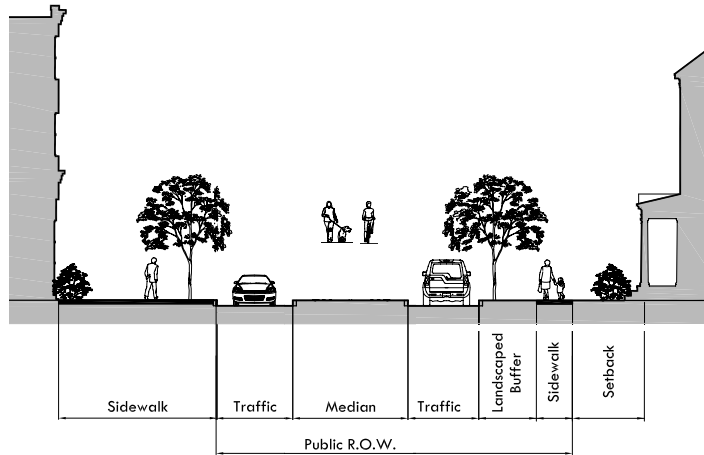
Thoroughfare / Street Type	Street / B
Transect Zone Assignment	All transect zones
Right-of-Way Width	58 feet
Pavement Width	34 feet
Movement	Slow movement
Target Speed	20 MPH
Traffic Lanes	2 lanes @ 10 feet wide
Parking Lanes	Optional both sides @ 7 feet wide
Curb Radius	10 feet
Walkway Type	8 feet sidewalk
Planter Type	4' x 4' tree well
Curb Type	Curb
Landscape Type	Trees at 30' o.c. Avg.
Transportation Provision	'Sharrow' vehicle-bicycle lanes

TABLE 2H: Thoroughfare Assemblies. Thoroughfares are assembled using this template from the elements that appear in Tables 2A and 2B and incorporate the Public Frontages of Table 2C. The key gives the Thoroughfare type followed by the right-of-way width, followed by the pavement width, and in some instances followed by specialized transportation capability.

KEY		BV-64-20-BT
Thoroughfare Type		
Right of Way Width		
Pavement Width		
Transportation		

THOROUGHFARE TYPES

Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Passage:	PS
Transit Route:	TR

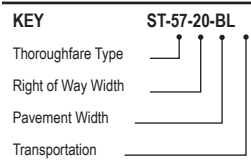


BV-64-20-BT

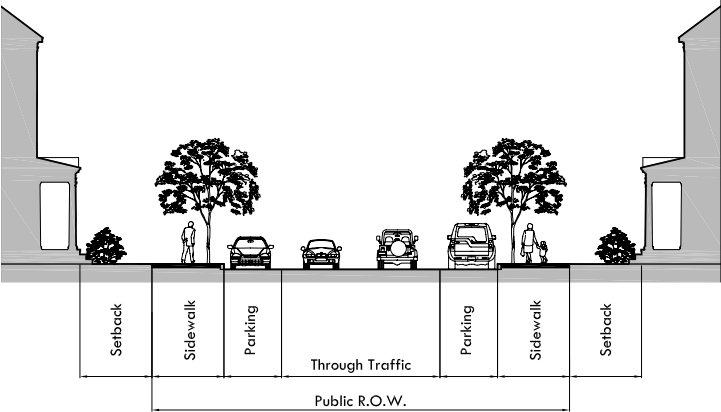
Thoroughfare / Street Type	Boulevard / B'
Transect Zone Assignment	T4a, T4b, T4c, T4d, T5b
Right-of-Way Width	64 feet
Pavement Width	20 feet
Movement	Slow movement
Target Speed	20 MPH
Traffic Lanes	2 lanes @ 10 feet wide
Parking Lanes	None
Curb Radius	10 feet
Walkway Type	5 feet sidewalk
Planter Type	7 feet continuous planting strip
Curb Type	Curb
Landscape Type	Trees at 30' o.c. avg.
Transportation Provision	20 feet wide bicycle/multi-use trail

TABLE 2H(x). THOROUGHFARE ASSEMBLIES

TABLE 2H: Thoroughfare Assemblies. Thoroughfares are assembled using this template from the elements that appear in Tables 2A and 2B and incorporate the Public Frontages of Table 2C. The key gives the Thoroughfare type followed by the right-of-way width, followed by the pavement width, and in some instances followed by specialized transportation capability.



THOROUGHFARE TYPES	
Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Passage:	PS
Transit Route:	TR



Thoroughfare / Street Type	Street / C
Transect Zone Assignment	All transect zones
Right-of-Way Width	58 feet
Pavement Width	34 feet
Movement	Slow movement
Target Speed	20 MPH
Traffic Lanes	2 lanes @ 10 feet wide
Parking Lanes	Both sides @ 7 feet wide
Curb Radius	10 feet
Walkway Type	5 feet sidewalk
Planter Type	7 feet continuous planting strip
Curb Type	Curb
Landscape Type	Trees at 30' o.c. Avg.
Transportation Provision	'Sharrow' vehicle-bicycle lanes

TABLE 2H: Thoroughfare Assemblies. Thoroughfares are assembled using this template from the elements that appear in Tables 2A and 2B and incorporate the Public Frontages of Table 2C. The key gives the Thoroughfare type followed by the right-of-way width, followed by the pavement width, and in some instances followed by specialized transportation capability.

KEY

RA-15

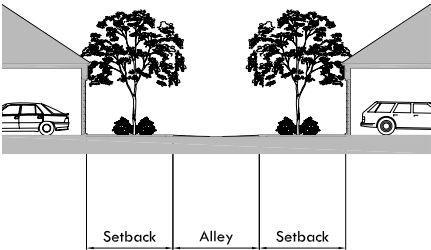
Thoroughfare Type

Right of Way Width

Pavement Width

Transportation

THOROUGHFARE TYPES	
Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Passage:	PS
Transit Route:	TR

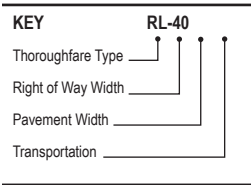


Thoroughfare / Street Type	
Transect Zone Assignment	
Right-of-Way Width	
Pavement Width	
Movement	
Target Speed	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	

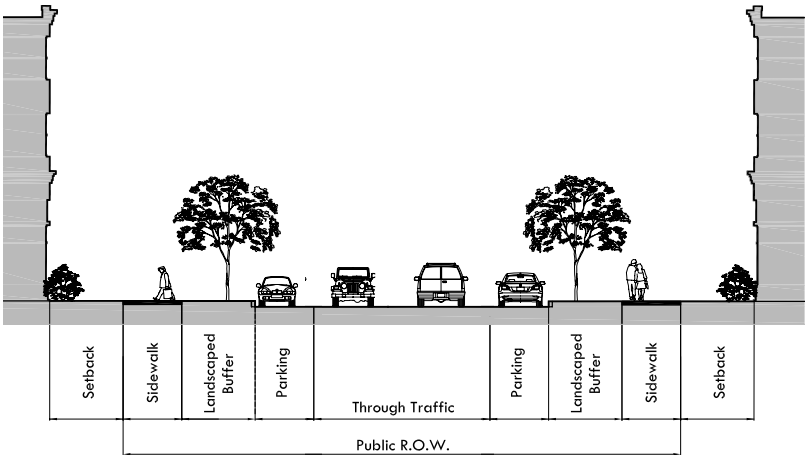
RA-15	
Rear Alley / C	
All transect zones	
15 feet	
15 feet	
N/a	
N/a	
N/a	
N/a	
N/a	
N/a	
N/a	
N/a	
N/a	
N/a	
N/a	
N/a	

TABLE 2H(xii). THOROUGHFARE ASSEMBLIES

TABLE 2H: Thoroughfare Assemblies. Thoroughfares are assembled using this template from the elements that appear in Tables 2A and 2B and incorporate the Public Frontages of Table 2C. The key gives the Thoroughfare type followed by the right-of-way width, followed by the pavement width, and in some instances followed by specialized transportation capability.




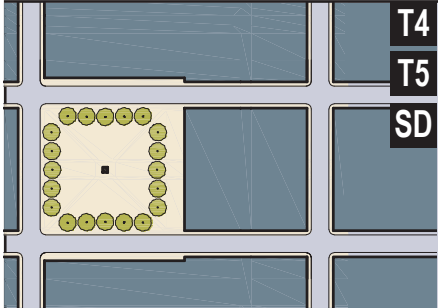
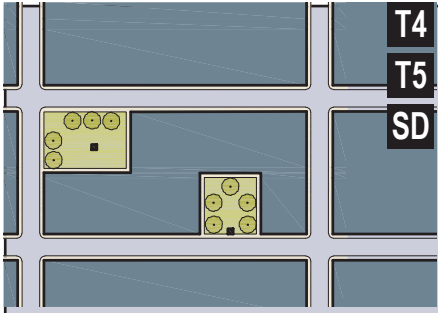
THOROUGHFARE TYPES	
Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Passage:	PS
Transit Route:	TR



Thoroughfare / Street Type
Transect Zone Assignment
Right-of-Way Width
Pavement Width
Movement
Target Speed
Traffic Lanes
Parking Lanes
Curb Radius
Walkway Type
Planter Type
Curb Type
Landscape Type
Transportation Provision

RL-40-20
Rear Lane / C'
All transect zones
40 feet
20 feet
Slow movement
20 MPH
2 lanes @ 10 feet wide
Optional / both sides @ 7 feet wide
25 feet
Optional sidewalk / both sides @ 5 feet wide
Optional / 3 feet continuous planting strip
Curb
Optional / trees

TABLE 2J: Civic Space. This table indicates the general character of public open space appropriate for each Transect Zone and some basic standards.

<p>Neighborhood Park</p> <p>An open space available for unstructured recreation. A neighborhood park may be spatially defined by landscaping rather than building frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. Parks may be lineal greenways, following the trajectories of natural corridors. The minimum size shall be 1/2 acre.</p>	 <p>T4 SD</p>
<p>Plaza</p> <p>An open space available for civic purposes and commercial activities. A plaza shall be spatially defined by building frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas should be located at the intersection of important streets. The minimum size shall be 1/2 acre and the maximum shall be 3 acres.</p>	 <p>T4 T5 SD</p>
<p>Playground</p> <p>An open space designed and equipped for the recreation of children. A playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within residential areas and may be placed within a block. Playgrounds may be included within neighborhood parks. There shall be no minimum or maximum size.</p>	 <p>T4 T5 SD</p>

3.1 INSTRUCTIONS

- 3.1.1 All maps and tables within this plan have been developed and/or calibrated through a public hearing process and adopted on _____ (Ordinance 2011-01). Such maps and tables constitute “The Sponge Docks / CRA Infill plan”. Any changes or additions of land area to this plan shall be approved as a map/text amendment in accordance with Section 207 Amendments of the City of Tarpon Springs Comprehensive Zoning and Land Development Code.
- 3.1.2 Infill Plans shall map for planning purposes and should regulate, at minimum, an area the size of the Pedestrian Shed commensurate with its Community Unit type as listed in Section 3.2. The Planning Office shall determine a Community Unit type based on existing conditions and intended evolution in the plan area.
- 3.1.3 Infill Plans shall include one or more Regulating Plans or Zoning Maps showing the following:
- a. The outline(s) of the Pedestrian Shed(s) and the boundaries of the Community Unit(s)
 - b. Transect Zones and any Civic Zones within each Pedestrian Shed, assigned according to an analysis of existing conditions and future needs
 - c. A Thoroughfare network, existing or planned
 - d. Any Special Districts
 - e. Any Special Requirements (see Section 4.3)
 - f. A record of any Warrants or Variances.
- 3.1.4 Within any area subject to an approved Infill Plan, this Code becomes the exclusive and mandatory regulation. Property owners within the plan area may submit Lot and Building Plans under Chapter 4 of this Code. Lot and Building Plans requiring no Variances shall be approved administratively.

3.2 COMMUNITY UNITS

- 3.2.1 Infill Plans shall encompass one or more of the following Community Unit types. The edges of the Community Unit should blend into adjacent neighborhoods without buffers. An area smaller than the applicable Pedestrian Shed for the Community Unit may be regulated under this Code. Minimum acreage for each Community Unit shall be determined by the Planning Office.
- 3.2.2 *Infill Cld (Clustered Land Development)*
An Infill CLD consists of the T-3 Zone and the T-4 Zone, or the T-4 Zone alone. Infill CLDs are predominantly residential with small mixed-use centers. An Infill CLD shall be planned as part of a Standard Pedestrian Shed, which may be adjusted as a Network Pedestrian Shed, that includes one or more higher T-zones. The T-1 Zone and T-2 Zone are optional.
- 3.2.3 *Infill Tnd (Traditional Neighborhood Development)*
An Infill TND consists of the T-3 Zone, T-4 Zone, and T-5 Zone or just the T-4 Zone and T-5 Zone. Infill TND should be assigned to neighborhoods that are predominantly residential with one or more mixed use corridors or centers. An Infill TND shall be mapped as at least one complete Standard Pedestrian Shed, which may be adjusted as a Network Pedestrian Shed, oriented around one or more important mixed use corridors or centers. The T-1 Zone and T-2 Zone are optional.

3.2.4 *Infill Rcd (Regional Center Development)*

An Infill RCD consists of the T-4 Zone, T-5 Zone, and T-6 Zone. Infill RCD should be assigned to areas that include significant office and retail uses and/or government and other civic institutions of regional importance. An Infill RCD shall be mapped as at least one complete Long or Linear Pedestrian Shed, which may be adjusted as a Network Pedestrian Shed, oriented around one or more important mixed use corridors or centers.

3.2.5 *Infill Tod (Transit Oriented Development)*

Any Infill TND or Infill RCD on an existing or projected rail or Bus Rapid Transit (BRT) network may be redesignated in whole or in part as TOD. This Community Unit may be upzoned 30% by evolution to the next higher T-zones, or, in the case of the T6 zone, by adding 30% more stories. The use of a TOD overlay shall be approved by Variance.

3.3 TRANSECT ZONES

- 3.3.1 The Transect Zone Standards for the Sponge Docks / CRA Infill Plan have been calibrated by means of a survey of exemplary existing and intended conditions through a public process of consultation and approval by the Board of Commissioners of the City of Tarpon Springs and adopted on _____ (Ordinance 2011-01). Transect zones are identified by Map 5A and metrics are recorded on Table 5A. Any future changes, expansions, or additions shall be similarly calibrated and adopted.

3.4 CIVIC ZONES

3.4.1 *General*

Site Plans with more than 50 dwelling units should designate existing and planned Civic Space Zones (CS). Within 800 feet of every lot in residential use, a Civic Space designed and equipped as a playground should be provided. Any new playgrounds shall conform to Table 2F.

3.5 SPECIAL DISTRICTS

- 3.5.1 Areas that, by their size, function or form, cannot conform to the requirements of any Transect Zone or combination of zones shall be designated as Special Districts by the Planning Office in the process of preparing an Infill Plan. Conditions of development for Special Districts shall be determined in public hearing of the Legislative Body.

CHAPTER 4. LOT & BUILDING PLANS

4.1 INSTRUCTIONS

- 4.1.1 Lots and buildings located within an Infill Community Plan governed by this Code and previously approved by the Board of Commissioners of the City of Tarpon Springs shall be subject to the requirements of this Chapter.
- 4.1.2 Owners and developers may submit preliminary site and building form plans for review and comment by the Technical Review Committee prior to the formal submission . The preliminary site and building form plans should include the following:
- Building Placement
 - Building Form
 - Building Function
 - Parking Location
 - Landscaping
 - Signage
 - Special Requirements, if any
- 4.1.3 Civic Buildings shall not be subject to the requirements of this Chapter. The particulars of their design shall be determined by Warrant.
- 4.1.4 Any addition, modification, or demolition to any property/building located within the Local or Local Historic District (Map 5D) shall require a Certificate of Approval in accordance with Article VII, City of Tarpon Springs Comprehensive Zoning and Land Development Code prior to site plan approval being granted in Section 4.1.3, above.

4.2 NON-CONFORMING PROPERTIES

- 4.2.1 Existing buildings and appurtenances that do not conform to the provisions of this Code may continue in use as they are until a Substantial Modification is requested, at which time the Technical Review Committee shall determine the provisions of this section that shall apply.
- 4.2.2 Lots existing at [time of adoption] shall not be considered non-conforming with regard to lot width.
- 4.2.3 The modification of existing buildings is permitted by right if such changes result in greater conformance with the specifications of this Code.
- 4.2.4 Where buildings exist on adjacent lots, the Technical Review Committee may require that a proposed building match one or the other of the adjacent setbacks and heights rather than the provisions of this Code.
- 4.2.5 Any addition to, modification, or demolition of any property/building located within the Local or Local Historic District (Map 5D) shall require a Certificate of Approval in accordance with Article VII, City of Tarpon Springs Comprehensive Zoning and Land Development Code.
- 4.2.6 The restoration or rehabilitation of an existing building that does not result in a Substantial Modification shall not require the provision of (a) parking in addition to that existing nor (b) on-site stormwater retention/detention in addition to that existing.

4.3 SPECIAL REQUIREMENTS

- 4.3.1 To the extent that a Regulating Plan for either a New Community Plan or an Infill Community Plan designates any of the following Special Requirements, standards shall be applied as follows:
- a. Buildings shall be held to the highest standard of this Code in support of pedestrian activity. Some buildings may be more readily considered for Warrants allowing automobile-oriented standards.
 - b. A Mandatory or Recommended Retail Frontage designation requires or advises that a building provide a Shopfront at sidewalk level along the entire length of its Private Frontage. The Shopfront shall be no less than 70% glazed in clear glass and may be shaded by an awning overlapping the sidewalk as generally illustrated in Table 4C.
 - c. A Mandatory or Recommended Gallery or Arcade Frontage designation requires or advises that a building overlap the sidewalk such that the first floor facade is a colonnade (as generally illustrated in Table 4B and Table 4C). The Arcade Frontage may be combined with a Retail Frontage.
 - d. A Mandatory or Recommended Coordinated Frontage designation requires or advises that the Public Frontage and Private Frontage be coordinated as a single, coherent landscape and paving design.
 - e. A Mandatory or Recommended Terminated Vista designation requires or advises that the building be provided with architectural articulation of a type and character that responds visually to its axial location, as approved by the Technical Review Committee.
 - f. A Cross Block Passage designation requires that a minimum 8-foot-wide pedestrian access be reserved between buildings.
 - g. Any addition to, modification, or demolition of any property/building located within the Local or Local Historic District (Map 5D) shall require a Certificate of Approval in accordance with Article VII, City of Tarpon Springs Comprehensive Zoning and Land Development Code.
 - h. On properties within the Coastal High Hazard Area, the maximum permitted density shall be limited to the maximum density as permitted under the properties previous Future Land Use Map category as designated prior to the adoption of this code. (See SAP Ordinance 2101-26 Table 5-3 for a list of prior Future Land Use Map categories permitted densities.)
 - i. Sidewalk Cafés on public sidewalks shall be allowed by warrant, subject to the following provisions:
 - A clear pedestrian path along the sidewalk meeting minimum ADA clearance shall be required.
 - Seating may not be located closer than 3' to the back of curb of an adjoining roadway unless a physical barrier is provided between the seating and back of curb.
 - A "Sidewalk Café Agreement" is entered into with the City of Tarpon Springs.

4.4 BUILDING PLACEMENT

4.4.1 *Specific To Zones T4, T5, SDa*

- a. Newly platted lots shall be dimensioned according to Table 5A and 5B.
- b. Building Placement types shall be as shown in Table 4A.
- c. Buildings shall be disposed in relation to the boundaries of their lots according to Table 5A and 5B as well as Table 5B and 6A.
- d. One Principal Building at the frontage, and one outbuilding to the rear of the Principal Building, may be built on each lot as shown in Table 5A and 6A.
- e. Lot coverage by building footprint shall not exceed that recorded in Table 5A and 5B.
- f. Facades shall be built parallel to a rectilinear Principal Frontage Line or to the tangent of a curved Principal Frontage Line, and along a minimum percentage of the frontage width within the front setback range, as specified as Frontage Buildout on Table 5A and 5B.
- g. Setbacks for Principal Buildings shall be as shown in Table 5A. In the case of a single infill lot, setbacks shall match one of the existing adjacent setbacks if it conforms to the range provided for its Transect Zone. Setbacks may otherwise be adjusted by Warrant.
- h. Rear setbacks for outbuildings shall be a minimum of 12 feet measured from the centerline of the Rear Alley or Rear Lane easement. In the absence of Rear Alley or Rear Lane, the rear setback shall be as shown in Table 5B. Relief from Setback requirements may be approved by Warrant when an alley is determined to be unusable for vehicular traffic.
- i. To accommodate slopes over ten percent, relief from front setback requirements is available by Warrant.

4.4.2 *Specific to zones T5, SDa*

- a. The Principal Entrance shall be on a frontage line.

4.5 BUILDING FORM

4.5.1 *General to zones T4, T5, SD*

- a. The Private Frontage of buildings shall conform to and be allocated in accordance with Table 4C and Table 5A & 5B.
- b. Buildings on corner lots shall have two Private Frontages as shown in Table 5B and 6A. Prescriptions for the second and third layers pertain only to the Principal Frontage. Prescriptions for the first layer pertain to both frontages. Secondary frontages may be adjusted by warrant.
- c. Residential buildings shall have a habitable room and window facing the Principal Frontage.
- d. Building heights, setbacks, and extension lines shall conform to Table 4B.
- e. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial Function, which shall be a minimum of 11 feet with a maximum of 25 feet. A single floor level exceeding 14 feet, or 25 feet at ground level, shall be counted as two (2) stories. Mezzanines extending beyond 33% of the floor area shall be counted as an additional story.
- f. In a parking structure or garage, each above-ground level counts as a single story regardless of its relationship to habitable stories.

- g. Height limits do not apply to attics or raised basements, masts, belfries, clock towers, chimney flues, water tanks, or elevator bulkheads. Attics shall not exceed 14 feet in height.

4.5.2 *Specific to zones T4, T5*

- a. The habitable area of an Accessory Unit within a Principal Building or an Outbuilding shall not exceed 600 square feet, excluding the parking area.

4.5.3 *Specific to zone T4, SDa*

- a. Balconies, open porches and bay windows may encroach the first layer 100% of its depth.

4.5.4 *Specific to zones T4, T5, SDa*

- a. Awnings, Arcades, and Galleries shall be a minimum of 3' deep. They may encroach the sidewalk to within 2 feet of the curb but must clear the sidewalk vertically by at least 8 feet.
- b. Stoops, Lightwells, balconies, bay windows, and terraces may encroach the first layer 100% of its depth. Stoops, balconies, and bay windows may encroach the Public Frontage by Warrant.
- c. Loading docks and service areas shall be permitted on frontages only by Warrant.
- d. In the absence of a building facade along any part of a frontage line, a streetscreen shall be built co-planar with the facade.
- e. Streetscreens shall be between 3.5 and 8 feet in height. The streetscreen may be replaced by a hedge or fence by Warrant. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
- f. A first level residential or lodging function may be raised from average sidewalk grade if fully accessible from another entrance. If at grade, the building should be set back from the sidewalk for privacy.

4.6 BUILDING FUNCTION

4.6.1 *General to zones T4, T5, SD*

- a. Buildings in each Transect Zone shall conform to the functions on Table 4E, Table 4F and Table 5A and 5B. Functions that do not conform may be approved by Conditional Use, Warrant, or Variance as specified in each table or elsewhere in this code.

4.7 PARKING LOCATION STANDARDS

4.7.1 *General to zones T4, T5, SD*

- a. Parking shall be accessed by Rear Alleys or Rear Lanes, when such are available.
- b. Open parking areas shall be masked from the frontage by a building or streetscreen.
- c. For buildings within SDc or SDd transect zones, open parking areas may be permitted unmasked on the frontage by Warrant.

4.7.2 *Specific to zones T4, T5, SDa, SDb, SDc*

- a. All parking garages, and parking structures shall be located at the third layer. Deviation to this requirement shall require approval by variance.

- b. Two-way vehicular entrances to parking lots, garages, and parking structures shall be no wider than 24 feet at the frontage. One-way entrances shall be no wider than 12 feet at the frontage. Deviation to this requirement shall require approval by variance.
- c. Pedestrian exits from all parking lots, garages, and parking structures shall be directly to a frontage line (i.e., not directly into a building) except underground levels which may be exited by pedestrians directly into a building. Deviation to this requirement shall require approval by variance.

4.7.3 *Bicycle Parking Requirements general to all zones*

The amount of bicycle parking required per lot and type shall be regulated by Table 2F and 2G.

4.8 LANDSCAPE STANDARDS

4.8.1 *Intent*

A transect-based Landscape Plan provides many aesthetic, ecological, functional and health/safety benefits. The standards of this section promote public health, safety and welfare by establishing minimum standards for the design, construction and maintenance of landscape improvements for Public Frontages and Private Frontages, lots, buildings, Civic Spaces, Thoroughfares and Special Requirements.

- a. Aesthetics/Walkability. These standards should enhance the overall aesthetic condition of communities, neighborhoods and the public realm with landscaping by:
 - 1. Coordinating Public Frontages and Private Frontages
 - 2. Providing spatial definition to the public realm
 - 3. Providing screening of unsightly places and/or mitigation of conditions that are incongruent with Section 1.3 of this code, including but not limited to the edges of Special Districts.
- b. Health/Safety. These standards should enhance comfort, safety and utilization of the public realm by moderating the local microclimate through the application of Trees and landscaping to:
 - 1. Improve air quality
 - 2. Mitigate noise pollution
 - 3. Provide seasonal shade, sun and temperature regulation
 - 4. Reduce reflected light
 - 5. Mitigate wind gusts
 - 6. Provide a partial barrier between Sidewalks and vehicular lanes
- c. Ecology/Energy. These standards should provide ecological benefits including but not limited to:
 - 1. Conservation of energy used in buildings through strategic shading and wind breaks
 - 2. Interception of precipitation by vegetative canopies
 - 3. Percolation of precipitation through pervious landscape areas
 - 4. Reduction in the insolation of pavements and other hard surfaces associated with urban heat islands through vegetative canopy cover
 - 5. Conservation of soil and prevention of soil erosion through vegetative cover, root growth and wind breaks

6. Conservation of water through Xeriscape design strategies including but not limited to:
 - The application and maintenance of landscape mulch to retain soil moisture
 - The limiting of Turfgrass areas and reduction of water use, fertilizers and labor associated with their maintenance and upkeep
 - The selection of low-water-use and drought tolerant plants
 - The design and operation of efficient irrigation systems.
7. That mangroves, including Red Mangroves, Black Mangroves, and White Mangroves, are an essential component of the estuarine food chain, supporting the commercial and recreational fisheries located around Tarpon Springs. The City is bound by any preemptive State legislation regarding mangroves. However, in so far as the City can regulate mangroves then the trimming, cutting or removal of mangroves is hereby prohibited.

4.8.2 *Permit Required*

- a. Except for those tree species listed as exempt or following a declared state of emergency in which trees become damaged in such a way that topping or excessive pruning by or at the direction of a governmental agency becomes necessary, it shall be unlawful for any person, without first obtaining a permit as provided herein, to cut down, damage, top, poison, replace, replant, or effectively remove through excessive injury, or in any manner destroy or cause to be destroyed ("Remove") any protected tree with one or more stems (trunks), four (4) inches or more in diameter at DBH, or to remove any mangrove variety, Cabbage Palm, or Sabal Palm no matter what size.
- b. Where a tree removal permit is required, such permits shall be administered in accordance with Article IX, Section 133.00 Tree Protection and Preservation, City of Tarpon Springs Comprehensive Zoning and Land Development Code (Appendix A, Code of Ordinances).
- c. The tree mitigation requirements contained in Section 133.06, City of Tarpon Springs Comprehensive Zoning and Land Development Code (Appendix A, Code of Ordinances) shall not apply.

4.8.3 *Landscape Plan Required*

- a. Landscape Plans shall be prepared in conjunction with the design development and construction documents for the First Layer of Lots
- b. Landscape Plans shall contain sufficient information regarding existing and proposed landscape elements as needed to meet with the requirements of this code and for approval by the TRC. The landscape plan shall be prepared by a landscape architect registered in accordance with the requirements of Chapter 481, Part II, Florida Statutes or persons otherwise exempt thereunder, and shall include the following minimum information:
 1. A signed and sealed topographic survey and tree survey showing the following:
 - (a) Location of all trees protected under the provisions of Sections 133.00 through 133.10, common names of all trees, and DBH of each tree;
 - (b) The location of all proposed structures, driveways, parking areas, and other improvements;

- (c) The designation of all trees to remain, and all trees to be removed or replaced;
- (d) Proposed grade changes which might adversely affect or endanger only trees, with specifications on how to maintain trees;
- 2. The necessary drainage information required by the City Staff;
- 3. The existing and proposed parking spaces, access aisles, driveways, and other vehicular use areas, including their surface construction material;
- 4. The location, height, use and gross floor area of all buildings to be serviced;
- 5. The location of water sources and type of irrigation proposed; and
- 6. The size, type, spacing, location, and open space calculations of all proposed and existing landscaping.
- 7. A table on the landscape plan indicating the name, size and number of all proposed trees, shrubs and/or groundcover.

4.8.4 *Landscape Construction Standards*

- a. All plant materials shall meet with the minimum container size, class and other requirements outlined in American Standard for Nursery Stock (ANSI Z60.1-2004) published by the American Nursery and Landscape Association (ANLA).
- b. Open Spaces and Civic Space shall be protected with a temporary construction fence during all Thoroughfare and site work construction activities unless alterations to them are otherwise specified by landscape grading plans.
- c. The soil structure of planting strips shall be protected from compaction with a temporary construction fence. Standards of access, excavation, movement, storage and backfilling of soils in relation to the construction and maintenance of deep utilities and manholes shall be specified.
- d. The topsoil within the construction area's limits of disturbance shall be removed, stored and amended as recommended by a landscape soils test.
- e. Wind erosion shall be mitigated and controlled through dust abatement and similar practices during the period of site work and construction.
- f. Landscape soils that have been compacted during construction activities shall be loosened and aerated to a depth of at least six (6) inches before planting.
- g. Plants shall have normal, well-developed branches and vigorous root systems.
- h. Temporary spray irrigation systems may be used to establish seeded areas for grass and groundcover.

4.8.5 *Landscape Maintenance*

- a. All grass and vegetation shall be lightly fertilized to avoid fertilizer pollution to groundwater, streams and ponds.
- b. No disturbed ground shall be left exposed. Turfgrass and other approved and appropriate groundcovers or mulch shall cover all non-paved and non-built developed areas.
- c. It shall be the responsibility of the property owner(s) or his assigned agent(s) to:
 - 1. Maintain and keep all screening and fencing in good condition at all times; and
 - 2. Maintain landscaping by keeping Turfgrass lawns properly mowed and edged, plants properly pruned and disease-free, and planting beds mulched, groomed and weeded, except in areas of naturally occurring vegetation and undergrowth.

3. Replace any required planting(s) that are significantly damaged, missing, infested, disease-ridden, or dead, within one year or the next planting season, whichever occurs first, except in areas of naturally occurring vegetation and undergrowth.

4.8.6 *Landscape Design Standards*

- a. Landscape Plans shall be prepared in conjunction with the design development and construction documents for the First Layer of Lots
- b. Landscape Plans shall contain sufficient information regarding existing and proposed landscape elements as needed to meet with the requirements of this code and for approval by the TRC.
- c. All plant materials shall meet with the minimum container size, class and other requirements outlined in American Standard for Nursery Stock (ANSI Z60.1-2004) published by the American Nursery and Landscape Association (ANLA).
- d. All trees shall be grade Florida #1 or better, in a minimum 15 gallon pot. The species shall come from the following list unless alternative planting material is authorized by the City Staff:
 1. Native:
 - Blackgum (Nyssa sylvatica v. biflora)
 - Cypress, Bald (Taxodium distichum)
 - Cypress, Pond (Taxodium ascendens)
 - Florida Elm (Ulmus americana v. floridana)
 - Florida Maple (Acer sacharum)
 - Holly, American (Ilex x attenuata)
 - Holly, Dahoon (Ilex cassine)
 - Holly, Deciduous (Ilex decidua)
 - Holly, East Palatka (Ilex opaca)
 - Magnolia (Magnolia grandiflora)
 - Oak, Laurel (Quercus laurifolia)
 - Oak, Live (Quercus virginiana)
 - Oak, Shumard (Quercus shumardii)
 - Pine, Longleaf (Pinus palustris)
 - Pine, Slash (Pinus elliottii engelm)
 - Red Maple (Acer rubrum)
 - Redbay (Persea Bobornia)
 - Redbud (Cercis canadensis)
 - Southern Red Cedar (Tuniperns silicicola)
 - Sweetbay (Magnolia virginiana)
 - Sweetgum (Liquidambar styraciflua)
 - Sycamore (Platanus occidentalis)
 2. Cultivated:
 - Camphor (Cinnamomum camphora)
 - Golden Rain (Koelreuteria formosanon)
 - Pecan (Carvla illinoisensis)
 - Rosewood (Dalbergia sissoo)
- e. All shrubs shall come from the following list unless alternative planting material is authorized by the City Staff:
 - Azalea (Rhododendron Sp.)
 - Boxwood (Buxus microphylla japonic)

- Hibiscus (*Hibiscus rosa sinensis*)
 - India Hawthorn (*Raphiolepis indica*)
 - Juniper (*Juniperus chinensis*)
 - Ligustrum (*Ligustrum japonicum*)
 - Pampas Grass (*Cordateria selloana*)
 - Pittosporum (*Pittosporum tobira*)
 - Schillings Holly (*Ilex vomitoria* Schillings)
 - Sweet Viburnum (*Viburnum odoratissimum*)
 - Texas Sage (*Leucophyllum frutescens*)
- f. Vines, when used in conjunction with fences, screens, or walls, shall be a minimum of 30 inches high upon planting.
 - g. Palm trees, when used, shall be planted in groups of not less than 3 individual plants, and shall not constitute more than 25% of the required trees.
 - h. Stormwater detention and retention ponds shall be integrated landscape features, rather than single-purpose flood control and stormwater management ponds.
 - i. Stormwater detention and retention ponds shall be planted with appropriate trees, shrubs and grasses. Plants in basin areas prone to submersion shall be hydrophilic. The perimeter of the banks of retention/detention ponds shall be planted at the coverage rate of 20%. The number of required trees shall be determined by calculating 20% of the area of the retention/detention pond at the top of bank then dividing by 300 square feet per tree. In cases where perimeter planting is infeasible, the Technical Review Committee (TRC) may determine alternative planting locations.
 - j. The spacing and placement of plants shall be adequate and appropriate for the typical size, shape and habitat of the plant species at maturity.
 - 1. Proposed Trees and Understory Trees shall be centered horizontally and minimally:
 - i. Two (2) feet from walkways, curbing, and other impervious pavements when planted in a tree well or continuous planter;
 - ii. Three (3) feet from walkways, curbing and other impervious pavements when planted in a continuous swale;
 - iii. Five (5) feet from street lights, underground utilities, utility meters and service lines, fences, walls and other ground level obstructions;
 - iv. Six (6) feet from porch eaves, and awnings and similar overhead obstructions associated with the ground level of buildings;
 - v. Eight (8) feet from balconies, verandas, building eaves and cornices, and similar overhead obstructions associated with the upper stories of buildings.
 - 2. Proposed Trees shall be a minimum height of ten (10) feet and / or three (3) inches in caliper.
 - 3. Proposed Understory Trees shall be a minimum of eight (8) feet in height and/ or two-and-one-half (2-1/2) inches in caliper.
 - 4. Proposed Shrubs shall be of a three (3) gallon container minimum. Shrubs shall be 18" – 24" minimum clear from any sidewalk or pavement edge at the Lot line.

5. Ground vegetation or Shrub plantings with spines, thorns or needles that may present hazards to pedestrians, bicyclists or vehicles are prohibited in the first two (2) feet of the first Layer.
6. Bare and exposed ground on the site and / or in landscaped areas shall be covered with live plant materials and/or mulch, with the following exceptions:
 - i. Naturally occurring dunes, creek beds/ arroyos, rock outcroppings or similar landscape features typically lacking in vegetation.
 - ii. Agricultural fields seasonally tilled for cultivation.
 - iii. Hiking trails and/or traces.
 - iv. Clay or sand surfaces associated with recreation fields and facilities.
7. Artificial plants are prohibited.
8. All required Landscape Areas shall be irrigated by an automatic underground irrigation system.
9. Where possible and practical, bubbler, drip irrigation, and soaker hose emitters shall be utilized.
10. Each irrigation system shall be equipped with a meter, backflow preventer and a suitable controller.
11. Constructed water features such as fountains, streams and ponds that operate with water recirculation systems shall be designed to prevent seepage and leaks.
12. Buffers and screening elements shall be used to screen parking areas from public view, to screen service yards and other places that are unsightly.
13. A site inspection will be conducted to ensure that all noxious or invasive plant species have been removed. After the issuance of the certificate of occupancy, re-growth of any noxious or invasive plant species shall be controlled in perpetuity by the property owner. The following noxious or invasive plant species shall be removed during the site construction process:
 - i. Australian pine, *Casuarina equisetifolia* (Australia)
 - ii. Brazilian pepper, *Schinus terebinthifolius* (Brazil)
 - iii. Chinese Tallow, *Sapium sebiferum* (Asia)
 - iv. Punk, *Melaleuca quinquenervia* (Australia)

4.8.7 *Specific To Zone T4*

- a. A minimum of one (1) Understory Tree or ten (10) Shrubs shall be planted within the first Layer for every 500 square feet of first layer Landscape Area:
 1. Next-door Neighbor Tree Credit: Trees or Understory Trees planted in a next door neighbor's first layer may count lot's first layer Tree may be used to satisfy this requirement.
- b. Trees, if planted, should match the species of adjacent Street Trees on the Public Frontage, or as shown on Table 6.
- c. Parking spaces shall be broken with landscape islands every ten (10) spaces.
- d. The landscape islands shall be distributed throughout the lot and may be combined as a component of a stormwater management plan to facilitate water harvesting. Landscape islands may be omitted for solar panel installations or other shading structures of equal or greater coverage.
- e. Parking areas that exceed fifty (50) spaces shall include a minimum of eight (8) foot wide pedestrian walkway. The pavements of such walkways shall be differentiated from parking area pavement through a change in surface texture, material, style, and/or color.

- f. Porous paving materials are encouraged in order to increase storm water infiltration on site.

4.8.8 *Specific To Zones T5 And SD*

- a. Landscape islands in interior parking lots shall only occur at the end of drive aisles. Islands should be the minimum size for healthy growth for the specific species of Tree.
- b. Porous paving materials may be used in order to increase stormwater infiltration on site.
- c. Buffers and screening elements shall be used to screen parking areas from public view, to screen service yards and other places that are unsightly.
 - 1. A Frontage Landscape Buffer, which may also include the Sidewalk, shall be a minimum of ten (10) feet in depth, measured from the Frontage Line and running its full width.
 - i. A minimum of one (1) Tree shall be planted within the first Layer for every 700 square feet of Frontage Landscape Buffer.
 - ii. Fifty (50) percent or more of the Frontage Landscape Buffer must have Shrubs and vegetative cover.
 - 2. Shrubs shall be a three (3) gallon container and twenty-four (24) inches height minimum, and of a type that, at maturity, will provide a continuous opaque screen at least thirty-six (36) inches in height.
 - 3. Trees shall be four (4) inches caliper minimum, or in the case of Evergreen Trees, twelve (12) feet minimum height.

4.9 **SIGNAGE STANDARDS**

Refer to the City of Tarpon Springs Sign Code for Signage Standards.

4.10 **ELEVATED STRUCTURES DESIGN GUIDELINES**

4.10.1 *Intent*

The intent of the elevated structures design guidelines is to acknowledge the importance of protecting buildings from a flood event, while also understanding the importance of functionality, the pedestrian experience, and sustaining a vibrant and walkable neighborhood during non-flood conditions, which prevail the majority of the time.

4.10.2 *Applicability*

These guidelines shall only apply to non-residential developments proposed to be elevated for the purpose of flood protection.

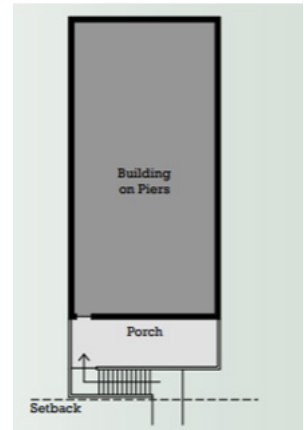
4.10.3 *Urban Design Principles*

Four urban design principles have been identified for the purpose of minimizing adverse impacts to the public realm as a result of elevation for flood protection. The strategies outlined in this section do not represent the only methods to address the impacts of an elevated structure, however the overall intent of this section and each urban design principle shall be determined to be met.

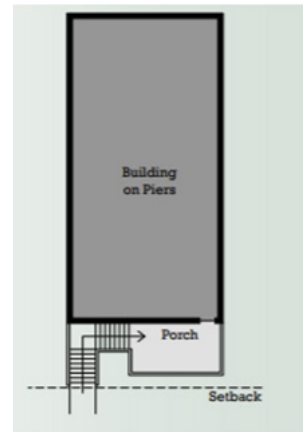
- a. Visual Connectivity / Active Street Frontage. Methods to ensure visual connection between the public and private realm and to promote an active street frontage shall be applied to any structure proposed to be elevated for the purpose of flood protection. These methods shall contribute to the overall enhancement of the

street at the ground level rather than detracting from it. Strategies to address this principle include, but are not limited to, the following:

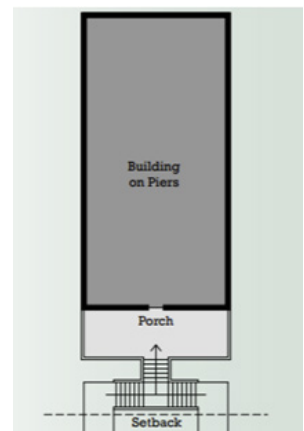
1. **Increased Front Setback.** Placing a building further from the sidewalk can reduce the impacts of an elevated structure for both the pedestrian and for surrounding, non-elevated structures. For structures required to be elevated more than 3 feet above the sidewalk, the front setback may be increased an additional 5 feet to minimize the impact. The additional setback area shall be utilized as active public space, such as outdoor seating or dining. A streetscreen, as described in Section 4.5.4e shall be provided along the maximum front setback line.
2. **Streetscape Mitigation Methods.** Negative effects of a raised structure's foundation can be minimized by adding a green buffer such as an at-grade planting bed or green wall, as well as, the utilization of curb-side trees that help to create an inviting environment.
3. **Recessed Entryway/Portico.** The utilization of a recessed entryway or portico can provide interest and draw the eye into the building, while also providing additional space for stairways or ramps.
- b. **Facade Articulation.** Facade articulation is particularly important when buildings are located at or close to the property line due to the proximity of the sidewalk. Long, expansive walls of uniform materials typically contribute to the deadening of the streetscape. Treatments to the facade shall be provided to reduce the monotony of a blank wall and to contribute to a dynamic streetscape. Strategies to address this principle include, but are not limited to, the following:
 1. Variations in Materials and Color
 2. Reliefs/Breaks in the Wall
 3. Art/Murals
 4. Architectural Details
 5. Windows/Doors
- c. **Inviting Access.** Careful consideration and design strategies shall be taken to ensure inviting pedestrian access is provided for buildings proposed to be elevated for the purpose of flood protection. Access elements should be integrated in the overall design of the building and appear to be inviting to people walking by. Strategies to address this principle include, but are not limited to, the following:
 1. **Stair Configuration.** The design and orientation of stairways/ramps can minimize the impacts of an elevated structure and the street view. Stairways should provide a clear line of sight to the front entrance. Utilization of railings rather than opaque walls allows for a view of the entrance, rather than potentially hiding an entryway. Recommended stairway configurations include:
 - i. **Side/Linear Stairs.** A single flight of steps that adjoins and parallels the width of the facade wall that typically has a landing provided at the top. This configuration is suited to urban lots with limited space and restrictive setbacks.
 - ii. **L-Plan Stairs.** Also known as “Quarter Turn” stairs, these feature one landing placed at some location along the flights of steps. Typically, this configuration is used for narrow, urban lots with limited building setbacks.
 - iii. **Center/Linear Stairs.** This stair is comprised of two primary components,



Side/Linear Stair Configuration



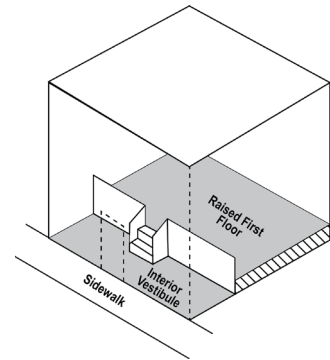
L-Plan Stair Configuration



Center/Linear Stair Configuration

a lower-level linear split form and a single upper-level run of stairs, which almost always leads to the main entry.

2. **Raised First Floor.** For buildings that have high first floor ceilings, a portion of the first floor may be elevated and access can be provided from an at-grade entry area within the interior of the building. This strategy can be advantageous for maintaining the front facade at street level, while still protecting the structure from a flood event.
- d. **Neighborhood Character.** It will not be necessary for all buildings to be elevated for the purpose of flood protection, therefore compatibility throughout the neighborhood is important. The design of elevated buildings should respect the intent of the character district in which the property is located, as well as, the overall character of the neighborhood. Strategies to address this principle include, but are not limited to, the following:
 1. **Site Layout.** Setbacks, building orientation, scale, spacing, and distance between buildings all contribute to the overall neighborhood character.
 2. **Architectural Elements.** Building massing, fenestration, rooflines, and other architectural elements of surrounding development should be taken into consideration when determining compatibility of an elevated structure.



Raised First Floor Example

TABLE 4A: Building Placement. This table approximates the location of the structure relative to the boundaries of each individual Lot, establishing suitable basic building types for each Transect Zone.

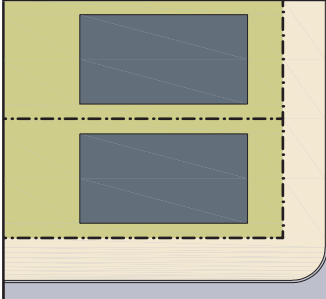
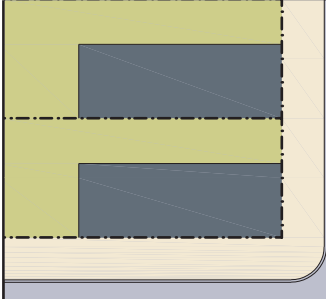
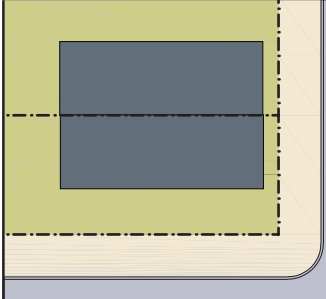
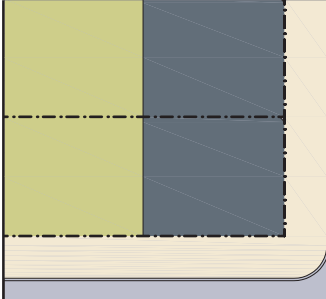
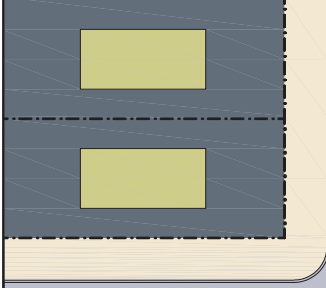
<p>Edgeyard: Specific types - single family house, detached dwelling, cottage, villa, estate house, urban villa. A building that occupies the center of its lot with setbacks on all sides. This is the least urban of types as the front yard sets it back from the frontage, while the side yards weaken the spatial definition of the public thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well-placed backbuilding and/or outbuilding.</p>	 <div data-bbox="1433 363 1479 457"> T4 SD </div>
<p>Sideyard: Specific types - Charleston single house, zero lot line house. A building that occupies one side of the lot with the setback to the other side. A shallow frontage setback defines a more urban condition. If the adjacent building is similar with a blank side wall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze.</p>	 <div data-bbox="1433 674 1479 821"> T4 T5 SD </div>
<p>Sideyard (variant): Specific types - double house, twin, duplex. If a Sideyard house abuts a neighboring Sideyard house, the type is known as a twin or double house. Energy costs, and sometimes noise, are reduced by sharing a party wall.</p>	 <div data-bbox="1433 984 1479 1131"> T4 T5 SD </div>
<p>Rearyard: Specific types - townhouse, rowhouse, live-work unit, loft building, apartment house, mixed use block, flex building, perimeter block. A building that occupies the full frontage, leaving the rear of the lot as the sole yard. This is a very urban type as the continuous facade steadily defines the public thoroughfare. The rear elevations may be articulated for functional purposes. In its residential form, this type is the rowhouse. For its commercial form, the rear yard can accommodate substantial parking.</p>	 <div data-bbox="1433 1295 1479 1442"> T4 T5 SD </div>
<p>Courtyard: Specific types - courtyard house, courtyard apartment building, patio house. A building that occupies the boundaries of its lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public thoroughfare. Because of its ability to accommodate incompatible activities, masking them from all sides, it is recommended for workshops, lodging and schools. The high security provided by the continuous enclosure is useful for crime-prone areas.</p>	 <div data-bbox="1433 1606 1479 1753"> T4 T5 SD </div>

TABLE 4B. BUILDING FORM - HEIGHT

TABLE 4B: Building Form - Height. This table shows the configurations for different building heights for each Transect Zone. Recess Lines and Expression Lines should occur on higher buildings as shown. N = maximum height as specified in Table 5A and 5B.

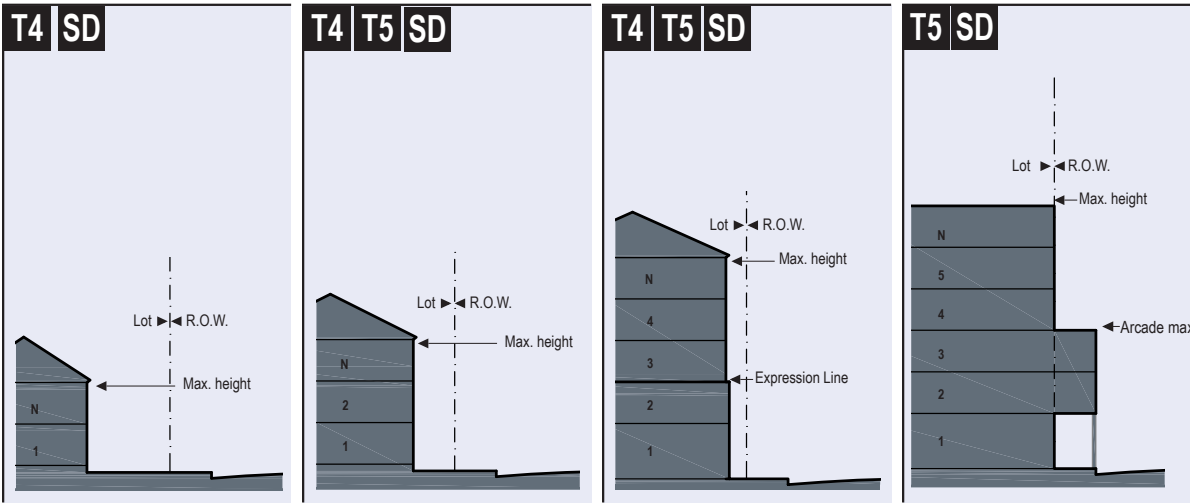


TABLE 4C: Private Frontages. The Private Frontage is the area between the building facades and the lot lines.

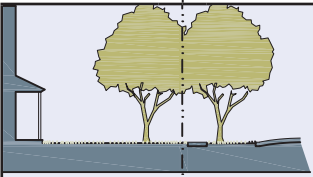
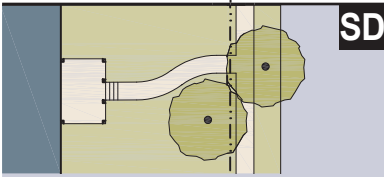



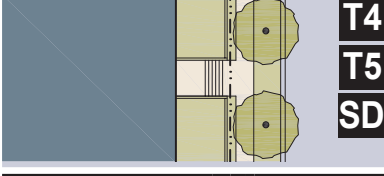
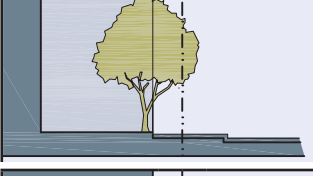
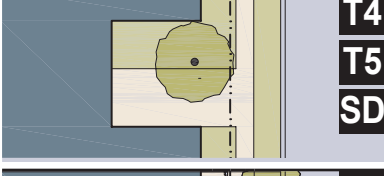

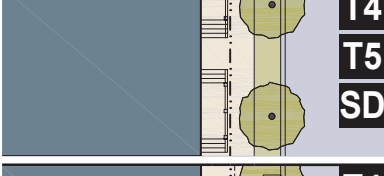
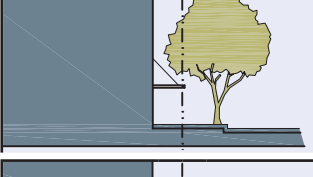
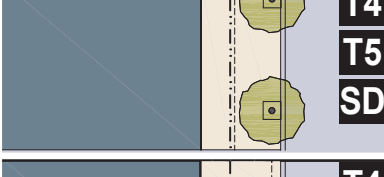
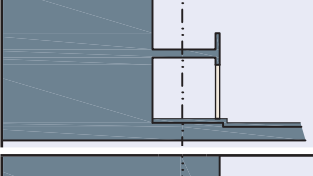

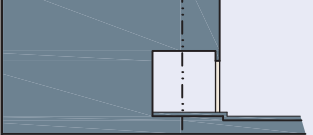

	SECTION	PLAN
	LOT PRIVATE FRONTAGE R.O.W. PUBLIC FRONTAGE	LOT PRIVATE FRONTAGE R.O.W. PUBLIC FRONTAGE
<p>a. Common Yard: a planted Frontage wherein the Facade is set back substantially from the Frontage Line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep Setback provides a buffer from the higher speed Thoroughfares.</p>		 SD
<p>b. Porch & Fence: a planted Frontage wherein the Facade is set back from the Frontage Line with an attached porch permitted to Encroach. A fence at the Frontage Line maintains street spatial definition. Porches shall be no less than 8 feet deep.</p>		 T4SD
<p>c. Terrace or Lightwell: a Frontage wherein the Facade is set back from the Frontage line by an elevated terrace or a sunken Lightwell. This type buffers Residential use from urban Sidewalks and removes the private yard from public Encroachment. Terraces are suitable for conversion to outdoor cafes. Syn: Dooryard.</p>		 T4T5SD
<p>d. Forecourt: a Frontage wherein a portion of the Facade is close to the Frontage Line and the central portion is set back. The Forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other Frontage types. Large trees within the Forecourts may overhang the Sidewalks.</p>		 T4T5SD
<p>e. Stoop: a Frontage wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor Residential use.</p>		 T4T5SD
<p>f. Shopfront: a Frontage wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. This type is conventional for Retail use. It has a substantial glazing on the Sidewalk level and an awning that may overlap the Sidewalk to within 2 feet of the Curb. Syn: Retail Frontage.</p>		 T4T5SD
<p>g. Gallery: a Frontage wherein the Facade is aligned close to the Frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the Sidewalk. This type is conventional for Retail use. The Gallery shall be no less than 10 feet wide and should overlap the Sidewalk to within 2 feet of the Curb.</p>		 T4T5SD
<p>h. Arcade: a colonnade supporting habitable space that overlaps the Sidewalk, while the Facade at Sidewalk level remains at or behind the Frontage Line. This type is conventional for Retail use. The Arcade shall be no less than 12 feet wide and should overlap the Sidewalk to within 2 feet of the Curb. See Table 8.</p>		 T5SD

TABLE 4D. LOT AND BUILDING RETROFIT

TABLE 4D: Lot and Building Retrofit. This table provides descriptions of the necessary tools to change sprawl building types into neighborhood building types that comport with this Code.

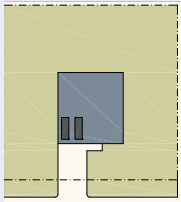
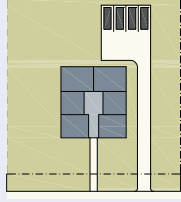
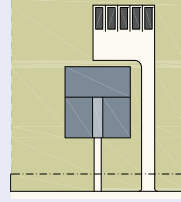
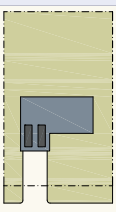

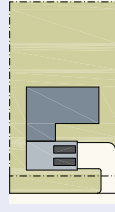
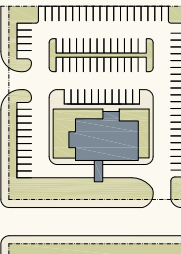
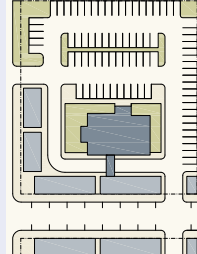
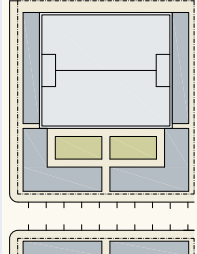
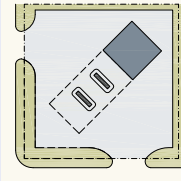
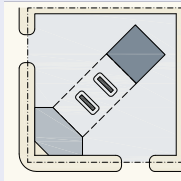
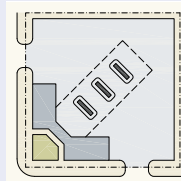
SPRAWL BUILDING TYPES		TECHNIQUES	REPAIRED BUILDING TYPES	
McMANSION		<ul style="list-style-type: none"> Subdivide mansion into multiple bedrooms Design a common living/ dining/ entertainment area Subdivide mansion into three or more flats Organize parking behind the building 	T4 SD	T4 SD
			SENIOR / STUDENT HOUSING 	APARTMENTS 
FRONT-LOADED HOUSE		<ul style="list-style-type: none"> Subdivide the Lot into a duplex Add to the house in the front Setback, creating Live-Work, garage, family room, bedroom, etc. 	T4 SD	T4 SD
			DUPLEX 	LIVE-WORK 
DRIVE-THRU		<ul style="list-style-type: none"> Add liners in front of building to create a main street Keep drive-thru Replace buildings with perimeter block 	T4 T5	T4 T5
			LINERS / MAIN STREET 	NEIGHBORHOOD STORES 
GAS STATION		<ul style="list-style-type: none"> Keep gas station and pumps and build a corner store at the intersection Eliminate gas station; keep the pumps and increase them, plus build a corner store on both sides of intersection 	T4 T5 SD	T4 T5 SD
			CORNER STORE 	CORNER STORES 

TABLE 4D (continued): Lot and Building Retrofit.

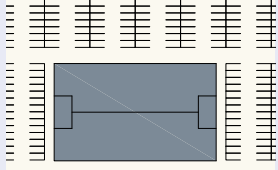
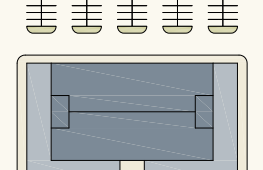
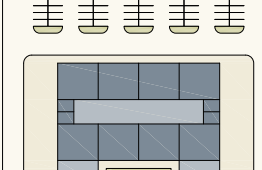
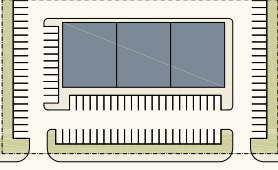
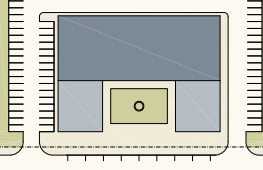
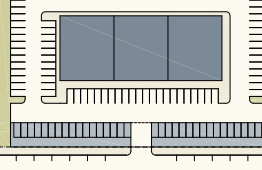
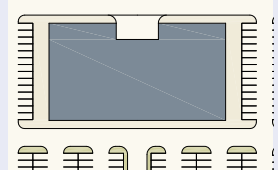
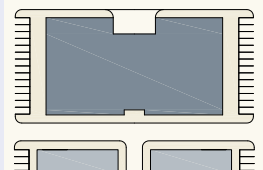
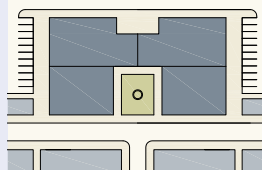
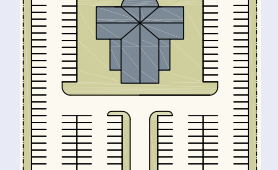
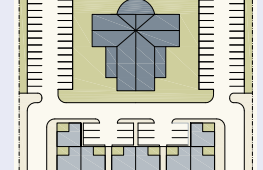
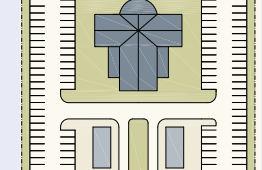
SPRAWL TYPES		TECHNIQUES	REPAIRED TYPES	
PARKING GARAGE		<ul style="list-style-type: none"> • Wrap the garage with a Liner Building • Convert the garage into lofts or Offices • Create a street • Reorganize parking; create on-street parking 	T5 SD 	T5 SD 
			LINERS	LOFTS / OFFICES
STRIP CENTER		<ul style="list-style-type: none"> • Convert the strip center into a recycling center • Convert the building into Offices with liners in the front 	T5 SD 	T5 SD 
			RECYCLING CENTER	LINERS
BIG BOX		<ul style="list-style-type: none"> • Create a main street terminating on building • Convert building into Civic, Office, industrial • Add lined or underground garages along the main street 	T5 SD 	T5 SD 
			LINERS	CIVIC INSTITUTION
RELIGIOUS BUILDING		<ul style="list-style-type: none"> • Infill the parking lot in front of religious building with Senior Courtyard Housing • Create a main street with Liner Buildings terminating on building 	T4 T5 	T4 T5 
			SENIOR HOUSING CAMPUS	CIVIC GREEN AND LINERS

TABLE 4E(i). BUILDING FUNCTION

TABLE 4E(i): Building Function. This table categorizes Building Functions within Transect Zones and includes offstreet parking requirements except for Parking Location (see Section 4.7). For Specific Function and Use, see Table 4F.

RESIDENTIAL	Restricted Residential: The number of dwellings on each Lot is restricted to one within a Principal Building and one within an Accessory Building. The dwellings within the Principal and Accessory Buildings shall require a minimum of 2 parking spaces and 1 parking space for each, respectively. Both dwellings shall be under single ownership. The habitable area of the Accessory Unit shall not exceed 500 sf, excluding the parking area.	Limited Residential: The number of dwellings on each Lot is limited by the requirement of 1.5 parking spaces for each dwelling, a ratio which may be reduced according to the shared parking standards (See Table 11). An Accessory Building shall be limited to 1 dwelling and such dwelling shall require 1 parking space. The habitable area of the Accessory Unit shall not exceed 500 sf, excluding the parking area.	Open Residential: The number of dwellings on each Lot is limited by the requirement of 1.5 parking places for each dwelling, a ratio which may be reduced according to the shared parking standards (See Table 11).
LODGING	Restricted Lodging: Lodging shall be restricted to Bed & Breakfast uses. The number of lodging units available on each Lot for lodging is limited to 3 lodging units per underlying unit of 'by right' residential density in addition to the parking requirement for the dwelling. The Lodging must be owner occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed 14 days.	Limited Lodging: Lodging shall be restricted to Bed & Breakfast and Inn uses. The number of lodging units available on each Lot for lodging is limited to 3 lodging units per underlying unit of 'by right' residential density. Food service may be provided in the a.m. The maximum length of stay shall not exceed 14 days.	Open Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom. Food service may be provided at all times. The area allocated for food service shall be calculated with parking according to Retail Function.
OFFICE	Restricted Office: Office use is restricted to home occupations or as an accessory use by the owner, with no more than one employee.	Limited Office: The building area available for office use on each Lot is limited to the first Story of the Principal Building and/or the Accessory Building, and by the requirement of 3.0 assigned parking places per 1,000 square feet of net office space. Office use is not permitted on Lots with primary frontage on 'C' Streets.	Open Office: The building area available for office use on each Lot is limited by the requirement of 3.0 assigned parking places per 1,000 square feet of net office space in all T-Zones except T5b which shall require 2.0 / 1,000 square feet. Office use is not permitted on Lots with primary frontage on 'C' Streets.
RETAIL	Restricted Retail: The building area available for Retail use is limited to the first Story of buildings at corner locations and by the requirement of 3.0 assigned parking places per 1,000 square feet of net Retail space. The specific use shall be further limited to neighborhood retail or food service seating no more than 20 and a maximum of 2,000 square feet per retail space. Retail uses is are not permitted on Lots within T-Zones that have Building Functions designated as Restricted Retail and are further located within the Spring Bayou or Sponge Docks Character Districts, per the Special Area Plan Future Land Use Map designation.	Limited Retail: The building area available for Retail use is limited to the first Story of buildings and by the requirement of 3.0 assigned parking places per 1,000 square feet of net Retail space. The specific use shall be further limited to neighborhood retail or food service seating no more than 49 and a maximum 5,000 square feet per retail space. Retail spaces under 1,500 square feet are exempt from parking requirements. Retail uses are not permitted on lots within the T-4c zone that are also within the Spring Bayou or Sponge Docks Character districts or on lots that solely front on a C or C' designated street.	Open Retail: The building area available for Retail use is limited by the requirement of 3.0 assigned parking places per 1,000 square feet of net Retail space. Retail spaces under 1,500 square feet are exempt from parking requirements.
INDUSTRIAL	Restricted Industrial: Industrial uses shall be approved by Warrant. Open storage is not permitted on the Lot and Industrial use operations shall be enclosed within the Building and, if necessary, screened from public rights-of-way and from adjacent non-industrial use properties. Parking requirements shall be determined by Warrant.	Limited Industrial: Industrial uses shall be approved by Warrant. Open storage is permitted on the Lot by Warrant and Industrial use operations shall be screened from public rights-of-way and from adjacent non-industrial use properties. Parking requirements shall be determined by Warrant.	Open Industrial: Industrial uses shall be approved by Warrant and may include open storage on the Lot. Industrial use operations shall be screened from public rights-of-way and from adjacent non-industrial use properties. Parking requirements shall be determined by Warrant.
CIVIC	Restricted Civic: Civic uses shall be approved and parking requirements shall be determined by Warrant. At least 50% of the total number of on-site parking places should be made available for non-civic use publicly available parking during off-peak or non-operational days and times. Civic uses with assembly functions such as but not limited to religious and auditorium uses shall be limited to a maximum of 200 seats.	Limited Civic: Civic uses shall be approved and parking requirements shall be determined by Warrant. At least 50% of the total number of on-site parking places should be made available for non-civic use publicly available parking during off-peak or non-operational days and times. Civic uses with assembly functions such as but not limited to religious and auditorium uses shall be limited to a maximum of 400 seats. Religious use belfries and steeples may be exempt from T-Zone height requirements.	Open Civic: Civic uses shall be approved and parking requirements shall be determined by Warrant. At least 50% of the total number of on-site parking places should be made available for non-civic use publicly available parking during off-peak or non-operational days and times. Religious use belfries and steeples may be exempt from T-Zone height requirements.

	RESTRICTED	LIMITED	OPEN
RESIDENTIAL	2.0 / dwelling unit ¹	1.5 / dwelling unit	1.5 / dwelling unit
LODGING	1.0 / lodging unit	1.0 / lodging unit	1.0 / lodging unit
OFFICE	n/a	3.0 / 1000 sq. ft.	3.0 / 1000 sq. ft. ²
RETAIL	3.0 / 1000 sq. ft.	3.0 / 1000 sq. ft.	3.0 / 1000 sq. ft.
INDUSTRIAL	To be determined by warrant		
CIVIC	To be determined by warrant		

¹ 1.0 / accessory unit

² 2.0 / 1,000 sq.ft. within T5b

Function	with				Function
RESIDENTIAL					RESIDENTIAL
LODGING					LODGING
OFFICE					OFFICE
RETAIL					RETAIL

The matrix contains the following values (from top to bottom, left to right):

- Diagonal (top to bottom): 1, 1, 1, 1
- Row 2 (left to right): 1.4, 1.1, 1.1, 1.4
- Row 3 (left to right): 1.2, 1.7, 1.7, 1.2
- Row 4 (left to right): 1.3, 1.2, 1.2, 1.3
- Bottom: 1

1. The following Transect Zones shall be exempt from required parking where it can be demonstrated during the Site Plan Review process that available public or private paid parking is within a 5 minute walk.
 - a. T5b, Tarpon Avenue Mainstreet

TABLE 4F. SPECIFIC FUNCTION & USE

TABLE 4F: Specific Function & Use. This table expands the categories of Table 4E to delegate specific functions and uses within Transect Zones. Uses shown as permitted 'by right' or 'conditional use' must also be a permitted use in the underlying character district as described in the Special Area Plan (Ordinance 2010-26).

	T4a	T4b	T4c	T4d	T5a	T5b	T5c	T5d	SDa	SDb	SDc	SDd
a. RESIDENTIAL												
Mixed Use Building	■	■	■	□	■	■	■	■	■			
Apartment Building	■	■	■	□	■		■	□	■			
Live/Work Unit	■	■	■	□			■	□	■		□	
Town/Row House	■	■	■	■	■		■		■			
Duplex House	□	□	■	■			□					
Clustered House	■	■	■	■	□		□		□			
Single Family Detached House	■	■	■	■								
Boarding House	□	□	□	□			□	□			□	
Accessory Unit	■	■	■	■	□	■	■	■	□		■	
b. LODGING												
Hotel	□	□			■	■	■	■	■		□	□
Inn	■	■	■	□	■	■	■	■	■		□	■
Bed & Breakfast	■	■	■	□	■	■	■	■	■		□	■
Seasonal/Short Term Rental	□	□	■	□	□	□	□	□	□		□	□
c. OFFICE												
Mixed Use Building	■	■			■	■	□	■	■			
Office Building	■	■	□	□	■	□	□	■	■			
Work/Live Unit	■	■	□	□	□	□	□	■	■		□	
d. RETAIL												
Mixed Use Building	□	□			■	■	■	■	■	■	□	
Open-Market Building												
Retail Building	■	□	■	□	■	■	■	■	■	■	□	
Artist Studio	■	■	■	□	■	□	■	■	■			
Restaurant	■	□	□	□	■	■	■	■	■	■	■	
Kiosk												⊖
Push Cart	□	□			□	□	□	□	□	□	□	□
Alcoholic Beverage Establishment (On Premise)	□	□	□	□	□	□	□	□	□	□	□	
Alcoholic Beverage Establishment (Off Premise)	■	■	□	□	■	■	■	■	■	■	■	
Marine-Related Commercial							□			■	■	
Sidewalk Cafe	■	□		□	■	■	■	■	■	■	□	
Outdoor Display of Merchandise							■			■		
e. CIVIC												
Bus Shelter	■	■	■	■	■	■	■	■	■	■	■	■
Conference/Exhibition Center	□	□			■		□	■	■			
Fountain or Public Art	■	■	■	■	■	■	■	■	■	■	□	■
Library	■	■	□	□	□			□	□			
Live Theater	□	□			■	□	□	■	■			
Movie Theater	□	□			■	□	□	■	■			
Museum		□	□		■		■	■	■			
Outdoor Auditorium	□	□	□		□		□	□	□	□		■
Parking Structure	□	□			■	□	■	■	■		□	■
Passenger Terminal	□	□			□	□	□	□	□	□	□	
Playground	□	□	■	■	□		□		□			■
Surface Parking Lot	□	□			□		□	□	□	□	□	□
Religious Assembly	□	□	□	□	□	□	□	□	□			

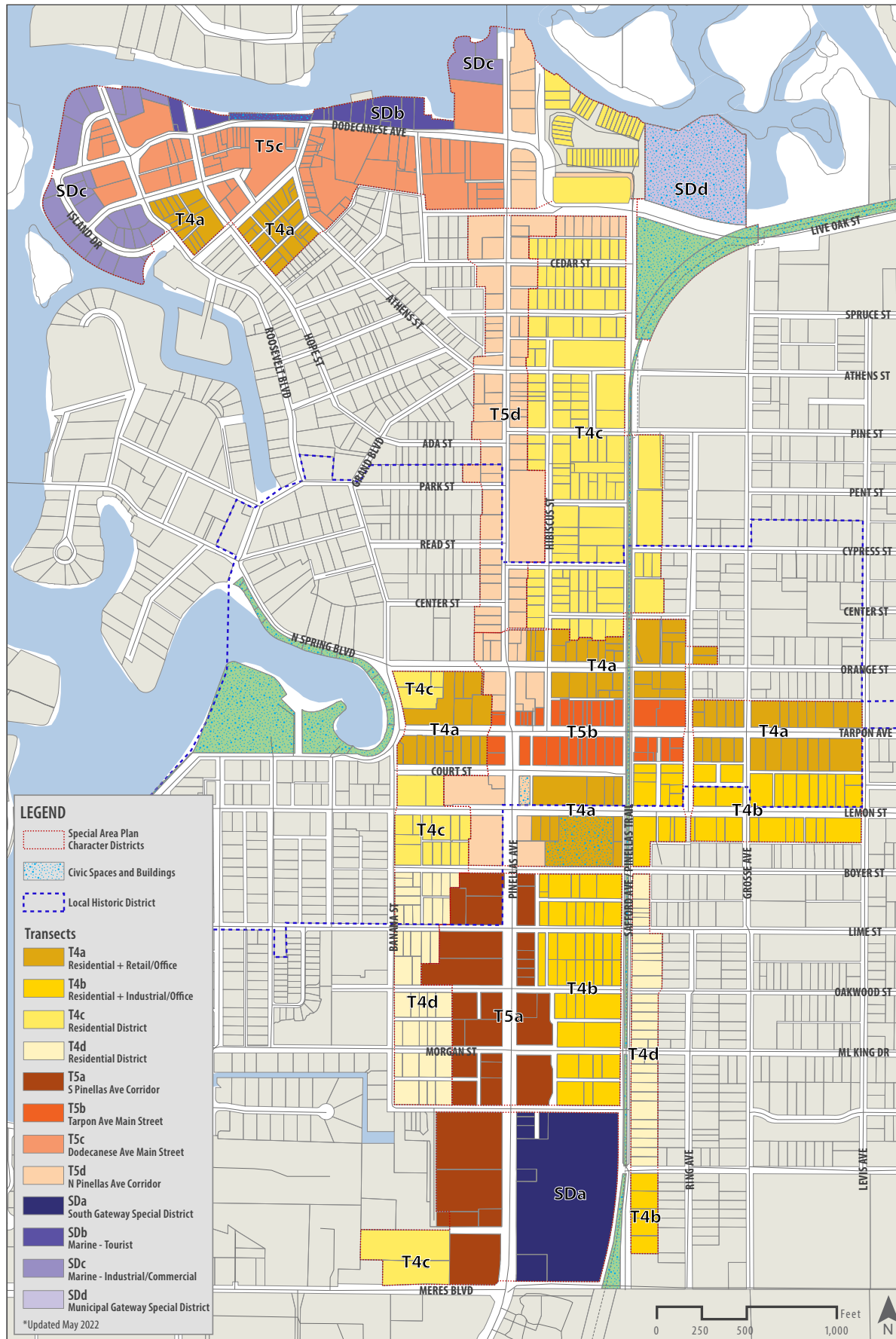
■ BY RIGHT □ CONDITIONAL USE

TABLE 4F (continued): Specific Function & Use.

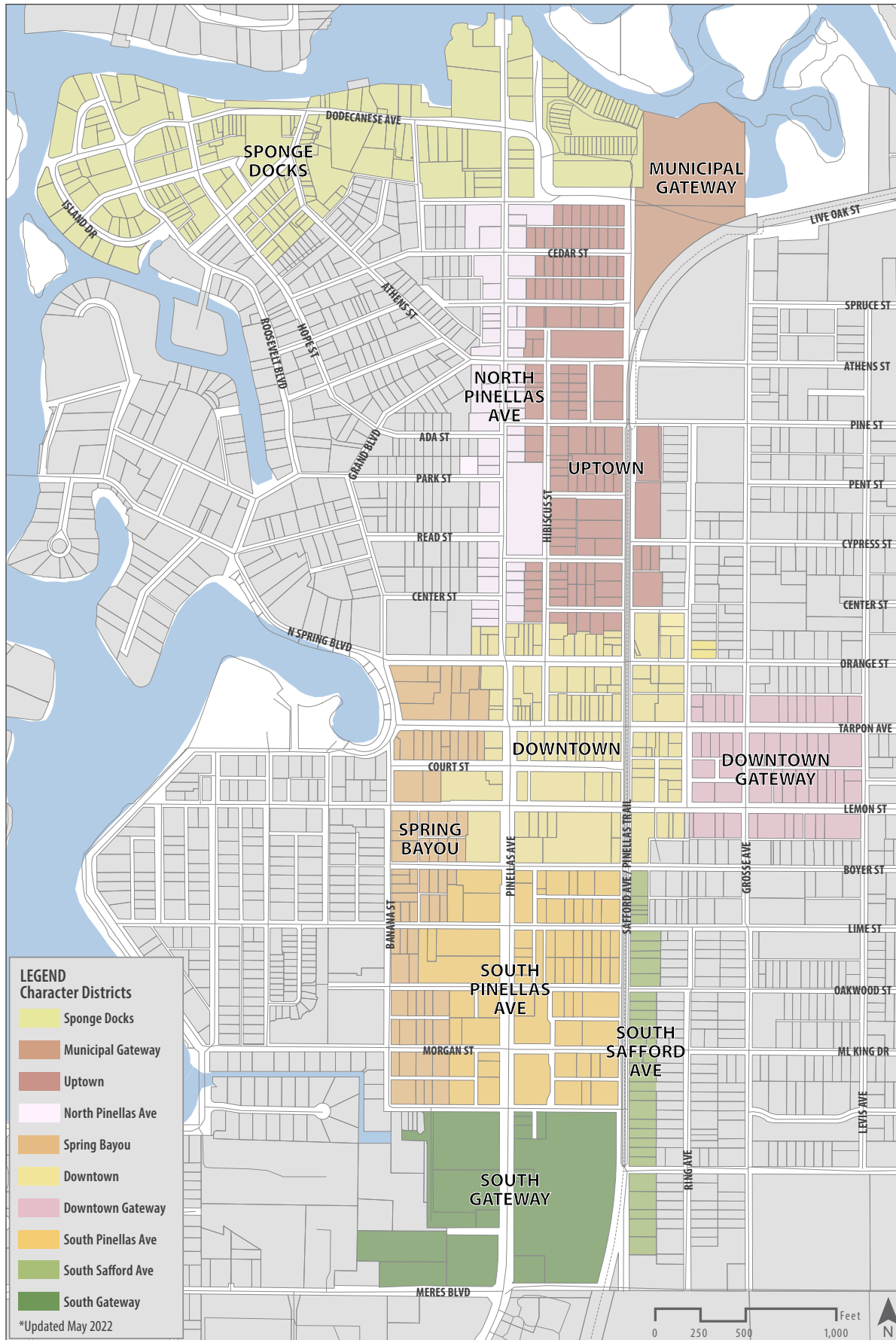
		T4a	T4b	T4c	T4d	T5a	T5b	T5c	T5d	SDa	SDb	SDc	SDd
f. OTHER: AGRICULTURE													
Urban Farming		□	□	□	□	□		□		□		□	
Roadside Stand		■	■	□		□		□	□	□	□	□	□
Greenhouse			□	□	□								■
Community Garden			□	□	□			□		□			■
Veterinary Office w/ Kennel		□	□			■	■		■	■			
g. OTHER: AUTOMOTIVE													
Gasoline						□			□	□			
Automobile Service			□			□			□	□			
Auto Sales			□			□			□	□			
Drive -Through Facility						□	□		□	□			
Shopping Center						■		■	■	■			
h. OTHER: CIVIL SUPPORT													
Fire Station		□	□	□	□	□		□	□	□			□
Police Station		□	□	□	□	□	□	□	□	□			□
Funeral Home						□			□	□			
Hospital						□				□			
Medical Clinic						□			□	□			
i. OTHER: EDUCATION													
College						□			□	□			
High School					□								
Trade School			□			□		□	□	□		□	
Middle/Elementary School				□	□								□
Childcare Center		□	□	□	□	□		□	□	□			□
j. OTHER: INDUSTRIAL													
Marine-related Industrial Facility								□			□	■	□
Light Industrial Facility			■	□		□						■	
Laboratory Facility						□		□		□		■	
Water Supply Facility												□	
Sewer and Waste Facility												□	
Electric Substation													□
Wireless Transmitter		□	□			□	□	□		□		□	□
Cremation Facility						□							
Warehouse			□					□			□	■	
Outdoor Storage			□					□				□	□
Mini-Storage			□			□				□		□	
k. OTHER: ADULT USES													
Adult Uses													

■ BY RIGHT □ CONDITIONAL USE

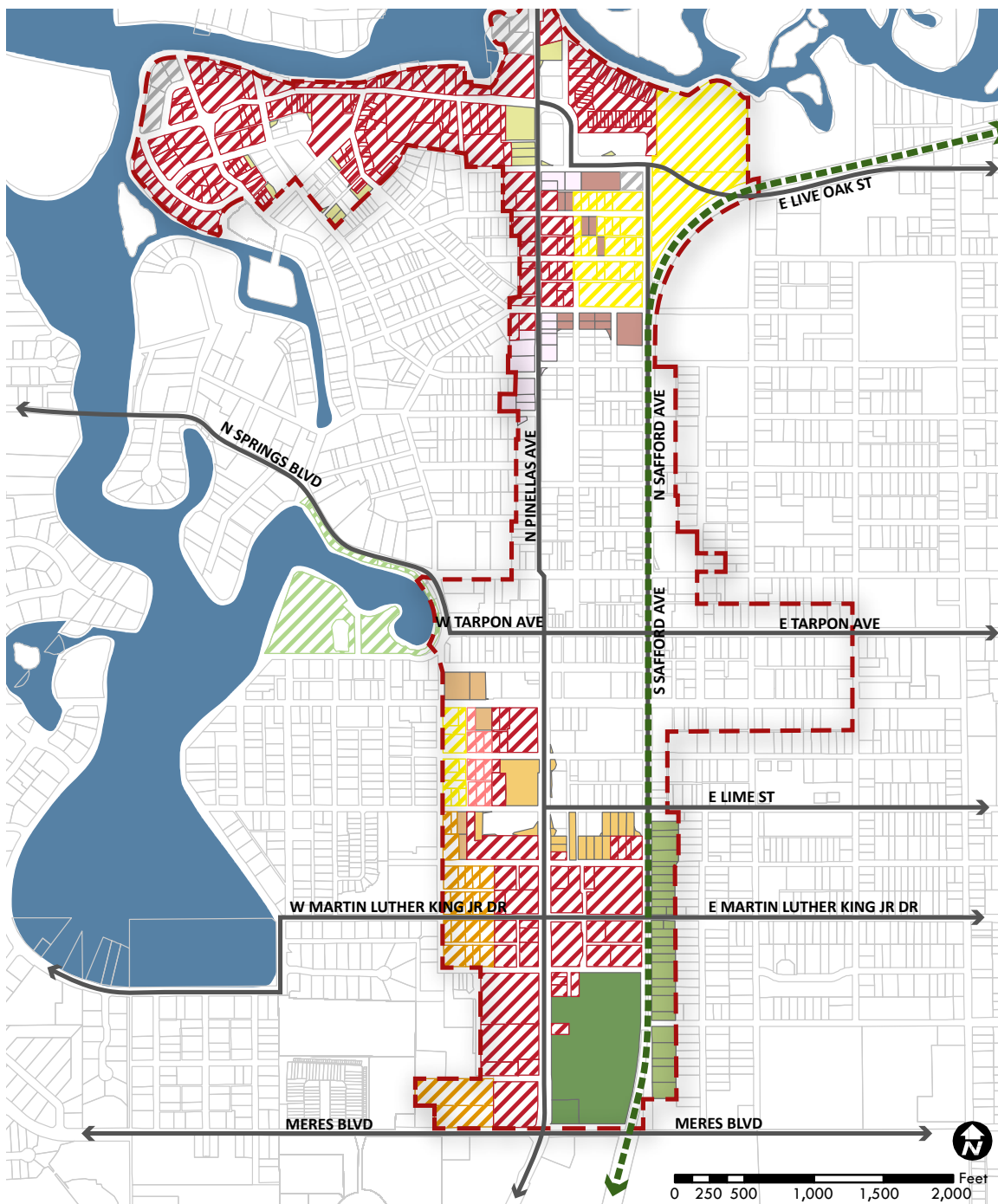
MAP 5A. TRANSECT ZONES



MAP 5B. SPECIAL AREA PLAN CHARACTER DISTRICTS



MAP 5C. COASTAL HIGH HAZARD AREAS



CITY OF TARPON SPRINGS - SPONGE DOCKS and CRA SPECIAL AREA PLAN Coastal High Hazard Area (CHHA) - Updated December 2020*

LEGEND

CHHA Parcels 2010

- Residential Urban
DU = 7.5 FAR = 0.4
- Residential Medium
DU = 15 FAR = 0.5
- Residential/Office General
DU = 15 FAR = 0.5
- Commercial General/Commercial Limited
DU = 15 FAR = 0.55
- Industrial Limited
DU = 0 FAR = 0.5
- Recreational Open Space
DU = 0 FAR = 0.25

CHHA Parcels Current

- Sponge Docks
DU = 14 FAR = 0.65
- Uptown
DU = 12 FAR = 0.65
- North Pinellas Ave
DU = 14 FAR = 0.75
- Spring Bayou
DU = 12 FAR = 0.5
- South Pinellas Ave
DU = 18 FAR = 1.0
- South Safford Ave
DU = 10 FAR = 0.35
- South Gateway
DU = 18 FAR = 1.0

- SAP Study Area
- Major Arterial
- Pinellas Trail

* Contact the Planning and Zoning Department for CHHA verification.

MAP 5D. LOCAL/NATIONAL HISTORIC DISTRICT

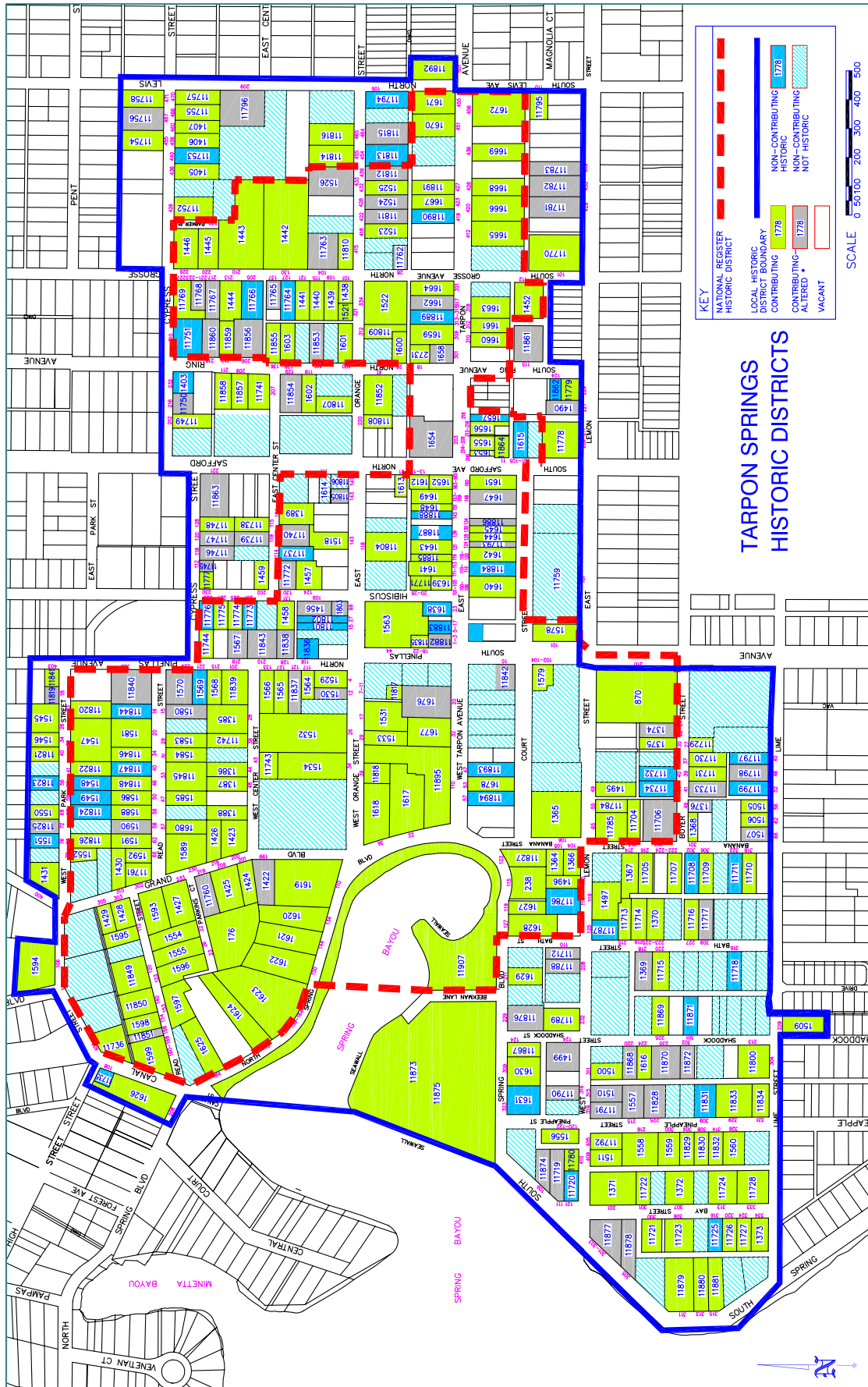


TABLE 5A. CODE SUMMARY

TABLE 5A: Code Summary.



BASE DENSITY/INTENSITY (See Maps 5A & 5B and refer to the respective Character District (listed below) for specific density/intensity allowances as specified in the Special Area Plan (Ordinance 2010-26 Tables 3-1 through 3-10))

Character Districts ¹	Spring Bayou	Downtown	Spring Bayou	Spring Bayou	South Pinellas Ave	Downtown
	Downtown	Downtown Gateway	Uptown	South Pinellas Ave	South Gateway	
	Downtown Gateway	South Pinellas Ave	Sponge Docks	South Safford Ave		
	Sponge Docks	South Safford Ave	South Safford Ave			

THOROUGHFARES (see Chapter 2)

A	recommended	n/a	n/a	n/a	recommended	n/a
A'	recommended	n/a	n/a	n/a	n/a	recommended
B	recommended	recommended	recommended	recommended	recommended	recommended
B'	recommended	recommended	recommended	n/a	n/a	recommended
C	n/a	recommended	recommended	recommended	recommended	recommended
C'	n/a	recommended	recommended	recommended	n/a	n/a

CIVIC SPACES (see Table 2J)

Neighborhood Park	n/a	n/a	permitted	permitted	n/a	n/a
Plaza	permitted	permitted	permitted	permitted	permitted	permitted
Playground	permitted	permitted	permitted	permitted	n/a	n/a

LOT WIDTH & LOT COVERAGE

Lot Width	n/a	n/a	n/a	n/a	n/a	n/a
Lot Coverage	70% max	60% max	60% max	50% max	70% max	80% max

SETBACKS - PRINCIPAL BUILDING (see Tables 5B(i-xii))

Front Setback (Principal)	15 ft. max	25 ft. max	10 ft. max	20 ft. max	10 ft. max	0 ft. max
Front Setback (Secondary)	5 ft. max	10 ft. max	5 ft. max	10 ft. max	15 ft. max	5 ft. max
Side Setback	5 ft. max	n/a	5 ft. min	5 ft. min	n/a	n/a
Rear Setback	5 ft. min / 12 ft. min w/ alley	5 ft. min / 12 ft. min w/ alley	5 ft. min / 12 ft. min w/ alley	5 ft. min / 12 ft. min w/ alley	5 ft. min / 12 ft. min w/ alley	5 ft. min / 12 ft. min w/ alley
Frontage Buildout	65% min	65% min	60% min	50% min	80% min	95% min

BUILDING PLACEMENT (see Table 4A)

Edgeyard	permitted	permitted	n/a	permitted	n/a	n/a
Sidyard	permitted	permitted	permitted	permitted	permitted	n/a
Rearyard	permitted	permitted	permitted	permitted	permitted	permitted
Courtyard	permitted	permitted	permitted	permitted	permitted	permitted

BUILDING FORM - HEIGHT (see Table 4B & 5B) (for special height allowances, see Special Area Plan (Ordinance 2010-26))

Principal Building	3 stories max	3 - 4 stories max	3 stories max	2 stories max	3 - 4 stories max	2 - 3 stories max
Outbuilding	2 stories max	2 stories max	2 stories max	2 stories max	2 stories max	2 stories max

BUILDING FORM - PRIVATE FRONTAGES (see Table 4C)

Common Yard	permitted	permitted	permitted	recommended	n/a	n/a
Porch & Fence	permitted	permitted	permitted	permitted	n/a	n/a
Terrace / Light Court	recommended	permitted	recommended	recommended	recommended	n/a
Forecourt	recommended	permitted	recommended	recommended	recommended	recommended
Stoop	recommended	permitted	recommended	recommended	recommended	n/a
Shopfront / Awning	permitted	permitted	recommended	recommended	recommended	mandatory
Arcade / Gallery	permitted	n/a	n/a	n/a	recommended	recommended
Parking	n/a	by warrant	n/a	n/a	n/a	n/a

BUILDING FUNCTION (see Table 4E & Table 4F)

Residential	open use	open use	open use	open use	limited use	limited use
Lodging	open use	limited use	limited use	limited use	open use	open use
Office	open use	limited use	limited use	limited use	open use	open use
Retail	limited use	limited use	restricted use	limited use	open use	open use
Industrial	n/a	limited use	n/a	n/a	n/a	n/a
Civic	limited use	limited use	restricted use	restricted use	limited use	limited use

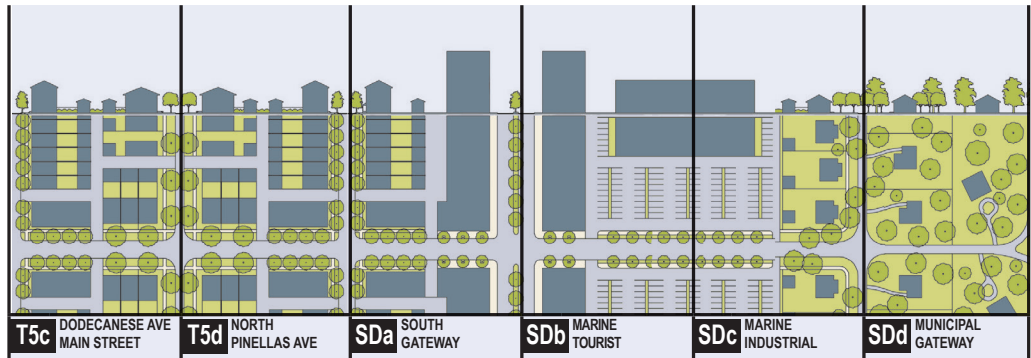
Chapter 4

Chapter 2, 3

Table Notes:

1. For properties located in the Coastal High Hazard Area, refer to Map 5C Coastal High Hazard Areas for specific density/intensity allowances.

TABLE 5A: Code Summary (continued).



BASE DENSITY/INTENSITY (See Maps 5A & 5B and refer to the respective Character District (listed below) for specific density/intensity allowances as specified in the Special Area Plan (Ordinance 2010-26 Tables 3-1 through 3-10))

Character Districts ¹	Sponge Docks	Sponge Docks	South Gateway	Sponge Docks	Sponge Docks	Municipal Gateway
		Uptown				
		North Pinellas Ave				
		Downtown				

THOROUGHFARES (see Chapter 2)

A	n/a	recommended	recommended	n/a	n/a	recommended
A'	recommended	n/a	n/a	recommended	recommended	n/a
B	recommended	recommended	recommended	recommended	recommended	recommended
B'	recommended	n/a	n/a	n/a	n/a	n/a
C	recommended	recommended	recommended	n/a	recommended	recommended
C'	recommended	n/a	n/a	n/a	n/a	recommended

CIVIC SPACES (see Table 2J)

Neighborhood Park	n/a	n/a	permitted	n/a	n/a	by warrant
Plaza	permitted	permitted	permitted	permitted	permitted	by warrant
Playground	n/a	n/a	permitted	n/a	n/a	by warrant

LOT WIDTH & LOT COVERAGE

Lot Width	n/a	n/a	n/a	n/a	n/a	by warrant
Lot Coverage	80% max	70% max	70% max	80% max	50% max	by warrant

SETBACKS - PRINCIPAL BUILDING

Front Setback (Principal)	0 ft. max	5 ft. min / 10 ft. max	5 ft. max	10 ft. max	35 ft. max	by warrant
Front Setback (Secondary)	0 ft. max	5 ft. max	18 ft. max	10 ft. max	35 ft. max	by warrant
Side Setback	n/a	n/a	n/a	n/a	n/a	by warrant
Rear Setback	5 ft. min/12 ft. min w/ alley	5 ft. min/12 ft. min w/ alley	n/a	10 ft. min	n/a	by warrant
Frontage Buildout	95% min	70% min	80% min	90% min	n/a	by warrant

BUILDING PLACEMENT (see Table 4A)

Edgeyard	n/a	n/a	n/a	n/a	permitted	by warrant
Sidyard	n/a	permitted	n/a	n/a	permitted	by warrant
Rearyard	permitted	permitted	permitted	permitted	permitted	by warrant
Courtyard	permitted	permitted	permitted	permitted	permitted	by warrant

BUILDING FORM - HEIGHT (see Table 4B & 5B) (for special hotel/inn height allowances, see Special Area Plan (Ordinance 2010-26))

Principal Building	3 stories max	3 stories max	5 stories max	2 stories max	2 stories max	3 stories max
Outbuilding	2 stories max	2 stories max	2 stories max	2 stories max	2 stories max	n/a

BUILDING FORM - PRIVATE FRONTAGES (see Table 4C)

Common Yard	n/a	n/a	permitted	n/a	n/a	by warrant
Porch & Fence	n/a	n/a	n/a	n/a	n/a	by warrant
Terrace or Light Court	permitted	recommended	permitted	permitted	permitted	by warrant
Forecourt	permitted	recommended	permitted	permitted	permitted	by warrant
Stoop	permitted	recommended	permitted	permitted	permitted	by warrant
Shopfront/Awning	mandatory	recommended	recommended	recommended	recommended	by warrant
Arcade/Gallery	recommended	recommended	recommended	recommended	n/a	by warrant
Parking	n/a	n/a	n/a	n/a	by warrant	by warrant

BUILDING FUNCTION (see Table 4E & Table 4F)

Residential	limited use	limited use	open use	limited use	restricted use	conditional use
Lodging	open use	open use	open use	restricted use	restricted use	conditional use
Office	open use	open use	open use	open use	limited use	conditional use
Retail	open use	open use	open use	limited use	open use	conditional use
Industrial	restricted use	n/a	restricted use	limited use	open use	conditional use
Civic	open use	open use	open use	open use	open use	open use

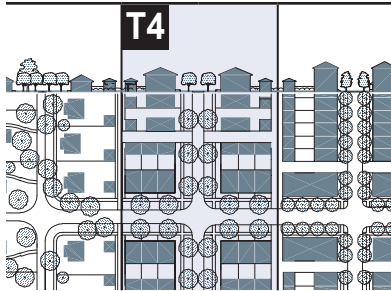
Chapter 4

Chapter 2, 3

Table Notes:

1. For properties located in the Coastal High Hazard Area, refer to Map 5C Coastal High Hazard Areas for specific density/intensity allowances.

TABLE 5B(i). T4a RESIDENTIAL + RETAIL/OFFICE



BUILDING FUNCTION

Residential	open use
Lodging	open use
Office	open use
Retail	limited use
Industrial	n/a
Civic	limited use

BUILDING HEIGHT

Principal Building	3 stories max ¹
Outbuilding	2 stories max

LOT OCCUPATION

Lot Width	n/a
Lot Coverage	70% max

BUILDING PLACEMENT

Edgeyard	permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	permitted

SETBACKS - PRINCIPAL BUILDING

(g.1) Front Setback Primary	15 ft. max
(g.2) Front Setback Secondary	5 ft. max
(g.3) Side Setback	5 ft. max ²
(g.4) Rear Setback	5 ft. min ³
Frontage Buildout	65% min at setback

SETBACKS - OUTBUILDING

(h.1) Front Setback	10 ft. min + bldg setback
(h.2) Side Setback	0 ft. min + bldg setback ⁴
(h.3) Rear Setback	5 ft. min ³

PRIVATE FRONTAGES

Common Lawn	permitted
Porch & Fence	permitted
Terrace or L.C.	recommended
Forecourt	recommended
Stoop	recommended
Shopfront & Awning	permitted
Gallery / Arcade	permitted
Parking	n/a

PARKING PROVISIONS

See Table 4E(i) & Table 4E(ii)

LOCAL HISTORIC DISTRICT

See Map 5D

¹ for special hotel/inn height allowances allowed by 'contional use', refer to applicable Character District standards in the Special Area Plan (Ordinance 2010-26)

² applies to detached single family homes only

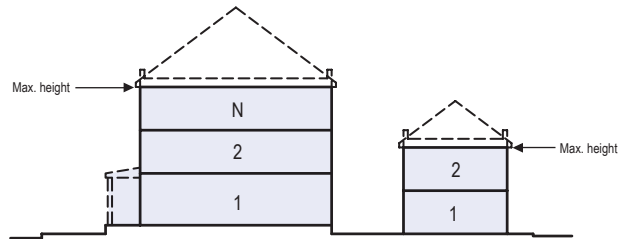
³ or 12 ft. from center line of alley

⁴ applies only to secondary street frontage

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

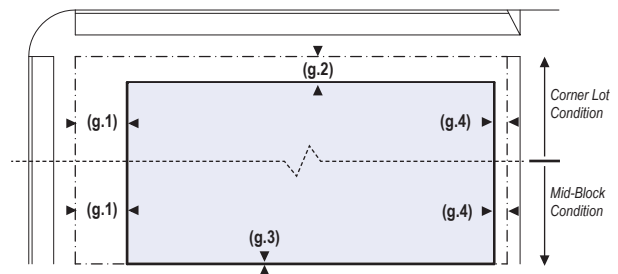
BUILDING HEIGHT

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft. with a maximum of 25 ft.
3. Height shall be measured to the eave or roof deck.



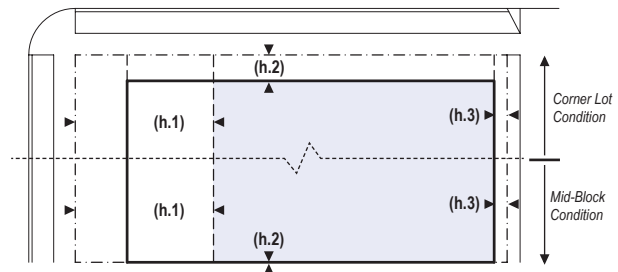
SETBACKS - PRINCIPAL BLDG

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the second and third Layers.
2. Covered parking shall be provided within the third Layer.
3. Trash containers shall be stored within the third Layer.

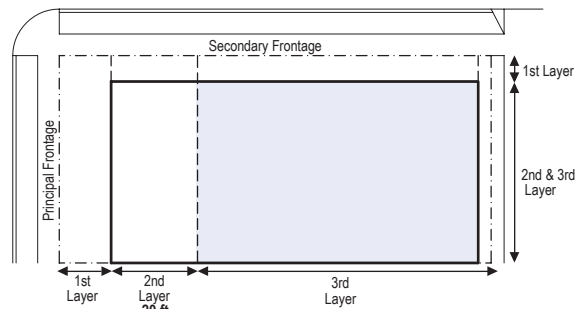
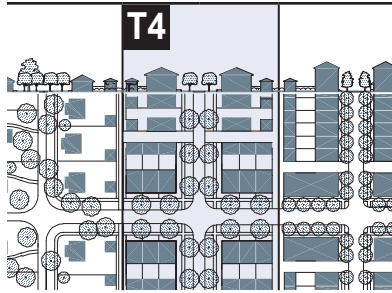


TABLE 5B(ii). T4b RESIDENTIAL + INDUSTRIAL/OFFICE



BUILDING FUNCTION

Residential	open use
Lodging	limited use
Office	limited use
Retail	limited use
Industrial	limited use
Civic	limited use

BUILDING HEIGHT

Principal Building	3 - 4 stories max ^{1, 2}
Outbuilding	2 stories max

LOT OCCUPATION

Lot Width	n/a
Lot Coverage	60% max

SETBACKS - PRINCIPAL BUILDING

(g.1) Front Setback Primary	25 ft. max
(g.2) Front Setback Secondary	10 ft. max
(g.3) Side Setback	n/a
(g.4) Rear Setback	5 ft. min ^{2, 3}
Frontage Buildout	65% min

BUILDING PLACEMENT

Edgeyard	permitted
Sidyard	permitted
Rearyard	permitted
Courtyard	permitted

SETBACKS - OUTBUILDING

(h.1) Front Setback	0 ft. min + bldg setback
(h.2) Side Setback	0 ft. min + bldg setback ^{2, 4}
(h.3) Rear Setback	5 ft. min ²

PRIVATE FRONTAGES

Common Lawn	permitted
Porch & Fence	permitted
Terrace or L.C.	permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery / Arcade	permitted
Parking	by warrant

PARKING PROVISIONS

See Table 4E(i) & Table 4E(ii)

LOCAL/NATIONAL HISTORIC DISTRICT

See Map 5D

¹ 3 stories max building height 'by right' and 4 stories max building height 'conditional use'

² for special hotel/inn height allowances allowed by 'conditional use', refer to applicable Character District standards in the Special Area Plan (Ordinance 2010-26)

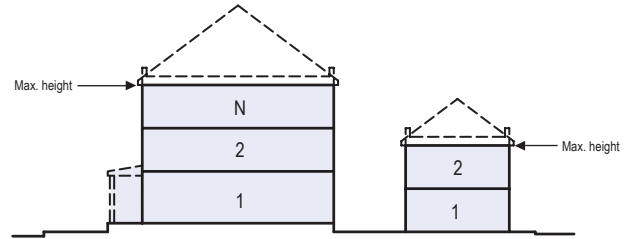
³ or 12 ft. from center line of alley

⁴ applies only to secondary street frontage

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

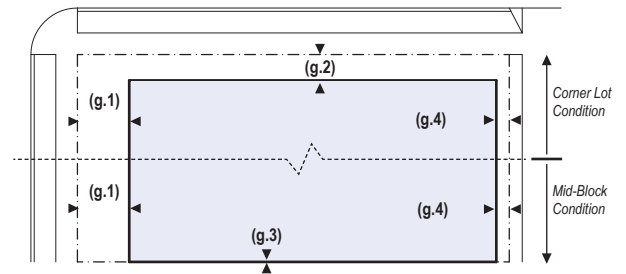
BUILDING HEIGHT

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 ft.
3. Height shall be measured to the eave or roof deck.



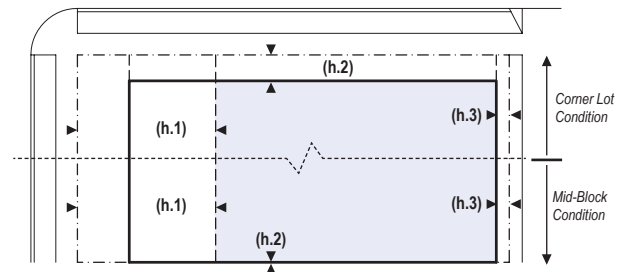
SETBACKS - PRINCIPAL BLDG

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the second and third Layers.
2. Covered parking shall be provided within the third Layer.
3. Trash containers shall be stored within the third Layer.

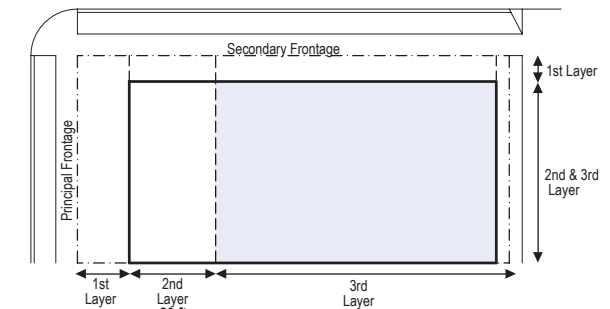
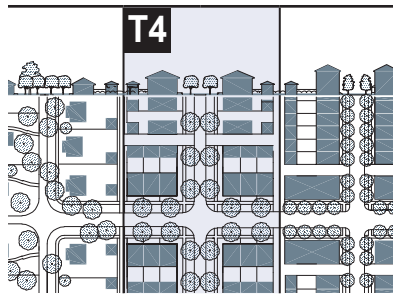


TABLE 5B(iii). T4c RESIDENTIAL HIGH



BUILDING FUNCTION	
Residential	open use
Lodging	limited use
Office	limited use
Retail	limited use
Industrial	n/a
Civic	restricted use

BUILDING HEIGHT	
Principal Building	3 stories max ¹
Outbuilding	2 stories max

LOT OCCUPATION	
Lot Width	n/a
Lot Coverage	60% max

BUILDING PLACEMENT	
Edgeyard	n/a
Sideyard	permitted
Rearyard	permitted
Courtyard	permitted

SETBACKS - PRINCIPAL BUILDING	
(g.1) Front Setback Primary	10 ft. max
(g.2) Front Setback Secondary	5 ft. max
(g.3) Side Setback	5 ft. max ²
(g.4) Rear Setback	5 ft. min ³
Frontage Buildout	60% min at setback

SETBACKS - OUTBUILDING	
(h.1) Front Setback	10 ft. min + bldg setback
(h.2) Side Setback	0 ft. min + bldg setback ⁴
(h.3) Rear Setback	5 ft. min ²

PRIVATE FRONTAGES	
Common Lawn	permitted
Porch & Fence	permitted
Terrace or L.C.	recommended
Forecourt	recommended
Stoop	recommended
Shopfront & Awning	recommended
Gallery / Arcade	n/a
Parking	n/a

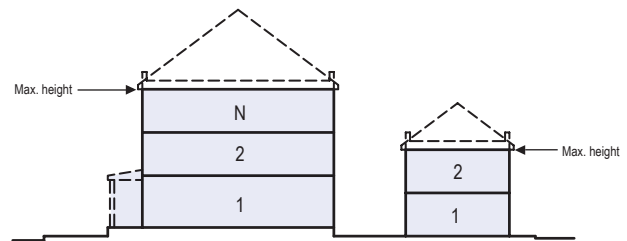
PARKING PROVISIONS	
See Table 4E(i) & Table 4E(ii)	

LOCAL HISTORIC DISTRICT	
See Map 5D	

¹ for special hotel/inn height allowances, refer to applicable Character District standards in the Special Area Plan (Ordinance 2010-26)
² applies to detached single family homes only
³ or 12 ft. from center line of alley
⁴ applies only to secondary street frontage
 "N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

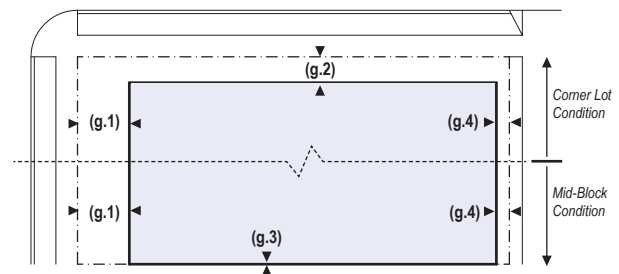
BUILDING HEIGHT

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 ft.
3. Height shall be measured to the eave or roof deck.



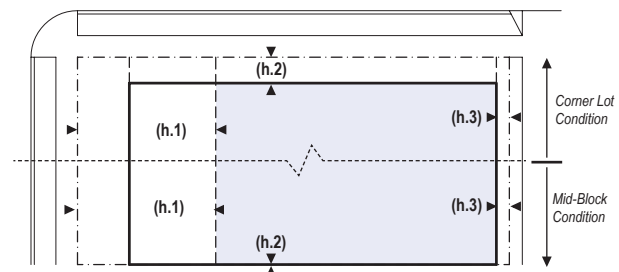
SETBACKS - PRINCIPAL BLDG

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the second and third Layers.
2. Covered parking shall be provided within the third Layer.
3. Trash containers shall be stored within the third Layer.

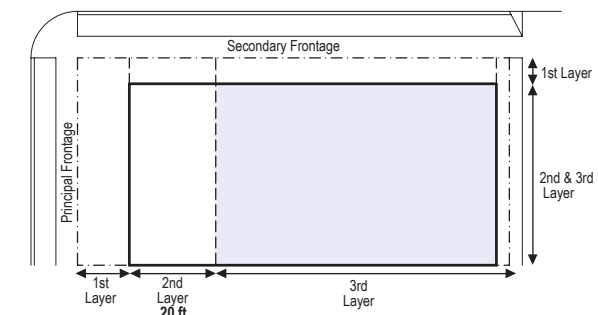
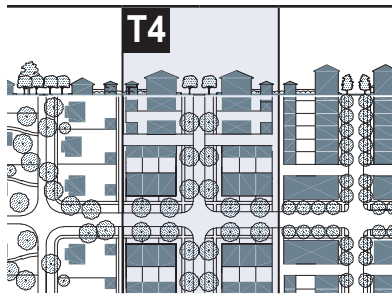


TABLE 5B(iv). T4d RESIDENTIAL LOW



BUILDING FUNCTION

Residential	open use
Lodging	limited use
Office	limited use
Retail	restricted use
Industrial	n/a
Civic	restricted use

BUILDING HEIGHT

Principal Building	2 stories max ¹
Outbuilding	2 stories max

LOT OCCUPATION

Lot Width	n/a
Lot Coverage	50% max

BUILDING PLACEMENT

Edgeyard	permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	permitted

SETBACKS - PRINCIPAL BUILDING

(g.1) Front Setback Primary	20 ft. max
(g.2) Front Setback Secondary	10 ft. max
(g.3) Side Setback	5 ft. max ²
(g.4) Rear Setback	5 ft. min ³
Frontage Buildout	50% min

SETBACKS - OUTBUILDING

(h.1) Front Setback	20 ft. min + bldg setback
(h.2) Side Setback	0 ft. min + bldg setback ⁴
(h.3) Rear Setback	5 ft. min ³

PRIVATE FRONTAGES

Common Lawn	recommended
Porch & Fence	permitted
Terrace or L.C.	recommended
Forecourt	recommended
Stoop	recommended
Shopfront & Awning	recommended
Gallery / Arcade	n/a
Parking	n/a

PARKING PROVISIONS

See Table 4E(i) & Table 4E(ii)

LOCAL HISTORIC DISTRICT

See Map 5D

¹for special hotel/inn height allowances, refer to applicable Character District standards in the Special Area Plan (Ordinance 2010-26)

²applies to detached single family homes only

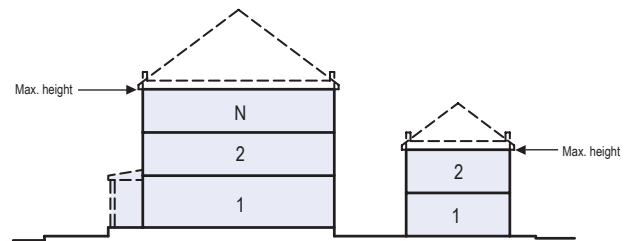
³or 12 ft. from center line of alley

⁴applies only to secondary street frontage

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

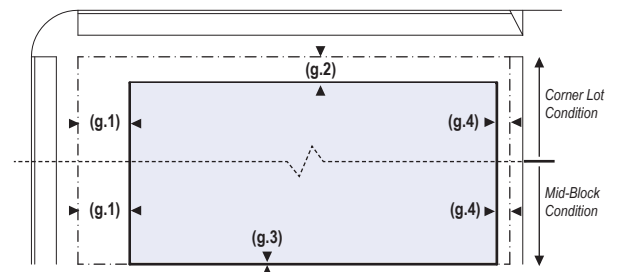
BUILDING HEIGHT

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 ft.
3. Height shall be measured to the eave or roof deck.



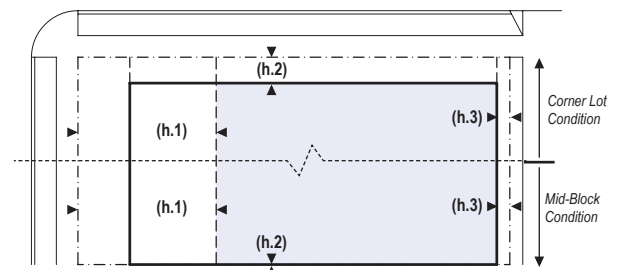
SETBACKS - PRINCIPAL BLDG

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the second and third Layers.
2. Covered parking shall be provided within the third Layer.
3. Trash containers shall be stored within the third Layer.

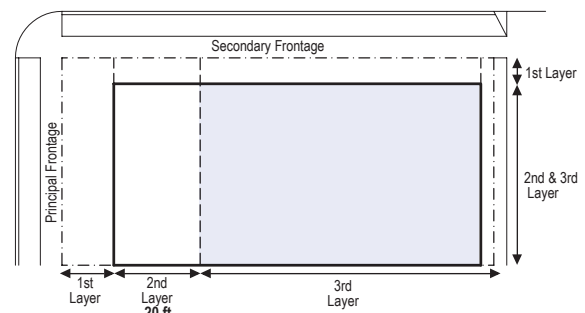
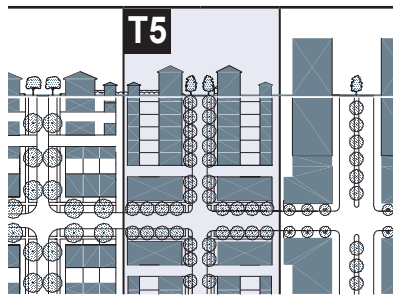


TABLE 5B(v). T5a SOUTH PINELLAS AVE



BUILDING FUNCTION	
Residential	limited use
Lodging	open use
Office	open use
Retail	open use
Industrial	n/a
Civic	limited use

BUILDING HEIGHT	
Principal Building	3 - 4 stories max ¹
Outbuilding	2 stories max

LOT OCCUPATION	
Lot Width	n/a
Lot Coverage	70% max

BUILDING PLACEMENT	
Edgeyard	n/a
Sidyard	permitted
Rearyard	permitted
Courtyard	permitted

SETBACKS - PRINCIPAL BUILDING	
(g.1) Front Setback Primary	10 ft. max ²
(g.2) Front Setback Secondary	15 ft. max
(g.3) Side Setback	n/a
(g.4) Rear Setback	5 ft. min ³
Frontage Buildout	80% min

SETBACKS - OUTBUILDING	
(h.1) Front Setback	40 ft. max ⁴
(h.2) Side Setback	0 ft. min + bldg setback ⁵
(h.3) Rear Setback	5 ft. min ³

PRIVATE FRONTAGES	
Common Lawn	n/a
Porch & Fence	n/a
Terrace or L.C.	recommended
Forecourt	recommended
Stoop	recommended
Shopfront & Awning	recommended
Gallery / Arcade	recommended
Parking	n/a

PARKING PROVISIONS	
See Table 4E(i) & Table 4E(ii)	

LOCAL HISTORIC DISTRICT	
See Map 5D	

¹ 3 stories max building height 'by right' and 4 stories max building height 'conditional use'; 5 stories max building height for Hotels/Inns 'conditional use'

² sidewalk/gallery/arcade easement

³ or 12 ft. from center line of alley

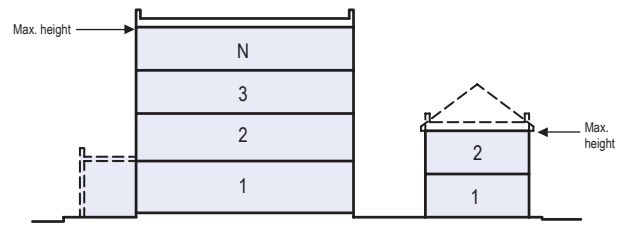
⁴ from rear property line

⁵ applies only to secondary street frontage

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

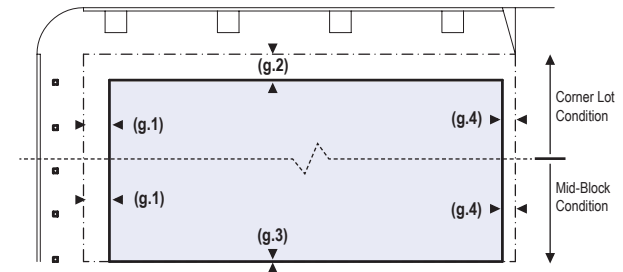
BUILDING HEIGHT

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 ft.
3. Height shall be measured to the eave or roof deck.



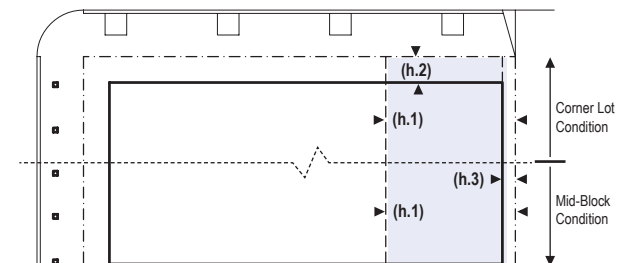
SETBACKS - PRINCIPAL BLDG

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the second and third layers.
2. Covered parking shall be provided within the third Layer.
3. Trash containers shall be stored within the third Layer.

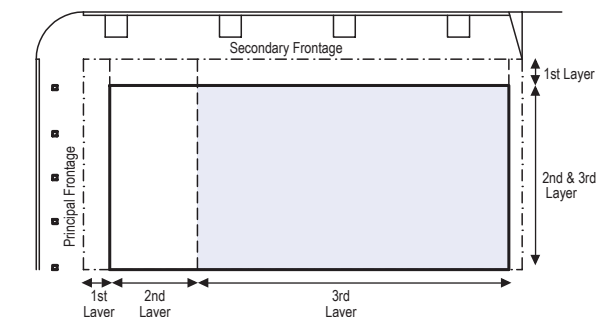
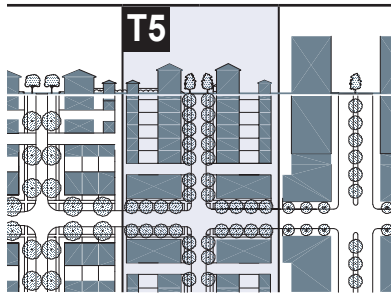


TABLE 5B(vi). T5b TARPON AVE MAIN STREET



BUILDING FUNCTION

Residential	limited use
Lodging	open use
Office	open use
Retail	open use
Industrial	n/a
Civic	limited use

BUILDING HEIGHT

Principal Building	2 - 3 stories max ^{1, 2}
Outbuilding	2 stories max

LOT OCCUPATION

Lot Width	n/a
Lot Coverage	80% max

BUILDING PLACEMENT

Edgeyard	permitted
Sideryard	permitted
Rearyard	permitted
Courtyard	permitted

SETBACKS - PRINCIPAL BUILDING

(g.1) Front Setback Primary	0 ft. max ^{2, 3}
(g.2) Front Setback Secondary	5 ft. max
(g.3) Side Setback	n/a
(g.4) Rear Setback	5 ft. min ^{3, 4}
Frontage Buildout	95% min

SETBACKS - OUTBUILDING

(h.1) Front Setback	40 ft. max ^{4, 5}
(h.2) Side Setback	0 ft. min + bldg setback ^{4, 5}
(h.3) Rear Setback	5 ft. min ³

PRIVATE FRONTAGES

Common Lawn	n/a
Porch & Fence	n/a
Terrace or L.C.	n/a
Forecourt	recommended
Stoop	n/a
Shopfront & Awning	mandatory
Gallery / Arcade	recommended
Parking	n/a

PARKING PROVISIONS

See Table 4E(i) & Table 4E(ii)

LOCAL HISTORIC DISTRICT

See Map 5D

¹ 2 stories max building height 'by right' and 3 stories max building height 'conditional use'

² for special hotel/inn allowances allowed by 'conditional use', refer to applicable Character District standards in the Special Area Plan (Ordinance 2010-26)

³ 10 ft. max with gallery/arcade

⁴ or 12 ft. from center line of alley

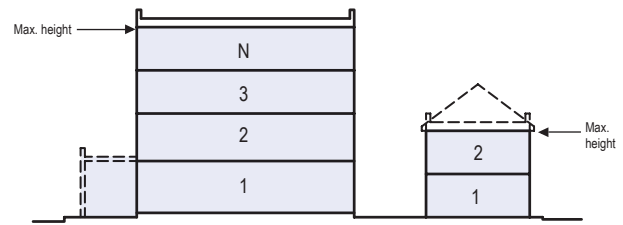
⁵ from rear property line

⁶ applies only to secondary street frontage

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

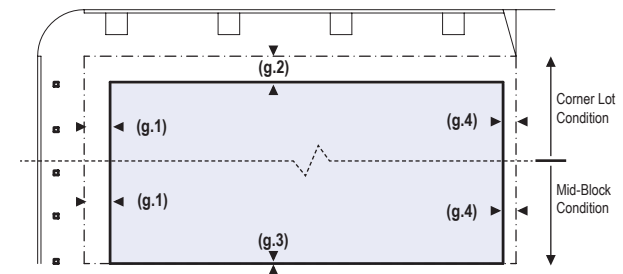
BUILDING HEIGHT

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 ft.
3. Height shall be measured to the eave or roof deck as specified on Table 8.



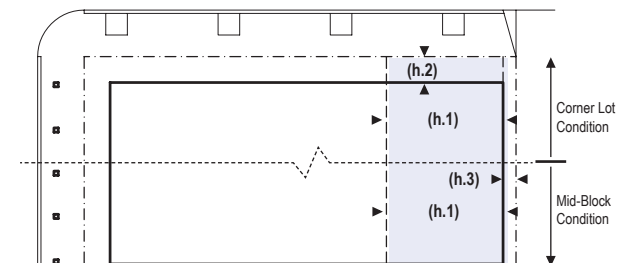
SETBACKS - PRINCIPAL BLDG

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the second and third Layers.
2. Covered parking shall be provided within the third Layer.
3. Trash containers shall be stored within the third Layer.

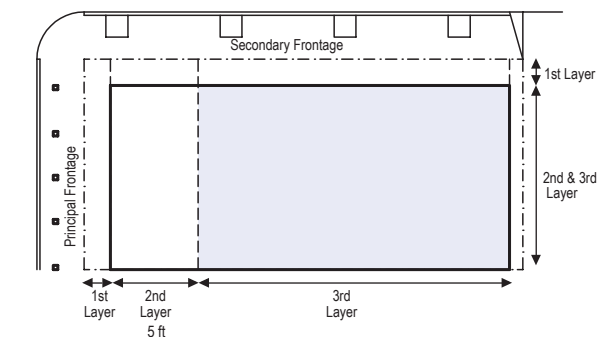
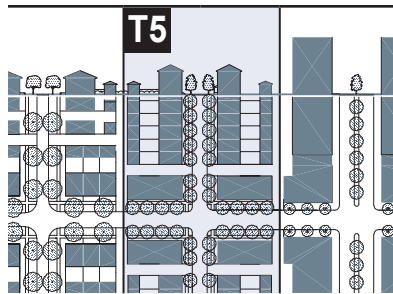


TABLE 5B(vii). T5c DODECANESE AVE MAIN STREET



BUILDING FUNCTION	
Residential	limited use
Lodging	open use
Office	open use
Retail	open use
Industrial	restricted use
Civic	open use

BUILDING HEIGHT	
Principal Building	3 stories max ¹
Outbuilding	2 stories max

LOT OCCUPATION	
Lot Width	n/a
Lot Coverage	80% max

BUILDING PLACEMENT	
Edgeyard	n/a
Sideyard	n/a
Rearyard	permitted
Courtyard	permitted

SETBACKS - PRINCIPAL BUILDING	
(g.1) Front Setback Primary	0 ft. max ²
(g.2) Front Setback Secondary	0 ft. max
(g.3) Side Setback	n/a
(g.4) Rear Setback	5 ft. min ³
Frontage Buildout	95% min

SETBACKS - OUTBUILDING	
(h.1) Front Setback	40 ft. max ⁴
(h.2) Side Setback	0 ft. min + bldg setback ⁵
(h.3) Rear Setback	5 ft. min ³

PRIVATE FRONTAGES	
Common Lawn	n/a
Porch & Fence	permitted
Terrace or L.C.	permitted
Forecourt	permitted
Scoop	permitted
Shopfront & Awning	mandatory
Gallery / Arcade	recommended
Parking	n/a

PARKING PROVISIONS	
See Table 4E(i) & Table 4E(ii)	

LOCAL HISTORIC DISTRICT	
n/a	

¹ for special hotel/inn height allowances allowed by 'conditional use', refer to applicable Character District standards in the Special Area Plan (Ordinance 2010-26)

² 10 ft. max with gallery/arcade

³ or 12 ft. min from center line of alley

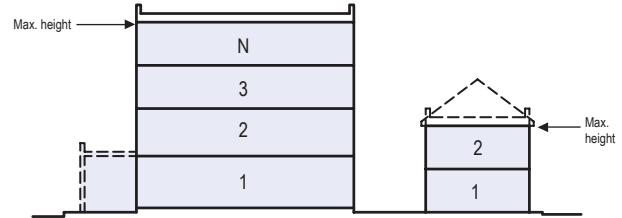
⁴ from rear property line

⁵ applies only to secondary street frontage

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

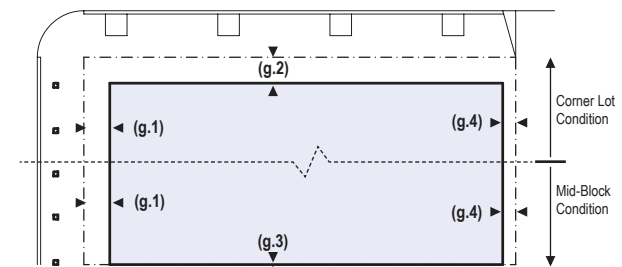
BUILDING HEIGHT

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 ft.
3. Height shall be measured to the eave or roof deck.



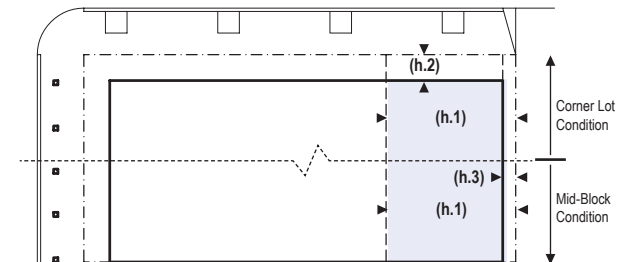
SETBACKS - PRINCIPAL BLDG

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the second and third Layers.
2. Covered parking shall be provided within the third Layer.
3. Trash containers shall be stored within the third Layer.

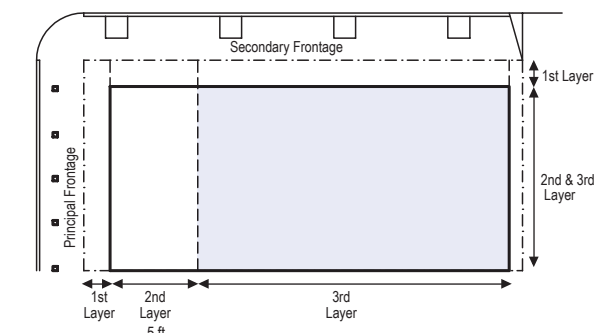
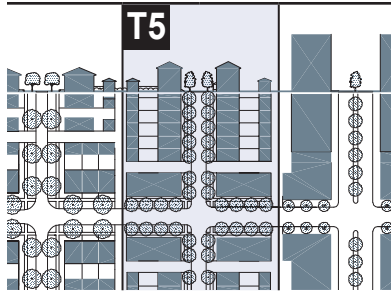


TABLE 5B(viii). T5d NORTH PINELLAS AVE



BUILDING FUNCTION

Residential	limited use
Lodging	open use
Office	open use
Retail	open use
Industrial	n/a
Civic	open use

BUILDING HEIGHT

Principal Building	3 stories max ¹
Outbuilding	2 stories max

LOT OCCUPATION

Lot Width	n/a
Lot Coverage	70% max

BUILDING PLACEMENT

Edgeyard	permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	permitted

SETBACKS - PRINCIPAL BUILDING

(g.1) Front Setback Primary	5 ft. min / 10 ft. max ²
(g.2) Front Setback Secondary	5 ft. max
(g.3) Side Setback	n/a
(g.4) Rear Setback	5 ft. min ³
Frontage Buildout	70% min

SETBACKS - OUTBUILDING

(h.1) Front Setback	40 ft. max ⁴
(h.2) Side Setback	0 ft. min + bldg setback ⁵
(h.3) Rear Setback	5 ft. min ³

PRIVATE FRONTAGES

Common Lawn	n/a
Porch & Fence	n/a
Terrace or L.C.	recommended
Forecourt	recommended
Stoop	recommended
Shopfront & Awning	recommended
Gallery / Arcade	recommended
Parking	n/a

PARKING PROVISIONS

See Table 4E(i) & Table 4E(ii)

LOCAL HISTORIC DISTRICT

See Map 5D

¹ for special hotel/inn height allowances allowed by 'conditional use', refer to applicable Character District standards in the Special Area Plan (Ordinance 2010-26)

² sidewalk/gallery/arcade easement

³ or 12 ft. from center line of alley

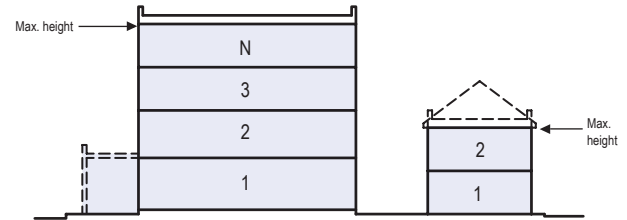
⁴ from rear property line

⁵ applies only to secondary street frontage

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

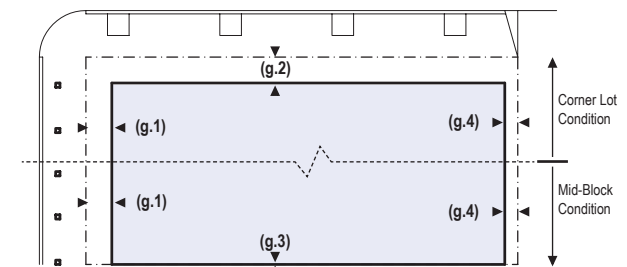
BUILDING HEIGHT

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 ft.
3. Height shall be measured to the eave or roof deck.



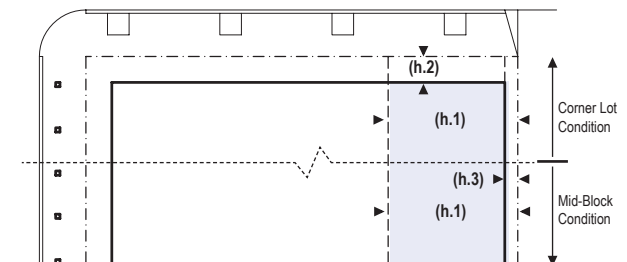
SETBACKS - PRINCIPAL BLDG

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the second and third Layers.
2. Covered parking shall be provided within the third Layer.
3. Trash containers shall be stored within the third Layer.

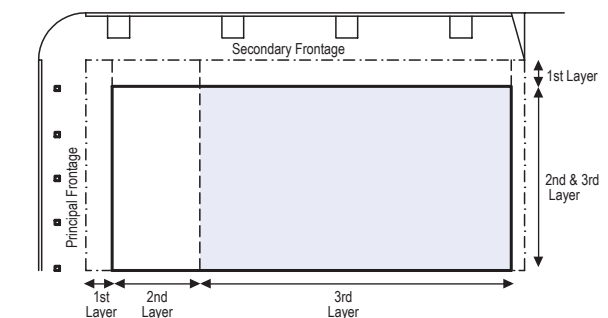
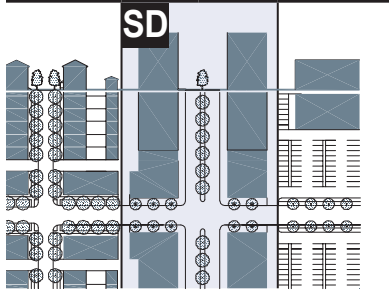


TABLE 5B(ix). SDa SOUTH GATEWAY

	
BUILDING FUNCTION	
Residential	open use
Lodging	open use
Office	open use
Retail	open use
Industrial	restricted use
Civic	open use
BUILDING HEIGHT	
Principal Building	5 stories max ¹
Outbuilding	2 stories max
LOT OCCUPATION	
Lot Width	n/a
Lot Coverage	80% max
BUILDING PLACEMENT	
Edgeyard	n/a
Sideyard	n/a
Rearyard	permitted
Courtyard	permitted
SETBACKS - PRINCIPAL BUILDING	
(g.1) Front Setback Primary	10 ft. max ²
(g.2) Front Setback Secondary	15 ft. max
(g.3) Side Setback	n/a
(g.4) Rear Setback	n/a
Frontage Buildout	95% min
SETBACKS - OUTBUILDING	
(h.1) Front Setback	n/a
(h.2) Side Setback	n/a
(h.3) Rear Setback	n/a
PRIVATE FRONTAGES	
Common Lawn	permitted
Porch & Fence	n/a
Terrace or L.C.	permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	recommended
Gallery / Arcade	recommended
Parking	n/a
PARKING PROVISIONS	
See Table 4E(i) & Table 4E(ii)	
LOCAL HISTORIC DISTRICT	
n/a	

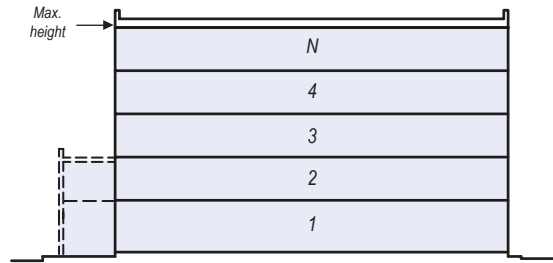
¹ for special hotel/inn height allowances allowed by 'conditional use', refer to applicable Character District standards in the Special Area Plan (Ordinance 2010-26)

² gallery/arcade easement

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

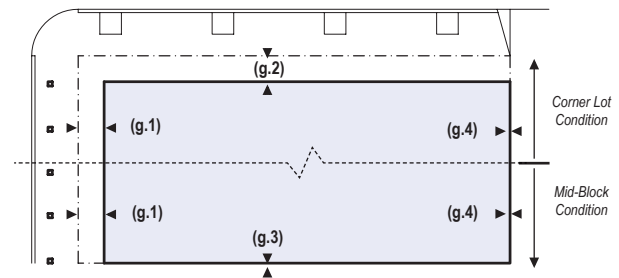
BUILDING HEIGHT

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial Function which must be a minimum of 11 ft with a maximum of 25 ft.
3. Height shall be measured to the eave or roof deck.



SETBACKS - PRINCIPAL BLDG

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third layer as shown in the diagram.
2. Covered parking shall be provided within the third layer as shown in the diagram.
3. Trash containers shall be stored within the third layer.

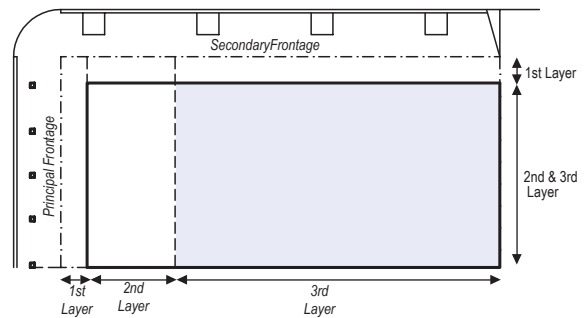
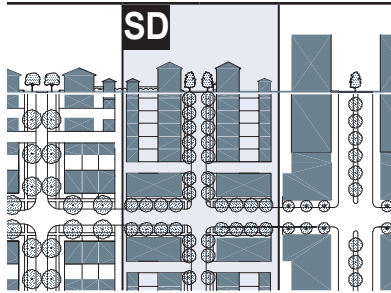


TABLE 5B(x). SDb MARINE TOURIST

**BUILDING FUNCTION**

Residential	limited use
Lodging	restricted use
Office	open use
Retail	limited use
Industrial	limited use
Civic	open use

BUILDING HEIGHT

Principal Building	2 stories max ¹
Outbuilding	2 stories max

LOT OCCUPATION

Lot Width	n/a
Lot Coverage	80% max

BUILDING PLACEMENT

Edgeyard	n/a
Sideyard	n/a
Rearyard	permitted
Courtyard	permitted

SETBACKS - PRINCIPAL BUILDING

(g.1) Front Setback Primary	10 ft. max ²
(g.2) Front Setback Secondary	10 ft. max
(g.3) Side Setback	n/a
(g.4) Rear Setback	10 ft. min ³
Frontage Buildout	90% min

SETBACKS - OUTBUILDING

(h.1) Front Setback	n/a
(h.2) Side Setback	n/a
(h.3) Rear Setback	n/a

PRIVATE FRONTAGES

Common Lawn	n/a
Porch & Fence	n/a
Terrace or L.C.	permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	recommended
Gallery / Arcade	recommended
Parking	n/a

PARKING PROVISIONS

See Table 4E(i) & Table 4E(ii)

LOCAL HISTORIC DISTRICT

n/a

¹ for special hotel/inn height allowances allowed by 'conditional use', refer to applicable Character District standards in the Special Area Plan (Ordinance 2010-26)

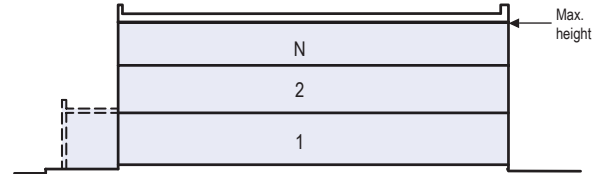
² gallery/arcade easement

³ waterfront public easement

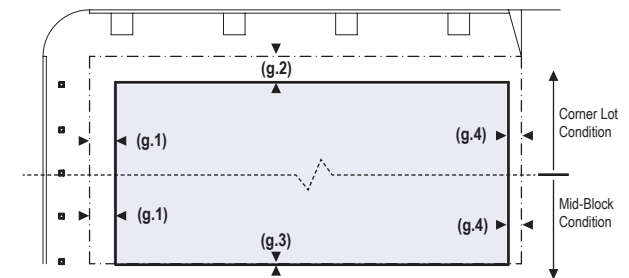
"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

BUILDING HEIGHT

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 ft.
3. Height shall be measured to the eave or roof deck.

**SETBACKS - PRINCIPAL BLDG**

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.

**PARKING PLACEMENT**

1. Uncovered parking spaces may be provided within the second and third Layers.
2. Covered parking shall be provided within the third Layer.
3. Trash containers shall be stored within the third Layer.

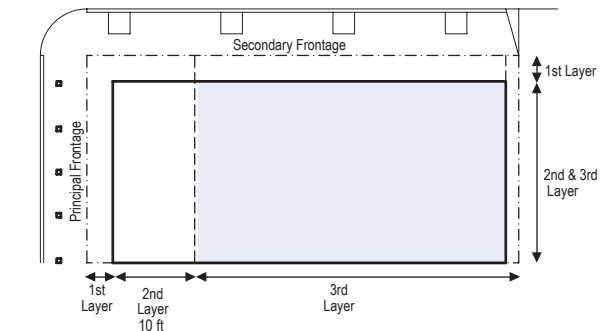
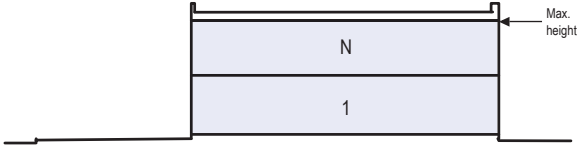
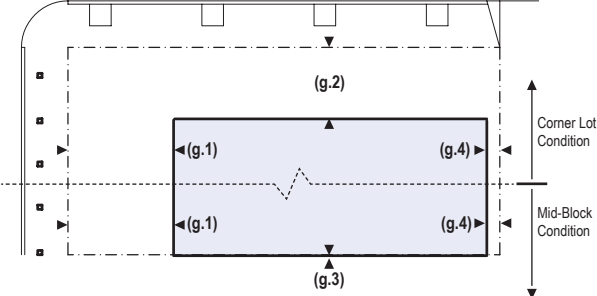
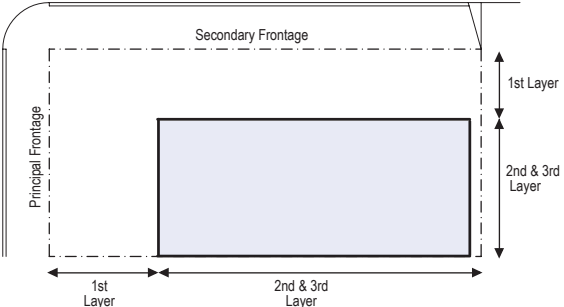


TABLE 5B(xi). SDc MARINE INDUSTRIAL/COMMERCIAL

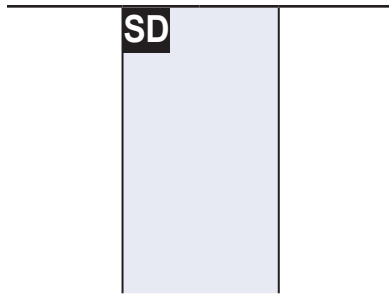
<div style="background-color: black; color: white; padding: 5px; text-align: center; font-weight: bold;">SD</div>	<p>BUILDING HEIGHT</p> <ol style="list-style-type: none"> 1. Building height shall be measured in number of Stories, excluding Attics and raised basements. 2. Stories may not exceed x feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of x ft with a maximum of x ft. 3. Height shall be measured to the eave or roof deck. 																
<p>BUILDING FUNCTION</p> <table border="1"> <tr><td>Residential</td><td>restricted use</td></tr> <tr><td>Lodging</td><td>restricted use</td></tr> <tr><td>Office</td><td>limited use</td></tr> <tr><td>Retail</td><td>open use</td></tr> <tr><td>Industrial</td><td>open use</td></tr> <tr><td>Civic</td><td>open use</td></tr> </table>	Residential	restricted use	Lodging	restricted use	Office	limited use	Retail	open use	Industrial	open use	Civic	open use					
Residential	restricted use																
Lodging	restricted use																
Office	limited use																
Retail	open use																
Industrial	open use																
Civic	open use																
<p>BUILDING HEIGHT</p> <table border="1"> <tr><td>Principal Building</td><td>2 stories max^{1, 2}</td></tr> <tr><td>Outbuilding</td><td>2 stories max</td></tr> </table>	Principal Building	2 stories max ^{1, 2}	Outbuilding	2 stories max													
Principal Building	2 stories max ^{1, 2}																
Outbuilding	2 stories max																
<p>LOT OCCUPATION</p> <table border="1"> <tr><td>Lot Width</td><td>n/a</td></tr> <tr><td>Lot Coverage</td><td>50% max</td></tr> </table>	Lot Width	n/a	Lot Coverage	50% max													
Lot Width	n/a																
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<p>BUILDING PLACEMENT</p> <table border="1"> <tr><td>Edgeyard</td><td>permitted</td></tr> <tr><td>Sideyard</td><td>permitted</td></tr> <tr><td>Rearyard</td><td>permitted</td></tr> <tr><td>Courtyard</td><td>permitted</td></tr> </table>	Edgeyard	permitted	Sideyard	permitted	Rearyard	permitted	Courtyard	permitted	<p>SETBACKS - PRINCIPAL BLDG</p> <ol style="list-style-type: none"> 1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown. 2. Facades shall be built along the Principal Frontage to the minimum specified width in the table. 								
Edgeyard	permitted																
Sideyard	permitted																
Rearyard	permitted																
Courtyard	permitted																
<p>SETBACKS - PRINCIPAL BUILDING</p> <table border="1"> <tr><td>(g.1) Front Setback Primary</td><td>35 ft. max</td></tr> <tr><td>(g.2) Front Setback Secondary</td><td>35 ft. max</td></tr> <tr><td>(g.3) Side Setback</td><td>n/a</td></tr> <tr><td>(g.4) Rear Setback</td><td>n/a</td></tr> <tr><td>Frontage Buildout</td><td>n/a</td></tr> </table>	(g.1) Front Setback Primary	35 ft. max	(g.2) Front Setback Secondary	35 ft. max	(g.3) Side Setback	n/a	(g.4) Rear Setback	n/a	Frontage Buildout	n/a							
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(g.3) Side Setback	n/a																
(g.4) Rear Setback	n/a																
Frontage Buildout	n/a																
<p>SETBACKS - OUTBUILDING</p> <table border="1"> <tr><td>(h.1) Front Setback</td><td>n/a</td></tr> <tr><td>(h.2) Side Setback</td><td>n/a</td></tr> <tr><td>(h.3) Rear Setback</td><td>n/a</td></tr> </table>	(h.1) Front Setback	n/a	(h.2) Side Setback	n/a	(h.3) Rear Setback	n/a	<p>PARKING PLACEMENT</p> <ol style="list-style-type: none"> 1. Uncovered parking spaces may be provided within the first, second and third layers. 2. Covered parking shall be provided within the second and third layer. 3. Trash containers shall be stored within the third Layer. 										
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(h.2) Side Setback	n/a																
(h.3) Rear Setback	n/a																
<p>PRIVATE FRONTAGES</p> <table border="1"> <tr><td>Common Lawn</td><td>n/a</td></tr> <tr><td>Porch & Fence</td><td>n/a</td></tr> <tr><td>Terrace or L.C.</td><td>permitted</td></tr> <tr><td>Forecourt</td><td>permitted</td></tr> <tr><td>Stoop</td><td>permitted</td></tr> <tr><td>Shopfront & Awning</td><td>recommended</td></tr> <tr><td>Gallery / Arcade</td><td>n/a</td></tr> <tr><td>Parking</td><td>by warrant</td></tr> </table>	Common Lawn	n/a	Porch & Fence	n/a	Terrace or L.C.	permitted	Forecourt	permitted	Stoop	permitted	Shopfront & Awning	recommended	Gallery / Arcade	n/a	Parking	by warrant	
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Parking	by warrant																
<p>PARKING PROVISIONS</p> <p>See Table 4E(i) & Table 4E(ii)</p>																	
<p>LOCAL HISTORIC DISTRICT</p> <p>n/a</p>																	

¹ for special hotel/inn height allowances allowed by 'conditional use', refer to applicable Character District standards in the Special Area Plan (Ordinance 2010-26)

² 2 stories max building height 'by right' and 3 stories by 'conditional use'

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

TABLE 5B(xii). SDd MUNICIPAL GATEWAY

**BUILDING FUNCTION**

<i>Residential</i>	<i>conditional use</i>
<i>Lodging</i>	<i>conditional use</i>
<i>Office</i>	<i>conditional use</i>
<i>Retail</i>	<i>conditional use</i>
<i>Industrial</i>	<i>conditional use</i>
<i>Civic</i>	<i>open use</i>

BUILDING HEIGHT

<i>Principal Building</i>	<i>3 stories max¹</i>
<i>Outbuilding</i>	<i>n/a</i>

LOT OCCUPATION

<i>Lot Width</i>	<i>by warrant</i>
<i>Lot Coverage</i>	<i>by warrant</i>

BUILDING PLACEMENT

<i>Edgeyard</i>	<i>by warrant</i>
<i>Sideyard</i>	<i>by warrant</i>
<i>Rearyard</i>	<i>by warrant</i>
<i>Courtyard</i>	<i>by warrant</i>

SETBACKS - PRINCIPAL BUILDING

<i>(g.1) Front Setback Primary</i>	<i>by warrant</i>
<i>(g.2) Front Setback Secondary</i>	<i>by warrant</i>
<i>(g.3) Side Setback</i>	<i>by warrant</i>
<i>(g.4) Rear Setback</i>	<i>by warrant</i>
<i>Frontage Buildout</i>	<i>by warrant</i>

SETBACKS - OUTBUILDING

<i>(h.1) Front Setback</i>	<i>n/a</i>
<i>(h.2) Side Setback</i>	<i>n/a</i>
<i>(h.3) Rear Setback</i>	<i>n/a</i>

PRIVATE FRONTAGES

<i>Common Lawn</i>	<i>by warrant</i>
<i>Porch & Fence</i>	<i>by warrant</i>
<i>Terrace or L.C.</i>	<i>by warrant</i>
<i>Forecourt</i>	<i>by warrant</i>
<i>Shopfront & Awning</i>	<i>by warrant</i>
<i>Gallery / Arcade</i>	<i>by warrant</i>
<i>Parking</i>	<i>by warrant</i>

PARKING PROVISIONS

<i>See Table 4E(i) & Table 4E(ii)</i>

LOCAL/NATIONAL HISTORIC DISTRICT

<i>n/a</i>

¹ for special hotel/inn height allowances allowed by 'conditional use', refer to the applicable Character District standards in the Special Area Plan (Ordinance 2010-26)

DEFINITIONS

This Chapter provides definitions for terms in this Code that are technical in nature or that otherwise may not reflect a common usage of the term. If a term is not defined in this Chapter, then the Technical Review Committee shall determine the correct definition. Terms that are capitalized within Definitions are also defined in this Chapter. Items in italics refer to Chapters, Sections, or Tables in this Code.

6.1 GENERAL TERMS

Accessory Building: An Outbuilding with an Accessory Unit.

Accessory Unit: An Apartment sharing ownership and utility connections with a Principal Building, either within an Outbuilding or within the Principal Building. See *Table 4E and Table 6A*. (Syn: ancillary unit)

Affordable Housing: Housing whereby very low- to moderate income households, adjusted for family size, pay no more than 30 percent of income for mortgages or rental, taxes, insurance and utilities. However, it is not the intent to limit an individual's ability to devote more than 30 percent of income for housing.

Alcoholic Beverage Establishment (Off-Premise): A place of business selling alcoholic beverages for consumption off the premises. This includes any establishment in receipt of a valid alcoholic beverage license from the state which permits the sale of alcohol for consumption off the premises as a Use.

Alcoholic Beverage Establishment (On-Premise): A place of business selling alcoholic beverages for consumption on the premises, and where the sale of food may be incidental to the sale of such beverages. This includes any establishment in receipt of a valid alcoholic beverage license from the state which permits the sale for consumption on the premises of alcoholic beverages as a Use. Alcohol beverage service establishments may include, but are not limited to: bars, taverns, cocktail lounges, nightclubs or supper clubs.

Allee: A regularly spaced and aligned row of trees usually planted along a Thoroughfare or Path.

Apartment Building: A Building or portion thereof, containing three or more Dwelling Units where each unit has direct access to the outside or to a common hall.

Apartment: A Residential unit sharing a building and a Lot with other units and/or uses; may be for rent, or for sale as a condominium.

Arcade: A Private Frontage conventional for Retail use wherein the Facade is a colonnade supporting habitable space that overlaps the Sidewalk, while the Facade at Sidewalk level remains at the Frontage Line.

Artist Gallery: A space for the production and/or exhibition of art, usually visual art, and usually primarily paintings and sculpture. It is also sometimes used as a location for the sale of art.

Artist Studio: An artist's workroom or workspace.

Attic: The interior part of a building contained within a pitched roof structure.

Auto Sales: An establishment where motor vehicles are maintained and displayed for lease or sale.

Automobile Service: A facility conducting activities associated with the repair or maintenance of motor vehicles, trailers, and similar large mechanical equipment; paint and body work; major overhaul of engine or engine parts; and storage or repair.

Avenue (AV): A Thoroughfare of high vehicular capacity and low to moderate speed, acting as a short distance connector between urban centers, and usually equipped with a landscaped median.

Backbuilding: A single-story structure connecting a Principal Building to an Outbuilding. See *Table 6A*.

Bed and Breakfast: An owner-occupied Lodging type typically offering 1 to 5 bedrooms, permitted to serve breakfast in the mornings to guests.

Bicycle Lane (BL): A dedicated lane for cycling within a moderate-speed vehicular Thoroughfare, demarcated by striping.

Bicycle Route (BR): A Thoroughfare suitable for the shared use of bicycles and automobiles moving at low speeds.

Bicycle Trail (BT): A Bikeway running independently of a vehicular Thoroughfare

Bikeway: Any designated Thoroughfare or part of a Thoroughfare for bicycling.

See **Bicycle Lane**, **Bicycle Route**, and **Bicycle Trail**.

Block Face: The aggregate of all the building Facades on one side of a Block.

Block: The aggregate of private Lots, Passages, Rear Alleys and Rear Lanes, circumscribed by Thoroughfares.

Boarding House: A house (often a family home) in which lodgers rent one or more rooms for one or more nights, and sometimes for extended periods of weeks, months and years. The common parts of the house are maintained, and some services, such as laundry and cleaning, may be supplied.

Boulevard (BV): A Thoroughfare designed for high vehicular capacity and moderate speed, traversing an Urbanized area. Boulevards are usually equipped with access lanes buffering Sidewalks and buildings.

Bus Shelter: A building or other structure constructed near a bus stop, to provide seating and protection from the weather for the convenience of waiting passengers.

By Right: Characterizing a proposal or component of a proposal for a plan that complies with this code and is processed and permitted administratively, without public hearing. See **Warrant** and **Variance**.

Childcare Center: A facility where six (6) or more children are cared for on a part-time basis by day or by night including after-school care. The term does not include community based residential facilities, Family Care Homes, foster homes, group homes, rehabilitation or detention centers, orphanages, or other places operating primarily for remedial care.

Civic Building: A building operated by not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking, or for use approved by the legislative body.

Civic Space: An outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping and their Enfronting buildings. *See Table 2J.*

Civic Zone: Designation for public sites dedicated for Civic Buildings and Civic Space.

Civic: Pertaining to not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking.

Clustered House: A unit of several houses attached to each other, typically with shared walls between units, and with exterior maintenance and landscaping provided through an association fee. Alternatively, a form of development for single family detached dwellings whereby lot areas are reduced to allow the concentration of units on reduced land areas.

College: A facility for post-secondary education that grants associate, bachelor, master's or doctoral degrees, and may include research functions or professional schools.

Commercial: The term collectively defining workplace, Office, Retail, and Lodging Functions.

Common Destination: An area of focused community activity, usually defining the approximate center of a Pedestrian Shed. It may include without limitation one or more of the following: a Civic Space, a Civic Building, a Commercial center, or a transit station, and may act as the social center of a neighborhood.

Common Yard: A planted Private Frontage wherein the Facade is set back from the Frontage line. It is visually continuous with adjacent yards. *See Table 4C.*

Community Garden: A single piece of land gardened collectively by a group of people.

Conference/Exhibition Center: A facility that is constructed for and devoted to meetings and meeting space.

Configuration: The form of a building, based on its massing, Private Frontage, and height.

Corridor: A lineal geographic system incorporating transportation and/or Greenway trajectories. A transportation Corridor may be a lineal Transect Zone.

Cottage: An Edgeyard building type. A single-family dwelling, on a regular Lot, often shared with an Accessory Building in the back yard.

Courtyard Building: A building that occupies the boundaries of its Lot while internally defining one or more private patios. *See Table 4A.*

Cremation Facility: A building that is used to reduce dead bodies to basic chemical compounds in the form of gases and bone fragments. This is accomplished through burning, high temperatures and vaporization.

Curb: The edge of the vehicular pavement that may be raised or flush to a Swale. It usually incorporates the drainage system. *See Table 2C and Table 2D.*

Density (Base): The number of dwelling units per acre before adjustment for other Functions and/or TDR.

Density Transfer: The transfer of allowable dwelling units from one parcel of land to another. An owner of a parcel of land may have all or a portion of allowable dwelling

units transferred from that land (“transferor parcel”) to another parcel (“transferee parcel”) in the manner provided in the Comprehensive Plan. Allowable dwelling units may be transferred between parcels which are under different ownership or control.

Design Speed: The velocity at which a Thoroughfare tends to be driven without the constraints of signage or enforcement. There are four ranges of speed: Very Low: (below 20 MPH); Low: (20-25 MPH); Moderate: (25-35 MPH); High: (above 35 MPH). Lane width is determined by desired Design Speed. *See Table 2A.*

Disposition: The placement of a building on its Lot. *See Table 4A.*

Dooryard: A Private Frontage type with a shallow Setback and front garden or patio, usually with a low wall at the Frontage Line. *See Table 4C.* (Variant: Lightwell, light court.)

Drive: A Thoroughfare along the boundary between an Urbanized and a natural condition, usually along a waterfront, Park, or promontory. One side has the urban character of a Thoroughfare, with Sidewalk and building, while the other has the qualities of a Road or parkway, with naturalistic planting and rural details.

Drive-Through Facility: A place of business including drive-through banks or teller windows, drive-through eating and drinking establishments, drive-through windows at liquor or other stores, or at laundry and dry cleaning agencies, car washes, and similar facilities, but excludes automotive service stations.

Driveway: A vehicular lane within a Lot, often leading to a garage. *See Section 4.7 and Table 2B-f.*

Duplex House: Two (2) Dwelling Units sharing a detached Building, each Dwelling Unit of which provides a residence for a single housekeeping unit.

Edgeyard Building: A building that occupies the center of its Lot with Setbacks on all sides. *See Table 4A.*

Effective Parking: The amount of parking required for Mixed Use after adjustment by the Shared Parking Factor. *See Table 4E(ii).*

Effective Turning Radius: The measurement of the inside Turning Radius taking parked cars into account. *See Table 6A.*

Electric Substation: Part of an electrical generation, transmission, and distribution system, where voltage is transformed from high to low, or the reverse, or many other important functions. Electric power may flow through several substations between generating plant and consumer, and may be changed in voltage in several steps.

Elevation: An exterior wall of a building not along a Frontage Line. *See Table 6A.* See: **Facade.**

Encroach: To break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, into the Public Frontage, or above a height limit.

Encroachment: Any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public Frontage, or above a height limit.

Enfront: Placed along or parallel to a Frontage, as in “porches Enfront the street.”

Expression Line: A line prescribed at a certain level of a building for the major part of the width of a Facade, expressed by a variation in material or by a limited projection such as a molding or balcony. *See Table 4B.* (Syn: transition line.)

Extension Line: A line prescribed at a certain level of a building for the major part of the width of a Facade, regulating the maximum height for an Encroachment by an Arcade Frontage. *See Table 4B.*

Facade: The exterior wall of a building that is set along or parallel to a Frontage Line. *See Elevation.*

Fire Station: A Building housing fire equipment and firefighters.

Forecourt: A Private Frontage wherein a portion of the Facade is close to the Frontage Line and the central portion is set back. *See Table 4C.*

Fountain or Public Art: A work of art in any media that has been planned and executed with the specific intention of being sited or staged in the physical public domain, usually outside and accessible to all.

Frontage Buildout: The percentage of Lot width occupied by the width of the building Facade.

Frontage Line: A Lot line bordering a Public Frontage. Facades facing Frontage Lines define the public realm and are therefore more regulated than the Elevations facing other Lot lines. *See Table 6A.*

Frontage: The area between a building Facade and the vehicular lanes, inclusive of its built and planted components. Frontage is divided into Private Frontage and Public Frontage. *See Table 2C and Table 4C.*

Function: The use or uses accommodated by a building and its Lot, categorized as Restricted, Limited, or Open, according to the intensity of the use. *See Table 4E and Table 4F.*

Funeral Home: A facility licensed by the state and containing suitable storage room for the dead including embalming facilities, and may also provide rooms for the display of the dead or ceremonies connected with burial or cremation.

Gallery: A Private Frontage conventional for Retail use wherein the Facade is aligned close to the Frontage Line with an attached cantilevered shed or lightweight colonnade overlapping the Sidewalk. *See Table 4C.*

Gasoline (service): A place which sells gasoline to pump directly into a motor vehicle or into an approved container.

Green: A Civic Space type for unstructured recreation, spatially defined by landscaping rather than building Frontages. *See Table 2J.*

Greenhouse: A building with glass walls and roof; for the cultivation and exhibition of plants under controlled conditions.

High School: A facility offering instruction at the high school level.

Home Occupation: Non-Retail Commercial enterprises. The work quarters should be invisible from the Frontage, located either within the house or in an Outbuilding. Permitted activities are defined by the Restricted Office category. *See Table 4E.*

Hospital: An institution having an appropriate license or certificate of need issued by

the State of Florida and providing primary health, medical, or surgical care to persons suffering from illness, disease, injury, deformity or abnormal mental conditions; and may include related accessory facilities such as laboratories, outpatient or training facilities.

Hotel: A group of lodging units exceeding 12 units that may provide services for dining, meeting and recreation.

Infill: noun - New development on land that had been previously developed, including most greyfield and brownfield sites and cleared land within Urbanized areas. verb- to develop such areas.

Inn: A Lodging type, owner-occupied, typically offering 6 to 12 bedrooms, permitted to serve breakfast in the mornings to guests. *See Table 4E.*

Kiosk: A booth that may have an open windows on one or more sides operated by vendors selling small, inexpensive consumables such as newspapers, magazines, lighters, street maps, cigarettes, and confections and the like.

Laboratory Facility: A workplace for the conduct of scientific research.

Layer: A range of depth of a Lot within which certain elements are permitted. *See Table 6A.*

Library: A collection of books, resources, and services, and the structure in which it is housed; it is organized for use and maintained by a public body, an institution, or a private individual.

Light Industrial Facility: A building where the manufacturing activity uses moderate amounts of partially processed materials to produce items of relatively high value per unit weight. Examples of light industries include the manufacture of clothes, shoes, furniture, consumer electronics and home appliances. May also include a manufacturing facility which primarily involves the assembly, packaging, cleaning, servicing, testing, and repairing of materials, products or equipment inside the principle structure.

Lightwell: A Private Frontage type that is a below-grade entrance or recess designed to allow light into basements. *See Table 4C.* (Syn: light court.)

Liner Building: A building specifically designed to mask a parking lot or a Parking Structure from a Frontage.

Live Theater: A structure where there are live performers creating a self-contained drama.

Live-Work: A Mixed Use unit consisting of a Commercial and Residential Function. The Commercial Function may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the Commercial activity or industry. *See Work-Live.* (Syn.: flexhouse.)

Lodging: Premises available for daily and weekly renting of bedrooms. *See Table 4E and Table 4F.*

Lot Width: The measurement of the Principal Frontage Line of a Lot.

Lot: A parcel of land accommodating a building or buildings of unified design.

Lot Line: The boundary that legally and geometrically demarcates a Lot.

Main Civic Space: The primary outdoor gathering place for a community.

Manufacturing: Premises available for the creation, assemblage and/or repair of

artifacts, using table-mounted electrical machinery or artisanal equipment, and including their Retail sale.

Marine-Related Commercial: A use which is primarily undertaken for a marine-related business purpose, rather than hobby, recreational, educational, or other purposes. Such marine-related commercial uses are usually attributed to a for-profit entity, rather than an individual, university or other educational institutions, or non-profit organizations.

Marine-Related Industrial: A use which is primarily undertaken for the production, processing, assembling, packaging, manufacturing, warehousing, assembling or treatment of marine-related goods & products.

Medical Clinic: A small private or public health facility that is devoted to the care of outpatients, often in a community.

Meeting Hall: A building available for gatherings, including conferences.

Middle/Elementary School: A facility offering instruction at the middle/elementary school level.

Mini-Storage: An establishment containing separate, secured self-storage areas or lockers used for the temporary storage of household items and seasonal or recreational vehicles, small boats, trailers etc. These facilities cater primarily to the needs of nearby residents.

Mixed Use: Multiple Functions within the same building through superimposition or adjacency, or in multiple buildings by adjacency, or at a proximity determined by Warrant.

Mixed-Use Building (office): A building that contains a residential and office component within the same building through superimposition or adjacency, or in multiple buildings by adjacency, or at a proximity determined by warrant.

Mixed-Use Building (residential): A building that contains a residential and non-residential component within the same building through superimposition or adjacency, or in multiple buildings by adjacency, or at a proximity determined by warrant.

Movie Theater: A venue, usually a building, for viewing motion pictures. Most but not all movie theaters are commercial operations catering to the general public, who attend by purchasing a ticket.

Museum: A depository for collecting and displaying objects having scientific or historical or artistic value.

Office: Premises available for the transaction of general business but excluding Retail, artisanal and Manufacturing uses. *See Table 4E.*

Open Space: Land intended to remain undeveloped or adapted as Civic Space.

Open-Market Building: A retail sales establishment operated under a fixed, permanent roofed structure which may or may not contain walls, limited to: farmers market, Flea Markets, food vendors, and the like.

Outbuilding: An Accessory Building, usually located toward the rear of the same Lot as a Principal Building, and sometimes connected to the Principal Building by a Backbuilding. *See Table 6A.*

Outdoor Auditorium: An outdoor area / un-enclosed theatre, where the public comes to hear and watch performances.

Outdoor Display of Merchandise: The outdoor display of retail merchandise along or adjacent to public streets/sidewalks shall be limited to the principal/primary frontage of a building. Secondary frontages shall not be allowed to display merchandise outdoors. Outdoor display areas shall comply with the following additional criteria:

- 1) The area of display shall be limited to the area immediately in front of and directly adjacent to the primary storefront, regardless of the proximity of the storefront to the street/sidewalk. Displays shall not impede or obstruct accessibility.
- 2) Displays that encroach the public sidewalk shall only be allowed where the front setback of the primary facade is less than 30" from the public sidewalk. Such displays shall occupy a space no deeper than 30" measured from the face of the building and no higher than 36" measured from grade. Such displays must be attached to the face of the building such that the displays or racks cannot fall into the public street or sidewalk.
- 3) Displays that are located entirely on private property and under/within a roofed porch area with a minimum enclosure height of 36" may display merchandise on racks up to 66" in height with no restriction on placement as long as the displays do not impede or obstruct accessibility. Acceptable examples of porches are shown in *Figure 1*, below. Additional display on the public right of way/sidewalk shall not be allowed. Displays on private property that are not within/under an acceptable porch enclosure shall comply with the display limitations in 2 above.
- 4) Merchandise shall not be hung from, or affixed to any part of the building, except from permanently installed racks attached to the face of the building not exceeding the measurements established in 2 or 3 above.
- 5) Merchandise shall not be displayed or offered for sale on vacant lots, parking lots, and similarly undeveloped land unless otherwise approved by the City.

FIGURE 1.



Outdoor Storage: A commercial enterprise that stores goods and materials outside.

Park: A Civic Space type that is a natural preserve available for unstructured recreation. See *Table 2J*.

Parking Structure: A building containing one or more Stories of parking above grade.

Passage (PS): A pedestrian connector, open or roofed, that passes between buildings to provide shortcuts through long Blocks and connect rear parking areas to Frontages.

Passenger Terminal: A station where transport vehicles load or unload passengers.

Path (PT): A pedestrian way traversing a Park or rural area, with landscape matching the contiguous Open Space, ideally connecting directly with the urban Sidewalk network.

Pedestrian Shed: An area that is centered on a Common Destination. Its size is related to average walking distances for the applicable Community Unit type. Pedestrian Sheds are applied to structure Communities.

Planter: The element of the Public Frontage which accommodates street trees, whether continuous or individual.

Playground: A tract of land designated and used by the public for active and passive recreation.

Plaza: A Civic Space type designed for Civic purposes and Commercial activities in the more urban Transect Zones, generally paved and spatially defined by building Frontages.

Police Station: A facility providing basic public safety services, for the benefit and service of the population of the community in which it is located.

Principal Building: The main building on a Lot, usually located toward the Frontage. See *Table 6A*.

Principal Entrance: The main point of access for pedestrians into a building.

Principal Frontage: On corner Lots, the Private Frontage designated to bear the address and Principal Entrance to the building, and the measure of Lot Width. Prescriptions for the parking Layers pertain only to the Principal Frontage. Prescriptions for the first Layer pertain to both Frontages of a corner Lot. See **Frontage**.

Private Frontage: The privately held Layer between the Frontage Line and the Principal Building Facade. See *Table 4C* and *Table 6A*.

Public Frontage: The area between the outer edge of the Vehicular Lanes and the Frontage Line. See *Table 2C* and *Table 2D*.

Push Cart: A type of cart that is pushed that contains food and/or beverage items for sale.

Rear Alley (RA): A more urban vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings, and containing utility easements.

Rear Lane (RL): A more rural vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings, and containing utility easements.

Rearyard Building: A building that occupies the full Frontage Line, usually leaving the rear of the Lot as the sole yard. See *Table 4A*. (Var: Rowhouse, Townhouse, Apartment House)

Recess Line: A line prescribed for the full width of a Facade, above which there is a Stepback of a minimum distance, such that the height to this line (not the overall building height) effectively defines the enclosure of the Enfronting public space. Var: Extension Line. See *Table 4B*.

Regulating Plan: A Zoning Map or set of maps that shows the Transect Zones, Civic Zones, Special Districts if any, and Special Requirements if any, of areas subject to, or potentially subject to, regulation by this code.

Religious Assembly: A facility used for regular organized religious worship and related activities.

Residential: Characterizing premises available for long-term human dwelling.

Restaurant: An establishment that prepares and serves food, drink and dessert to customers in return for money. Meals are generally served and eaten on premises, but many restaurants also offer take-out and food delivery services.

Retail Frontage: Frontage designated on a Regulating Plan that requires or recommends the provision of a Shopfront, encouraging the ground level to be available for Retail use. *See Section 4.3.*

Retail: Characterizing premises available for the sale of merchandise and food service. *See Table 4E and Table 4F.*

Road (RD): A Thoroughfare of low-to-moderate vehicular speed and capacity. This type is allocated to the more rural Transect Zones (T1-T3). *See Table 2C.*

Roadside Stand: An area or structure used for displaying and selling farm products and may operate seasonally or year-round. Farm products shall mean those plants that are useful to humans produced by agriculture and includes, but is not limited to, grains and feed crops, field crops, dairy and dairy products, berries, herbs, fruits, vegetables, flowers, seeds, grasses, nursery stock, trees and tree products and other similar products.

Rowhouse: A single-family dwelling that shares a party wall with another of the same type and occupies the full Frontage Line. *See Rearyard Building.* (Syn: Townhouse)

Seasonal/Short-term Rental: A dwelling unit that may also be used to provide temporary lodging accommodations for compensation to transient residents, especially motor tourists or travelers. A transient resident shall mean a visitor to the community who does not use the dwelling as a principal residence, who is neither gainfully employed in the community nor a student currently enrolled in a school located in the community or who resides in the dwelling for 6 weeks or less.

Secondary Frontage: On corner Lots, the Private Frontage that is not the Principal Frontage. As it affects the public realm, its first Layer is regulated. *See Table 6A.*

Setback: The area of a Lot measured from the Lot line to a building Facade or Elevation that is maintained clear of permanent structures, with the exception of Encroachments listed in *Section 4.7.* *See Table 5A.* (Var: build-to line, build-to zone.)

Sewer and Waste Facility: The process of removing contaminants from wastewater and household sewage, both runoff (effluents) and domestic. It includes physical, chemical, and biological processes to remove physical, chemical and biological contaminants. Its objective is to produce an environmentally-safe fluid waste stream (or treated effluent) and a solid waste (or treated sludge) suitable for disposal or reuse.

Shopfront: A Private Frontage conventional for Retail use, with substantial glazing and an awning, wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. *See Table 4C.*

Shopping Center: A large multi-tenant shopping establishment (three or more retailers) planned constructed and managed as a total entity; usually includes restaurants and a convenient parking area.

Sidewalk Café: An area on the public sidewalk associated with an abutting restaurant or coffee shop that contains tables and chairs [and sometimes benches] for dining and relaxing.

Sidewalk: The paved section of the Public Frontage dedicated exclusively to pedestrian activity.

Sideyard Building: A building that occupies one side of the Lot with a Setback on the other side. This type can be a Single or Twin depending on whether it abuts the neighboring house. See *Table 4A*.

Single Family Dwelling: An Edgeward building type, usually a single-family dwelling on a large Lot, often shared with an Accessory Building in the back yard.

Special District (SD): An area that, by its intrinsic Function, Disposition, or Configuration, cannot or should not conform to one or more of the normative Community Unit types or Transect Zones specified by the SmartCode. Special Districts may be mapped and regulated at the regional scale or the community scale.

Special Flood Hazard Area (Coastal High Hazard Area): A designation by the Federal Emergency Management Agency (FEMA) that may include the V (Velocity) Zones and Coastal A Zones where building construction is forbidden, restricted, or contingent upon raising to the Base Flood Elevation.

Square: A Civic Space type designed for unstructured recreation and Civic purposes, spatially defined by building Frontages and consisting of Paths, lawns and trees, formally disposed. See *Table 2J*.

Standard Pedestrian Shed: A Pedestrian Shed that is an average 1/4 mile radius or 1320 feet, about the distance of a five-minute walk at a leisurely pace. See **Pedestrian Shed**.

Stepback: A building Setback of a specified distance that occurs at a prescribed number of Stories above the ground. See *Table 4B*.

Stoop: A Private Frontage wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk for privacy, with an exterior stair and landing at the entrance. See *Table 4C*.

Story: A habitable level within a building, excluding an Attic or raised basement. See *Table 4B*.

Street (ST): A local urban Thoroughfare of low speed and capacity. See *Table 4C and Table 4D*.

Streetscreen: A freestanding wall built along the Frontage Line, or coplanar 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. (Syn: streetwall.) See *Section 4.7.5f*.

Substantial Modification: Alteration to a building that is valued at more than 50% of the replacement cost of the entire building, if new.

Surface Parking Lot: A parking facility available to the general public for temporary parking of motor vehicles, including parking lots. Such lots are not meant for the long-term storage of vehicles or recreational vehicles, boats, trailers, etc.

Swale: A low or slightly depressed natural area for drainage.

Target Speed: The velocity at which a Thoroughfare tends to be driven without the constraints of signage or enforcement. There are four ranges of speed: very low: (below 20 MPH); low: (20-25 MPH); moderate: (25-35 MPH); high: (above 35 MPH). See *Table 2A*.

Terminated Vista: A location at the axial conclusion of a Thoroughfare. A building located at a Terminated Vista designated on a Regulating Plan is required or recommended to be designed in response to the axis.

Thoroughfare: A way for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces, consisting of Vehicular Lanes and the Public Frontage. See *Chapter 2 and Table 6A*.

TND: Traditional Neighborhood Development, a Community Unit type structured by a Standard Pedestrian Shed oriented toward a Common Destination consisting of a Mixed Use center or Corridor, and in the form of a medium-sized settlement near a transportation route. (Syn: village. Variant: Infill TND, neighborhood.)

TOD: Transit Oriented Development. TOD is created by an overlay on all or part of a TND or RCD, or by designation on a Regional Plan, permitting increased Density to support rail or Bus Rapid Transit (BRT).

Townhouse: See **Rearyard Building**. (Syn: Rowhouse)

Trade School: A facility offering instruction or training in trades or occupations such as secretarial, paralegal, business, beauty, barber, bartender, acupuncture, massage, design, fine arts, music and dance or other similar vocations.

Transect Zone (T-zone): One of several areas on a Zoning Map regulated by this code. Transect Zones are administratively similar to the land use zones in conventional codes, except that in addition to the usual building use, height, and Setback requirements, other elements of the intended habitat are integrated, including those of the private Lot and building and Public Frontage. See *Table 1A*.

Transect: A cross-section of or path through the environment showing a range of different habitats. The rural-urban Transect of the human environment used in this code template is divided into six Transect Zones. These zones describe the physical form and character of a place, according to the density and intensity of its land use and Urbanism.

Turning Radius: The curved edge of a Thoroughfare at an intersection, measured at the inside edge of the vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn. See *Table 2B and Table 6A*.

T-zone: Transect Zone.

Urban Farming: The practice of cultivating, processing and distributing food in, or around a village, town or city. Urban agriculture in addition can also involve animal husbandry, aquaculture, agro-forestry and horticulture.

Urbanism: Collective term for the condition of a compact, Mixed Use settlement, including the physical form of its development and its environmental, functional, economic, social, and cultural aspects.

Urbanized: Generally, developed. Specific to this code, developed at T-3 (Sub-Urban) intensity or higher.

Variance: A ruling that would permit a practice that is not consistent with either a specific provision or the Intent of this Code (Section 1.3). Variance requests are usually subject to a public hearing. See *Section 1.5*.

Vehicular Lanes: Lanes intended for vehicular traffic and bicycles, whether traveling or parked. (Var: roadbed)

Veterinary Office w/ Kennel: A building that contains a doctor who treats animals and is a practitioner of veterinary medicine. A kennel is the name given to any structure or shelter for dogs and similar animals.

Warehouse: A commercial building utilized for the storage of goods. Warehouses are used by manufacturers, importers, exporters, wholesalers, transport businesses, customs, etc.

Warrant: A ruling that would permit a practice that is not consistent with a specific provision of this Code, but that is justified by Intent as set forth in *Section 1.3*. See *Section 1.5*.

Water Supply Facility: The system of supplying clean water to domestic and business properties.

Wireless Transmitter: A facility for the provision of personal wireless services, as defined by the federal Telecommunications Act of 1996. Further, a wireless transmitter is any facility for the transmission or reception of personal wireless services, which may consist of an antenna array, transmission cables, equipment shelter or Building, access road, mount, and a guy system. Such facilities may include “monopole” or “lattice tower (tower)” structures.

Work-Live: A Mixed Use unit consisting of a Commercial and Residential Function. It typically has a substantial Commercial component that may accommodate employees and walk-in trade. The unit is intended to function predominantly as work space with incidental Residential accommodations that meet basic habitability requirements. See **Live-Work**. (Syn: Live-With.)

Yield: Characterizing a Thoroughfare that has two-way traffic but only one effective travel lane because of parked cars, necessitating slow movement and driver negotiation. Also, characterizing parking on such a Thoroughfare.

Zoning Map: The official map or maps that are part of the zoning ordinance and delineate the boundaries of individual zones and districts. See **Regulating Plan**.

6.2 LANDSCAPING STANDARDS TERMS

Adventive Species: A plant that may be native to the continent or greater bioregion but is found growing outside its natural range; a species not regionally or locally native nor fully established, but locally present or temporarily naturalized.

Caliper: Diameter of a Tree trunk. The term “caliper” is used for Trees less than twelve (12) inches in diameter. For Trees less than four (4) inches in diameter, it is measured six (6) inches from the ground. For Trees between four (4) inches and twelve (12) inches in diameter, it is measured twelve (12) inches from the ground.

Critical Root Zone (CRZ): A circular area centered on the trunk of an existing Tree that has a radius of twelve (12) inches to every inch of Diameter at Breast Height (DBH) of the Tree.

Diameter at Breast Height (DBH): A standard method of expressing the diameter or the trunk or bole of a standing (existing) Tree measured 4.5 feet [1.3 m] above ground in existing Tree surveys.

Deciduous: A Tree or Shrub which sheds its foliage at the end of each growing season.

Endangered Plant: Any plant species which is in danger of extinction throughout all or a significant part of its range.

Evergreen: A Tree or Shrub whose foliage persists year round. Plants typically associated with the upright conical or pyramidal Tree forms and needle foliage of coniferous Trees (i.e. pine, spruce, fir, etc.), but which may also include plants with broadleaf foliage and rounded or spreading Tree forms (i.e., Yaupon Holly, Live Oak, etc.).

Exotic Species: A plant introduced from another geographic region to an area outside its natural range. For the purpose of this code, this term shall be used primarily to describe conventionally cultivated and hybridized species of non-native plants that are non-invasive and regarded as suitable for and applicable to local landscaping.

Exotic Invasive Species: A noxious exotic plant reproducing outside its natural range and outside cultivation that disrupts naturally occurring plant communities by altering structure, composition, natural processes or habitat quality.

Irrigation System: A permanent underground piping and distribution system designed using industry standard methods to provide efficient irrigation coverage over a landscaped area.

Landscape Area: The area of a lot or parcel exclusive of building footprints, driveway and walkway pavements, and other impervious hardscape areas, and inclusive of ponds, pools and water features.

Mulch: A protective covering consisting of organic materials customarily used in landscaping and placed around plants to retain soil moisture, retard erosion, shield roots from freezing, and inhibit weed growth.

Native Species: A plant occurring within local jurisdictional boundaries prior to foreign contact, according to the best scientific and historical documentation. This includes species that are considered indigenous, occurring in natural associations with habitats that existed prior to significant anthropogenic impacts and alteration to the landscape.

Natural Community: A distinct and recurring assemblage of populations of plants, animals, fungi and microorganisms naturally associated with each other and their physical environment.

Shrub: A deciduous or evergreen woody plant with single or multiple trunks or multiple leaders and with a mature height generally not expected to exceed fifteen (15') feet.

Sports Field: Civic Space designed for structured play.

Tree: A woody plant with an expected mature height of thirty feet or more and possessing either a single trunk or multiple trunks. Trees are often described in subcategories by common attributes and the functions they serve, such as:

- i. *Canopy Tree:* A redundant term as all Trees have canopies; analogous to the term Shade Tree.
- ii. *Coniferous Tree:* Any Tree with needle leaves and a woody cone fruit.

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- iii. *Ornamental Tree*: An Understory Tree planted primarily for its aesthetic value and as a landscape focal point, as opposed to its function of shading or screening even though it may perform all three functions.
 - iv. *Shade Tree*: Typically a deciduous Tree - rarely an evergreen - planted primarily for its overhead canopy and the quality of the shade it provides.
 - v. *Small/ Medium/ Large (Tree or Shrub)*: A means of categorizing Trees or Shrubs based upon their canopy or spread at maturity assuming proper maintenance and normal growing conditions and which serves the purpose of allowing for their proper spacing in landscape plans.
 - vi. *Street Tree*: A Tree planted that is an element of a Thoroughfare assembly.
 - vii. *Specimen Tree*: A particularly impressive or unusual example of a species due to its size, shade, age, or any other trait that epitomizes the character of the species.
 - viii. *Understory Tree*: A small to medium sized Tree with an expected mature height less than thirty feet and a canopy which may or may not offer a sufficient clearance height for pedestrians beneath.

Tree survey: An aerial photograph or drawing to scale (one inch equals 100 feet or smaller ratio) which must be easily legible and provides the following information plotted by accurate techniques:

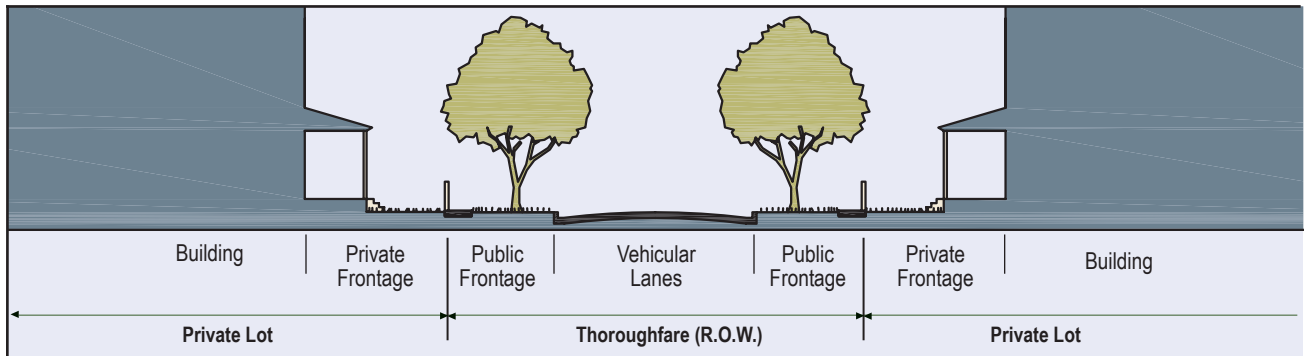
- i. Location of all trees protected under the provisions of *Sections 133.00 through 133.10*;
- ii. Common names of all trees; and
- iii. DBH of each tree.

Turfgrass: A continuous plant coverage consisting of a grass species that is regularly mowed to maintain a desired height.

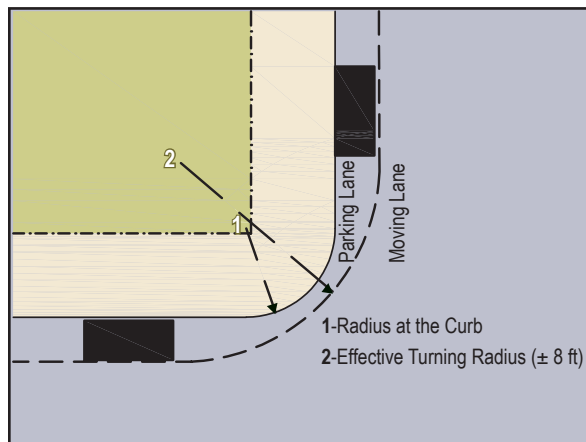
Xeriscape: A method of landscaping that emphasizes water conservation, accomplished by following sound horticultural and landscaping practices, such as planning and design, soil improvement, limited turf areas, use of mulches, use of low-water demand plants, efficient irrigation practices and appropriate maintenance.

TABLE 6A. DEFINITIONS ILLUSTRATED

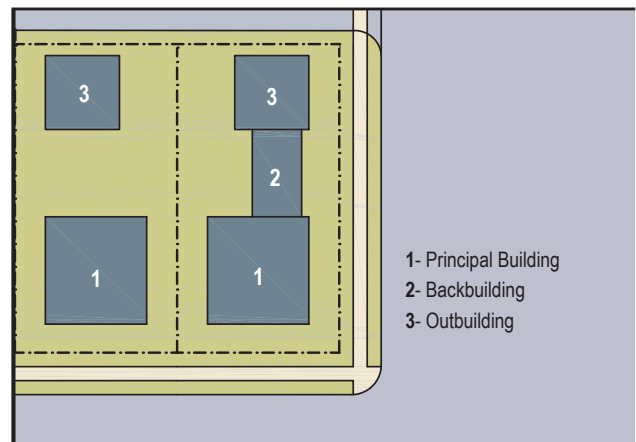
a. THOROUGHFARE & FRONTAGES



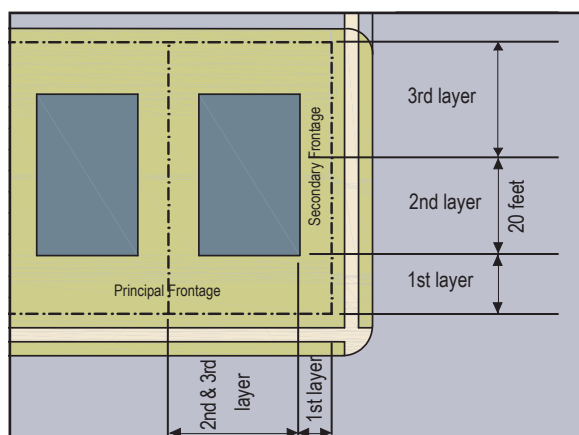
b. TURNING RADIUS



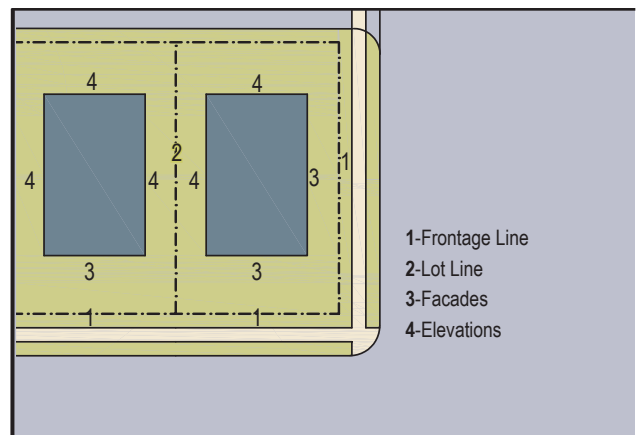
c. BUILDING PLACEMENT



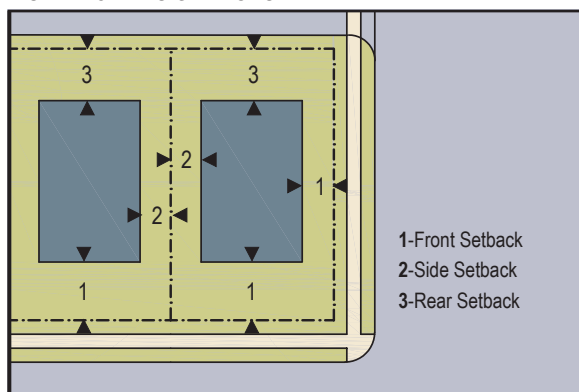
d. LOT LAYERS



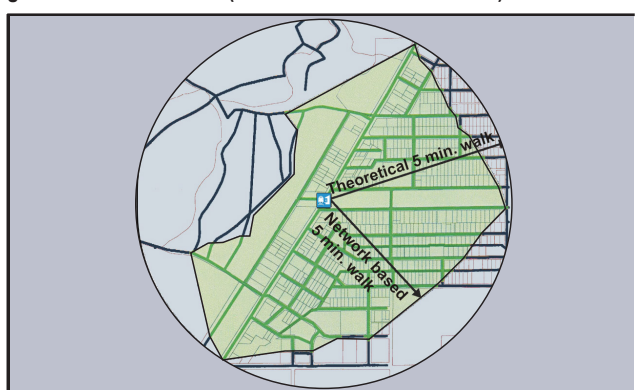
e. FRONTAGE & LOT LINES



f. SETBACK DESIGNATIONS



g. PEDESTRIAN SHED (STANDARD AND NETWORK)





CITY OF TARPON SPRINGS

**A TRANSECT-BASED INFILL CODE
FOR THE
SPONGE DOCKS
AND
COMMUNITY REDEVELOPMENT AREA**



RENAISSANCE PLANNING GROUP