



# BRADENTON FORM-BASED CODE





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## **ARTICLE 1. GENERAL PROVISIONS**

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### **1.1 TITLE**

This Ordinance is the compilation of the land development regulations for the City of Bradenton, Florida and shall be entitled, "THE CITY OF BRADENTON FORM BASED CODE LAND USE AND DEVELOPMENT REGULATIONS" and may be referred to as the "Form Based Code Land Use Regulations" or the "FBC Regulations."

### **1.2 AUTHORITY**

This Ordinance enacting the City's FBC Regulations adopted pursuant to the authority of Article VIII, Section 2(b), Florida Constitution, the "Municipal Home Rule Powers Act", Florida Statutes (F.S.) Section 166.021, et. al. and the "Local Government Comprehensive Planning and Land Development Regulation Act", F.S., Section 163.3202.

### **1.3 PURPOSE AND INTENT**

This Ordinance enacts the City's FBC Regulations to implement the City's Comprehensive Plan through the establishment of certain regulations, procedures, and standards for reviewing and approving all development orders, permits, and use of land within the incorporated area of the City designated by the Form Based Code Map. This Ordinance is enacted in order to protect and preserve the public health, safety, and general welfare and to assist in the orderly and controlled growth and development of the City. It is the further intent of this Ordinance that the City's FBC Regulations establish an efficient, effective and equitable regulatory and procedural code relating to the use of land and development within the City. The intent and purpose of this Code is to enable, encourage and qualify the implementation of the following policies:

#### **1.3.1 The Region**

- a. That the region should retain its natural infrastructure and visual character derived from topography, woodlands, farmlands, riparian corridors and coastlines.
- b. That growth strategies should encourage Infill and redevelopment in urban areas.
- c. That Workforce Housing should be distributed throughout the region to match job opportunities and to avoid concentrations of poverty.
- d. That transportation Corridors should be planned and reserved in coordination with land use.
- e. That green corridors should be used to define and connect the urbanized areas.
- f. That the region should include a framework of transit, pedestrian, and bicycle systems that provide alternatives to the automobile.

#### **1.3.2 The Community**

- a. That neighborhoods and urban areas should be compact, pedestrian-oriented and contain a mix of uses.
- b. That neighborhoods and urban areas 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



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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 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 and downtowns.

### 1.3.3 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 through form-based codes.

### 1.3.4 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 4.1 shall constitute the Intent of this Code with regard to the general character of each of these environments.

### 1.3.5 Acronyms

The following acronyms are used throughout these FBC Regulations for purposes of efficiency:

ADA	Application for Development Approval
AOD	Antique Overlay District
ARB	Architectural Review Board
CHHA	Coastal High Hazard Area
CIR	Community Impact Report
DRI	Development of Regional Impact
FBC	Form Based Code
FAC	Florida Administrative Code
F.S.	Florida Statutes
LUR	Land Use Regulations
PCD	Department of Planning and Community Development



SF or sf square feet/foot

SFHA Special Flood Hazard Area

TBRPC Tampa Bay Regional Planning Council

TLPB Tree and Land Preservation Board

VAOD Village of the Arts Overlay District

### 1.4 FINDINGS OF FACT

The Local Government Comprehensive Planning and Land Development Regulation Act, F.S., Section 163.3202, requires the City to enact land development regulations which are consistent with, and implement the City's Comprehensive Plan.

- 1.4.1 These FBC Regulations contain specific and detailed provisions that are consistent with, and necessary and desirable to implement the adopted City Comprehensive Plan.
- 1.4.2 This Ordinance provides consistent and responsible oversight for the location, design, and construction of development within the City, and is necessary in order to protect the public health, safety, and welfare, and to maintain and enhance the City's existing quality of life. This Code was adopted to promote the health, safety and general welfare of the City of Bradenton and its citizens, including protection of the environment, conservation of land, energy and natural resources, providing an environment that features multiple mobility modes, more efficient use of public funds, health benefits of a pedestrian environment, historic preservation, education and recreation, reduction in sprawl development, and a more durable and resilient built environment.
- 1.4.3 The required public participation, public notice, and public hearings necessary pursuant to F.S., Chapters 163 and 166 in order to enact these FBC Regulations have been held once with the Planning Commission, as the Local Planning Agency, and three times with the Bradenton City Council, each having reviewed these FBC Regulations and finding them consistent with the City's Comprehensive Plan at public hearings on March 16<sup>th</sup>, 2011 and April 13<sup>th</sup>, 2011 and June 8<sup>th</sup>, 2011, respectively. One of these public hearings was held after 5:00 P.M.

### 1.5 APPLICABILITY

#### 1.5.1 General Applicability

The provisions of these Form Based Code Regulations shall apply to all development within the City within the Form Based Code Zone Districts. Affected parcels are designated on the Regulating Plan found in Article 13, Appendix A. No development shall be undertaken without prior approval and the issuance of the appropriate development order or permit pursuant to the applicable provisions of these Form Based Code Regulations, except as provided herein.

- 1.5.2 Provisions of this Code are activated by "shall" when required; "should" when recommended; and "may" when optional.
- 1.5.3 The provisions of this Code, when in conflict, shall take precedence over those of other codes, ordinances, regulations and standards except the Comprehensive Plan and Local Health and Safety Codes.
- 1.5.4 Capitalized terms used throughout this Code may be defined in Article 12 Definitions of Terms. Article 12 contains regulatory language that is integral to this Code. Those terms not defined in Article 12 shall be accorded their commonly accepted meanings. In the event of conflicts between these definitions and those of the Existing Land Use Regulations, those of this Code shall take precedence.



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- 1.5.5 The metrics of Article 6 Standards and Tables are an integral part of this Code. However, the diagrams and illustrations that accompany them should be considered guidelines.
- 1.5.6 Where in conflict, numerical metrics shall take precedence over graphic metrics.
- 1.5.7 Compliance is intended to occur, over time, as redevelopment and new development occur. These regulations are intended for new development, expansion and remodeling. Existing structures and uses are allowed to continue and normal repair and maintenance is encouraged. Exceptions from restrictions that would otherwise limit the ability to rebuild after sudden or gradual destruction are allowed for condominiums and valid development approvals. The City of Bradenton also recognizes that some sites may be difficult to develop in compliance with the Form Based Code regulations and provides for Waiver and Adjustment procedures within certain parameters.
- 1.5.8 When these regulations apply
  - a. New Development. These regulations apply to all new development.
  - b. Expansion and Remodeling.
    - i. Expansion: Any expansion of existing buildings shall comply with the Form Based Code. These regulations shall apply only to the new expansion of an existing building.
    - ii. Exterior Remodel: Any exterior remodeling of existing buildings shall comply with those regulations found in the FBC which are applicable to the scope of a particular project. These regulations shall not apply to exterior portions of a building not being remodeled.
    - iii. Interior Remodel: These regulations shall not apply to interior remodeling of existing buildings. [For example, remodeling a storefront may require compliance with standards, such as; window area, window shape and exterior finish materials and an addition would need to comply with standards, such as; setbacks, height limits and parking.]
- 1.5.9 Exceptions
  - a. The provisions of these Form Based Code Regulations shall not affect a development order or permit which has been previously approved and has not expired at the time of the adoption of these FBC Regulations, and on which development activity has commenced, or will commence and proceed, in accordance with the time limits, conditions, or terms set forth as part of that original development approval. Such excepted development order or permit must meet only the requirements of those regulations in effect when the development order or permit was approved. However, if the development order or permit expires or is otherwise invalidated, any further development on the site involved shall occur only in conformance with the requirements of the applicable regulations in effect at that time.
  - b. The provisions of these FBC Regulations shall not affect development for which a Building Permit has been issued on or before the effective date of these FBC Regulations June 8<sup>th</sup>, 2011, provided that such Building Permit was lawfully issued and remains in full force and effect, and provided that such development activity as authorized, has been commenced or will commence within six months of the effective date. This exception shall apply to that development activity as long as such activity continues without interruption and is completed. However, if the Building Permit expires, any further development on that site shall occur only in conformance with the applicable regulations in effect at the time of commencement of such activity.



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### 1.5.10 When these regulations do not apply

- a. Existing Buildings and uses. Existing buildings and uses that do not conform to the provisions of these regulations may continue as they are. However, if a prohibited use ceases for 12 consecutive months, the use shall not be reestablished. The PCD Director may grant one extension for an additional 12 months, provided the property owner applies for the extension at least 60 days prior to the end of the original 12-month period. The application shall demonstrate that restoration of the use has been diligently pursued and that practical difficulties will preclude a timely restoration of the use within the original 12-month period. Subsequent uses shall conform to the district regulations. Any final decision of the PCD Director may be appealed to the Architectural Review Board in accordance with the Review Procedures outlined in section 1.8.
- b. Existing Lots of Record or under single ownership established prior to the effective date of these regulations (June 8, 2011) and classified with a height greater than that assigned by the Transect Zone shall be allowed to seek development approval at the existing height for a period of twenty-four (24) months.
- c. Repair and Maintenance. Normal repair and maintenance may be performed on existing buildings. [For example, (1) repair of a broken window would not require compliance with the building design standards for window area and shape or (2) repair of a leaking roof would not require compliance with the roof design standards.]
- d. Historically designated structures. PCD Department may waive provisions of this form-based code for the renovation of historic buildings.
- e. Existing or approved condominiums. Any existing or approved structure or structures on a single zoning lot under condominium ownership or cooperative long term leases may be rebuilt after destruction to the prior extent of non-conformity as to height, stories and density of units per acre regardless of the percentage of destruction. In the event of such rebuilding, all other applicable district requirements shall be met unless a Waiver or Adjustment is obtained in accord with section 1.9 of this code.
- f. Valid Development Approvals.
  - i. A project for which an application for site plan approval has been filed prior to June 8<sup>th</sup>, 2011 may be reviewed, approved and constructed under the prior regulations.
  - ii. A project for which a site plan has been approved under the prior regulations may be constructed as approved provided a building permit is issued prior to expiration of such approval.
  - iii. The structures and uses in projects described in sub-sections f. i. and ii. above shall not be deemed nonconforming but shall be deemed to be lawfully existing in conformity with these regulations and shall be allowed to continue as lawfully existing uses or structures.
  - iv. In order to utilize this section all other development standards of the base zones or any overlay district, other than those standards specified above, shall be met in each of the respective base or overlay zones. However, Waivers or Adjustments from these development standards may be requested in accordance with section 1.9. In the event this section is used, it shall be noted on the site plan. In addition, a statement that this section has been applied to the development project shall be



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recorded in the public records before the first building permit is issued. The statement shall be approved as to form by the city attorney.

1.5.11 The provisions of these FBC Regulations relating to concurrency management shall not be applicable to a development order or permit for any single-family residential unit if such single-family residential unit is the only development to be undertaken or constructed by the owner of, and upon a legal lot of record.

### 1.6 ABROGATION

These Form Based Code Regulations are not intended to abrogate, repeal, or interfere with any existing easements, covenants, or deed restrictions duly recorded in the Public Records of Manatee County applying to, or lying within, the City. Furthermore, these FBC Regulations are not intended to repeal any lawful approval given prior to the effective date of these FBC Regulations by official City action as it relates to any Planned Development Project, Special Use, Variance, or Subdivision.

### 1.7 ENFORCEMENT

Any person, corporation, partnership or other legal entity under Florida Law, whether owner, lessee, principal, agent, employee, or otherwise who violates or permits any violation of any provision of these FBC Regulations, fails to comply with any of the provisions or requirements hereof, including any conditions, stipulations, or safeguards attached to any permit, approval for land use and development, Waiver, Adjustment, Special Use, or other such final authorization or approval hereunder; or who erects, constructs or reconstructs any building or structure, or uses any land in violation of these FBC Regulations, shall be in violation of these FBC Regulations and upon conviction, shall be subject to punishment as provided for by law. Each and every person who commits, participates in, assists in, or maintains any such violation may individually be found guilty of a separate offense and for each day after the first 15 days that a violation continues to exist; such date shall constitute an additional and separate offense. Nothing contained herein shall prohibit, exclude, or prevent the City from utilizing or undertaking any other enforcement mechanism or procedure that may be available to municipalities, for the enforcement of ordinances as provided for by law, including the filing of civil litigation and the obtaining of injunctive relief.

### 1.8 ADMINISTRATIVE INTERPRETATION

- a. Authority. Upon written request, the PCD Director is hereby authorized to interpret all regulations in this Code that are applicable to properties within the Form Based Code Zone Districts.
- b. Procedure
  - i. A request for an administrative interpretation shall be sent to the PCD Director.
  - ii. The request shall specifically identify the particular provision or regulation for which an interpretation is requested and shall further identify the real property and the proposed development or redevelopment thereon to which the interpretation will be applied. The PCD Director shall issue a written opinion on the request and shall forward same to the person who requested the interpretation. The PCD Director shall send a copy of the written opinion by first class mail to owners, as shown on the latest



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ad valorem tax records, of all lands within 300 feet in any direction of applicant's property. In the event that the owners are members of a condominium association, notice shall be mailed to the condominium association in lieu of individual notices.

- c. Appeal of Decision of PCD Director
  - i. The Architectural Review Board (ARB) or Planning Commission are hereby authorized to hear and decide appeals filed by an aggrieved person in which it is alleged that there is error in any interpretation of a regulation applicable to properties within the Form Based Code Zone Districts made by the PCD Director. The ARB hears appeals regarding architecture, and the Planning Commission hears appeals regarding site plans.
  - ii. A notice of appeal authorized under the provisions of this Section shall be filed the PCD Department within thirty (30) days from the date the notice of such decision is mailed, as provided in Section 2.3 of the City of Bradenton's LURs. The ARB or Planning Commission hearing on the appeal from the administrative interpretation shall be a de novo hearing and shall be advertised and conducted in accord with Section 2.3 of the City of Bradenton's LURs.
  - iii. When an appeal is filed, all proceedings in furtherance of the action appealed from shall be stayed, unless the PCD Director certifies to the ARB or Planning Commission that by reason of facts stated in the appeal, a stay would cause imminent peril to life or property. In such a case, proceedings shall not be stayed other than by a restraining order granted by the ARB or Planning Commission and enforced by an authorized agent of the City of Bradenton or by a court of record on application, on notice to the PCD Director, and on due cause shown.
- d. Action by Architectural Review Board or Planning Commission
  - i. The ARB or Planning Commission shall grant the appeal, grant the appeal subject to specified conditions, or deny the appeal, and to that end, shall have all the powers of the PCD Director.
  - ii. The PCD Director, as liaison to the ARB or Planning Commission, shall provide written notification to the aggrieved person initiating the appeal of the decision of the ARB or Planning Commission.
- e. Appeal of Decision
  - i. An appeal of a decision of the ARB or Planning Commission may be made to the City Council. In the event an appeal is filed the City Council shall conduct a de novo public hearing which shall be advertised and conducted in accord with Section 2.3 of the City of Bradenton LURs. The appeal shall not subject the entire application for development approval to a public hearing unless otherwise required by this Code, but only that portion necessary to rule on the issue under consideration.

### 1.9 DEVELOPMENT APPROVAL AND SITE PLAN PROCESS

#### 1.9.1 Pre-Application Conference (optional)

- a. Request and Scheduling. An applicant for development approval within a FBC Zone District may, at their option, file with the PCD Department to request an informal conference with a representative of the PCD Department or the Development Review Committee (DRC) prior to filing an application for devel-



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opment approval.

- b. Purpose of Conference. The pre-application conference shall be informal and its purpose shall be to discuss the proposals, views and concerns of the applicant, or whether any additional information will be required.
- c. Record of Meeting. After a pre-application conference, the PCD Director shall provide a copy of the meeting notes to the applicant.

1.9.2 Application Submission Requirements

- a. All applications for development approval within the FBC Zone Districts shall be processed administratively except those that require Adjustments that fall within the scope of the Architectural Review Board/Planning Commission. All applications within the FBC Zone Districts shall be submitted to the PCD Department in a form specified by the PCD Director. All applications for development approval, except for City-initiated applications, shall be accompanied by the payment of a fee in accordance with the provisions of Section 2.3.2 of the City of Bradenton LURs. All applicants for development approval, other than the City of Bradenton shall be required to submit such information with the application as required by the "Development Approval Application" package utilized by the City and may be required to submit such additional information as the City may deem necessary to review the proposed development. A physical and/or digital massing model of a proposed project may be required by the PCD Director to evaluate the effect of a proposed project on the surrounding area and better understand the project's characteristics.
- b. City initiated applications for development approval shall be accompanied by such information as may be necessary to evaluate and decide the application as determined by the PCD staff.
- c. The PCD Director is authorized to create and utilize administrative regulations which may require that applications for development approval be accompanied by specific information or materials and are subject to Development Approval Fees as established in Section 2.3 of the City of Bradenton's LURs.
- d. Determination of Completeness of Application. When a privately initiated application for development approval is submitted, the PCD Department shall determine whether the application is complete. If the application is complete, the application shall be forwarded to the DRC, if otherwise required by the terms of these regulations. If the application is not complete, it shall be returned to the applicant.

1.9.3 Enforcement

Should a violation, as deemed by the PCD Director, of an approved design occur during construction, the PCD Director has the authority to require the developer to stop, remove, and/or alter the violation or to require the developer to secure a Waiver or Adjustment in accord with section 1.10.

1.9.4 Expiration of Approval

Site plan approval shall expire two (2) years after the date of the action granting such approval if a building permit for construction on the site has not yet been issued. When an approved site plan incorporates approved Special Uses or Adjustments, such Special Uses or Adjustments will also expire upon the expiration of the site plan.

1.9.5 Extension of Approval

However, upon application submitted to the PCD Department at least 30 calendar days prior to the expiration of site plan approval; the PCD Director may grant a



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one-time extension of the site plan up to two (2) additional years. No additional extensions are permitted. The application for the extension of the site plan shall demonstrate compliance with approval criteria "1" or "2" or "3" below.

1. The application contains evidence satisfactory to the PCD Director that the applicant has made reasonable efforts to develop the documents needed to make an application for a building permit and has taken reasonable steps to secure any other development approvals that may be needed from other permitting authorities to allow for the submission of a building permit application
2. The application contains evidence satisfactory to the PCD Director establishing that the applicant has, since the date of the site plan approval, made significant and substantial expenditures or incurred significant and substantial obligations in reliance on the approval and in furthering and proceeding with the development.
3. The delay in proceeding with the commencement of the development resulted from "force majeure" or "Act of God" and not acts or omissions of the applicant.

The burden of proof is on the applicant to show that the evidence is satisfactory and no guarantee is made for approval of the extension. The denial by the PCD Director of an application to extend the site plan approval may be appealed to the City Council by filing such appeal with the PCD Department no later than ten (10) days after the written decision by the PCD Director.

### 1.9.6 Appeal to City Council

The Applicant may appeal the decision of the PCD Director to approve or deny a site plan by filing a notice of appeal with the PCD Department within ten (10) calendar days after the date the letter containing the decision of the PCD Director is mailed to the applicant. The City Council shall hold a de novo hearing on the application for site plan approval. The hearing shall be advertised and conducted in accord with Section 2.3 of the City of Bradenton's LURs.

### 1.9.7 Appeal of City Council Decision

An appeal of the decision of the City Council may be made to the Circuit Court for Manatee County, Florida, by filing a Petition for Writ of Certiorari as provided under the Florida Rules of Appellate Procedure. A decision of the City Council to approve or deny a site plan shall be deemed to have been rendered on the date that the City Council sets forth its findings and decision.

## 1.10 WAIVERS AND ADJUSTMENTS

### 1.10.1 Purpose and Applicability

The regulations of the Form Based Code Zone Districts are designed to implement the City of Bradenton Comprehensive Plan, portions of the R1, R2, R3, UCC and all of the UV, UC, UCBD Future Land Use Categories. These regulations apply over a wide area, but because of the City's diversity, some sites may be difficult to develop in compliance with these regulations. The Waiver and Adjustment review process provides a mechanism by which the regulations of this division may be modified if the proposed development continues to meet the intended purpose of the Form Based Code. Waivers and Adjustments may also be used when strict application of the regulations would preclude reasonable development or to relieve a property owner who, because of property characteristics beyond his or her control, is unable to meet a dimensional requirement of the FBC. Adjustment reviews provide flexibility for unusual situations and allow for alternative ways to meet the purposes of the code, while allowing the regulation to continue to provide certainty



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and rapid processing of land use applications. Each Waiver or Adjustment shall be considered unique and shall not set precedent for others.

### 1.10.2 Regulations That May and May Not Be Waived or Adjusted

- a. Eligible Regulations. Unless listed below, all regulations in the Form Based Code Zone Districts may be modified using the Waiver or Adjustment review process.
- b. Ineligible Regulations. No Waivers or Adjustments shall be granted for the following items:  
Allowed uses
  - i. Maximum residential densities. Exception: An Adjustment to the maximum density may be considered when the zoning lot size is insufficient to permit one dwelling unit.
  - ii. Maximum building height. Exception: Within transect zones T4-O, T5, and T6, an applicant may seek additional height beyond the maximum potential height stated in Table 4.4 if all maximum height bonuses have been awarded based upon: LEED certification or alternative compliance pathways, provision of workforce housing units or alternative compliance pathways, and public art contribution (.75% of construction value). Applicant's seeking this additional height shall submit an application to the PCD Department. The PCD Department shall prepare a written analysis and the application shall be forwarded to the ARB for a recommendation of approval, approval with conditions, or denial. This recommendation shall then be forwarded to the City Council for a final determination. Both hearings shall be de novo public hearings which shall be advertised and conducted in accord with Section 2.3 of the City of Bradenton LURs consistent with Article 1, Schedule 1, line 2.2.16 Special City Council Approval.
  - iii. Maximum floor area ratio.
  - iv. Location of Parking on A-grid.
  - v. Requirements applicable to bonus height.
  - vi. Frontage types prohibited under Table 4.11.
  - vii. Signs prohibited under Section 4.12 "Signage Standards" and Section 5.5 City of Bradenton LURs.

### 1.10.3 Authority and Procedure

- a. Application Requirements. An application for a Waiver or Adjustment shall be accompanied by documentation that establishes how the applicant meets the criteria of Article 4 and other relevant sections of the FBC.
- b. Staff Review and Report.
  - i. The Department of Planning and Community Development shall review the application for the Waiver and may request comments of members of the Development Review Committee (DRC), and shall prepare a written staff analysis of the issues raised by the application.
  - ii. In conjunction with final project approval, the PCD Director is authorized to grant Waivers from the following standards.
    1. Dimensional Standards. Except for the preservation of trees, no Waiver to a dimensional standard shall be granted by the PCD Director which would result in a reduction of a code requirement or an increase in a code limitation by more than twenty-five percent



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(25%). For example, a 12-foot minimum recess may be reduced to 9 feet or a maximum sign area of 4 square feet may be increased to 5 square feet.

2. Placement of Signs.
3. Building Design Standards for street walls, windows, shape of openings, roofs and exterior finish standards.
- iii. All other Waivers and Adjustments require approval from the ARB for Waivers or Adjustments related to buildings, or the Planning Commission for those regarding site plan elements.

1.10.4. Architectural Review Board or Planning Commission Action

- a. Waiver may be appealed to the ARB (buildings/architecture) or the Planning Commission (site plans). If a request for a Waiver exceeds the authority of the PCD Director (defined in b. ii above), then the request shall be referred to the ARB or Planning Commission for initial consideration. In either event, the ARB or Planning Commission shall conduct a de novo public hearing which shall be advertised and conducted in accord with Section 2.3 of the City of Bradenton LURs. The ARB or Planning Commission shall review the proposed Waiver or Adjustment, shall consider the written staff analysis and the testimony at the public hearing, and shall grant with conditions, or deny the application. The request for a Waiver or Adjustment shall not subject the entire application for development approval to a public hearing unless otherwise required by this Code, but only that portion necessary to rule on the issue under consideration.
- b. The ARB or Planning Commission shall make findings that the criteria of these regulations have or have not been satisfied by the Applicant.
- c. Action taken by the ARB or Planning Commission to grant an Adjustment or to grant an Adjustment with conditions or safeguards shall be documented in the form of a resolution containing a legal description of the real property to which the Adjustment applies, together with the terms of the Adjustment, and any additional conditions or safeguards imposed.

1.10.5. Appeal of Decision

- a. An appeal of a decision of the ARB or Planning Commission may be made to the City Council. In the event an appeal is filed the City Council shall conduct a de novo public hearing which shall be advertised and conducted in accord with Section 2.3 of the City of Bradenton LURs. The appeal shall not subject the entire application for development approval to a public hearing unless otherwise required by this Code, but only that portion necessary to rule on the issue under consideration.
- b. The City Council shall make findings that the criteria of these regulations have or have not been satisfied by the Applicant.
- c. Action taken by the City Council to grant an Adjustment or to grant an Adjustment with conditions or safeguards shall be documented in the form of a resolution containing a legal description of the real property to which the Adjustment applies, together with the terms of the Adjustment, and any additional conditions or safeguards imposed.
- d. An appeal of a decision of the City Council may be made to the Circuit Court for Manatee County, Florida, by filing a Petition for Writ of Certiorari as provided under the Florida Rules of Appellate Procedure. A decision of the City Council regarding an Adjustment shall be deemed to have been rendered on the date



## ARTICLE 1. GENERAL PROVISIONS

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that the City Council adopts a resolution setting forth its findings and decision.

### 1.10.6 Approval Criteria

- a. Civic/Government Uses. Waiver or Adjustment requests for uses that are uniquely governmental such as city hall/administration centers, court houses, public safety/public works facilities, public mass transit terminals, post offices, public libraries, public museums, or public schools/colleges will be approved with changes, or approved with conditions if the review body finds that the applicant has shown that approval criteria "i" through "iv" below have been met. Waiver or Adjustment requests will be denied if the applicant has not demonstrated to the satisfaction of the review body that all the criteria have been met.
  - i. The design of the development project is exemplary civic architecture; and
  - ii. The building will be constructed of high quality materials and finishes; and
  - iii. The project will enhance the appearance and environment of the City; and
  - iv. The Waiver or Adjustment will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
  - v. Governmental uses other than office use require a Special Use approval.
- b. Other "Non-Government" Uses. Waiver or Adjustment requests for uses that are not uniquely governmental such as apartments/condominiums, hotels/motels, retail/service shops, or office buildings (regardless of ownership) will be approved with changes, or approved with conditions if the review body finds that the applicant has shown that either approval criteria "i" through "v" or approval criteria "vi" through "viii" below, have been met. However, in making findings of fact the review body shall hold buildings fronting the A Grid to a higher standard in support of pedestrian activity than buildings fronting the B Grid. Waiver or Adjustment requests will be denied if the applicant has not demonstrated to the satisfaction of the review body that the criteria have been met.
  - i. Granting the Waiver or Adjustment will equally or better meet the purpose of the regulation to be adjusted; and
  - ii. The proposal will not significantly detract from the livability or appearance of the Form Based Code zone district or the proposal will be consistent with the desired character of T3, T4-R, T4-O, T5 and T6; and
  - iii. If more than one Waiver or Adjustment is being requested, the cumulative effect of the Waivers or Adjustments results in a project which is still consistent with the overall purpose of the zone; and
  - iv. City designated historic resources (if applicable) are preserved; and
  - v. Any impacts resulting from the Waiver or Adjustment are mitigated to the maximum extent practical;
  - vi. Application of the regulation in question would preclude all reasonable economic use of the site; and
  - vii. Granting the Waiver or Adjustment is the minimum necessary to allow the use of the site; and
  - viii. Any impacts resulting from the Waiver or Adjustment are mitigated to the extent practical.
- c. Preservation of Trees. It is the intent of this section to permit the applicant to receive a Waiver or Adjustment equal to the decrease in the buildable area caused by the modification required to the structure to preserve trees protected



## ARTICLE 1. GENERAL PROVISIONS

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by Article 7 of this Code. An application for a Waiver or Adjustment shall demonstrate all of the following three (3) requirements are met.

- i. The Waiver or Adjustment is for the purpose of preserving a tree or trees protected by Article 7; and,
- ii. The applicant cannot design and locate the proposed structure or infrastructure improvements to preserve the trees and also comply with all provisions of the Zoning Code, without causing the applicant undue hardship; and,
- iii. Considering the shape and dimensions of the real property, the location of existing structures and infrastructure improvements, and the size, age, health and species of trees sought to be protected, it is not feasible to transplant the trees to another location on the site.

### 1.10.7 Conditions

In granting any Waiver or Adjustment, the approving body shall prescribe appropriate conditions and safeguards in conformity with these regulations. Violation of such conditions and safeguards, when made a part of the terms under which the Waiver or Adjustment is granted, shall be deemed a violation of these regulations.

### 1.10.8 Enforcement

Should a violation of an approved design occur during construction, the PCD Director or designee has the authority to require the developer to stop, remove, and/or alter the violation or to require the developer to secure an amendment to the approved Waiver or Adjustment in accord with Section 1.10.

### 1.10.9 Expiration of Approval & Amendments

A Waiver or Adjustment shall expire upon the expiration of the site plan into which the Adjustment has been incorporated. A Waiver or Adjustment may be amended, only by following the procedures outlined in Article 1.10.

## 1.11 WORKFORCE HOUSING INCENTIVES

### 1.11.1 To encourage the provision of Workforce Housing, the City of Bradenton grants the following incentives:

- a. Applications containing Workforce Housing that meets this Code shall be processed administratively by the PCD Department. Others shall be processed under the regulations identified in City of Bradenton's LUR procedures and requirements.
- b. Applications containing Workforce Housing shall be processed with priority over others, including those with earlier filing dates, providing that other applications are not pushed past their deadlines.
- c. Highest priority for processing and for approval shall be given to applications involving partnership with a community land trust or other non-profit organization responsible for ensuring the long-term retention of the Workforce Housing.
- d. The City of Bradenton may reduce review fees for applications containing Workforce Housing and offer Rapid Response plan review.
- e. The City of Bradenton may increase allowable height for projects containing Workforce Housing Units or contribution according to Table 4.4.
- f. The City of Bradenton may waive or reduce parking requirements for Workforce Housing units located within a quarter mile of a transit stop.
- g. The City of Bradenton may provide a property tax exemption for Workforce Housing units meeting established criteria.



## ARTICLE 1. GENERAL PROVISIONS

### SCHEDULE 1 - APPROVALS REQUIRED FOR LAND USE REQUESTS.

TYPE OF REQUEST SECTION REFERENCE To Be Included in Schedule 2 - City of Bradenton LURs	APPROVALS REQUIRED (PH-Public Hearing, O-Ordinance)					
	ADMINISTRATIVE	PLANNING COMMISSION (PC)	CITY COUNCIL	TREE & LAND PRESERVATION BOARD	ARCHITEC- TURAL REVIEW BOARD (ARB)	CIRCUIT COURT
2.5. FBC Site Plan						
2.5.1 FBC Site Plan Extension	X					
2.5.2 FBC Site Plan Extension Appeal			X (1st)			X (2nd)
2.5.3 FBC Administrative Interpretation	X					
2.5.4 PCD Administrative Interpretation Appeal		PH (site plan)			PH (architecture)	
2.5.6 ARB/PC Administrative Interpretation Appeal			PH			
2.5.7 Waiver	X	PH (site plan)			PH (architecture)	
2.5.8 Adjustment		PH (site plan)			PH (architecture)	
2.5.9 Adjustment Appeal			PH (1st)			X (2nd)
Items Below City of Bradenton LURs						
2.2.1 Zoning Permit	X					
2.2.2 Certificate of Use	X					
2.2.3 Land Alteration Permit	X					
2.2.4 Special Use Permit		PH	PH			
2.2.5 Land Use Atlas Amendment		PH/O	PH/O			
2.2.6 Annexation Petition			PH/O			
2.2.7 Vacation of Public Right-of-Way		PH	PH			
2.2.7 Vacation of Public Easement			X			
2.2.8 Variance		PH				
2.2.9 Alcoholic Beverage Sales	See 202.I, 303.B	PH	PH			
2.2.10 Subdivision Plat Approval						
Preliminary		PH	X			
Final			X			
Extension of Time			X			
2.2.13 Certificate of Appropriateness (2)	X				X	
2.2.14 Development of Regional Impact		PH/O	PH/O			
2.2.15 Comprehensive Plan Amendment		PH/O	PH/O			
2.2.16 Special City Council Approval			PH			



## **ARTICLE 2. NEW COMMUNITY SCALE PLANS**

### **2.1 INTENT**

This section is held in reserve. Should the City of Bradenton choose to expand the coverage of this code to other areas of the City or to areas that may be annexed into the City at a later date, there may be sites of sufficient size that will require additional rules to be written. New Community Scale Plans are appropriate for development at a Regional scale, governing sites that encompass one or more Pedestrian Sheds.



## **ARTICLE 2. NEW COMMUNITY SCALE PLANS**

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### 3.1 INSTRUCTIONS

- 3.1.1 Infill Regulating Plans shall regulate, at minimum, an area the size of the Pedestrian Shed commensurate with its Community Unit type as listed in Section 3.2. The PCD Director shall determine a Community Unit type based on existing conditions and intended evolution in the plan area.
- 3.1.2 Infill Regulating Plans shall consist of one or more 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 (Section 3.5)
  - e. any Special Requirements (Section 3.7)
  - f. a record of any Adjustments or Variances
- 3.1.3 Within any area subject to an approved Infill Regulating Plan, this Code becomes the exclusive and mandatory regulation. Property owners within the plan area may submit Building Scale Plans under Article 4 in accordance with the provisions of this Code. Building Scale Plans requiring no Variances shall be approved administratively by the PCD Department.
- 3.1.4 The owner of a parcel, or abutting parcels, consisting of 7 acres or more of contiguous lots within an area subject to an Infill Regulating Plan may apply to prepare a Special Area Plan. In consultation with the PCD Department, a Special Area Plan shall assign Transect Zones as per Article 4, Civic Zones, Thoroughfares, Special Districts and/or Special Requirements as provided in this Code, with appropriate transitions to abutting areas. Special Area Plans may be approved by Adjustment. PCD Department reserves the right to consider land with a total area less than 7 acres for a Special Area Plan.
- 3.1.5 The owner of a parcel, or abutting parcels, consisting of 30 acres or more of contiguous lots, whether inside or outside an area already subject to an Infill Regulating Plan, may initiate the preparation of a New Community Plan and the drafting of corresponding code language. New Community Plans for areas designated as Infill by the PCD Department, shall regulate, at minimum, an area the size of the Pedestrian Shed commensurate with its Community Unit type as listed in Section 3.2, even if it overlaps adjacent parcels. Both the site and plan area should connect and blend with surrounding urbanism.

### 3.2 COMMUNITY UNIT TYPES

- 3.2.1 Infill Regulating Plans shall encompass one or more of the following Community Unit types.
- 3.2.2 Infill TND (Traditional Neighborhood Development)
  - a. An Infill TND should be assigned to neighborhood areas 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 existing or planned Common Destinations.
  - b. The edges of an Infill TND should blend into adjacent neighborhoods and/or a downtown without buffers.
- 3.2.3 Infill RCD (Regional Center Development)



## ARTICLE 3. INFILL COMMUNITY SCALE PLANS

- a. An Infill RCD should be assigned to downtown areas that include significant Office and Retail uses as well as 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 an important Mixed Use Corridor or center.
- b. The edges of an Infill RCD should blend into adjacent neighborhoods without buffers.

3.2.4 Infill TOD (Transit Oriented Development)

- a. 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 and permitted by a higher Density as approved by the PCD Director.
- b. The use of a TOD overlay shall be determined in a special public hearing of the City Council.

### 3.3 TRANSECT ZONES

3.3.1 Transect Zone standards for Infill Regulating Plans shall match those found in Article 4.

### 3.4 CIVIC ZONES

3.4.1 General

- a. Infill Plans should designate Civic Space Zones (CS) and Civic Building Zones (CB).
- b. A Civic Zone may be permitted by Adjustment if it does not occupy more than 20% of a Pedestrian Shed, otherwise it is subject to the creation of a Special District. See Section 3.5.
- c. Parking provisions for Civic Zones shall be determined by PCD Department.

3.4.2 Civic Space Zones (CS)

- a. Civic Spaces shall be generally designed as described in Table 4.10, their type determined by the surrounding or adjacent Transect Zone in a process of pre-application subject to the approval of the PCD Department.

3.4.3 Civic Building Zones (CB)

- a. Civic Buildings shall be permitted by Variance in any Transect Zone or by Adjustment on Civic Zones reserved in the Infill Regulating Plan.
- b. Civic Buildings shall not be subject to the Requirements of Article 4. The particulars of their design shall be determined by Adjustment.

### 3.5 SPECIAL DISTRICTS

3.5.1 Areas that, by their intrinsic size, Function, or Configuration, cannot conform to the requirements of any Transect Zone or combination of zones shall be designated as Special Districts by the PCD Department in the process of preparing an Infill Plan. Conditions of development for Special Districts shall be determined in a special public hearing of the City Council and recorded on Table 4.13.

### 3.6 PRE-EXISTING CONDITIONS

3.6.1 Existing buildings and appurtenances that do not conform to the provisions of this Code may continue in the same use and form until a Substantial Improvement occurs or is requested, at which time the PCD Department shall determine the provisions of this Section that shall apply.

3.6.2 The modification of existing buildings is permitted By Right if such changes result



- in greater conformance with the specifications of this Code.
- 3.6.3 Where buildings exist on adjacent Lots, the PCD Department may require that a proposed building match one or the other of the adjacent Setbacks and heights rather than the provisions of this Code.
- 3.6.4 Any addition to or modification of a building that has been designated as historic on a state, local or national historic register, shall be subject to approval by the PCD Department, and may be required to obtain a certificate of appropriateness before beginning any type of exterior construction, alteration, or demolition.
- 3.6.5 The restoration or rehabilitation of an existing building shall not require the provision of (a) parking in addition to that existing or (b) on-site stormwater retention/detention in addition to that existing. Existing parking requirements that exceed those for this Code may be reduced as provided by Table 4.8 and Table 4.9.

### 3.7 SPECIAL REQUIREMENTS

- 3.7.1 An Infill Community Plan may designate any of the following Special Requirements:
  - a. A differentiation of the Thoroughfares as A-Grid and B-Grid. Buildings along the A-Grid shall be held to the highest standard of this Code in support of pedestrian activity. Buildings along the B-Grid may be more readily considered for Adjustments allowing automobile-oriented standards. The Frontages assigned to the B-Grid shall not exceed 30% of the total length of Frontages within a Pedestrian Shed.
  - b. Designations for Mandatory and/or Recommended Retail Frontage requiring or advising 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 shaded by an awning or marquee overlapping the Sidewalk as generally illustrated in Table 4.3 and specified in Article 4. The first floor shall be confined to Retail use through the depth of the second Layer. (Table 4.14d.)
  - c. Designations for Mandatory and/or Recommended Gallery Frontage, requiring or advising that a building provide a permanent cover over the Sidewalk, either cantilevered or supported by columns. This permanent cover may include awnings or marquees. The Gallery Frontage designation may be combined with a Retail Frontage designation.
  - d. Designations for Mandatory and/or Recommended Arcade Frontage, requiring or advising that a building overlap the Sidewalk such that the first floor Facade is a colonnade. The Arcade Frontage designation may be combined with a Retail Frontage designation.
  - e. A designation for Coordinated Frontage, requiring that the Public Frontage (Table 4.2) and Private Frontage (Table 4.3) be coordinated as a single, coherent landscape and paving design that is approved by the PCD Director and the Public Works Director, if public right-of-way is utilized.
  - f. Designations for Mandatory and/or Recommended Terminated Vista locations, requiring or advising that the building be provided with architectural articulation of a type and character that responds visually to the location, as approved by the PCD Department.
  - g. A designation for Cross Block Passages, requiring that a minimum 8-foot-wide pedestrian access be reserved between buildings.
  - h. A designation for Buildings of Value, requiring that such buildings and structures may be altered or demolished only in accordance with City of Bradenton's LUR standards and procedures.



## ARTICLE 3. INFILL COMMUNITY SCALE PLANS

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## **ARTICLE 4. BUILDING SCALE PLANS AND URBAN STANDARDS**

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### **4.1 INSTRUCTIONS**

- 4.1.1 Lots and buildings located within the zoning district governed by this Code and previously approved by the City of Bradenton shall be subject to the requirements of this Article.
- 4.1.2 Owners and developers may have the design plans required under this Article prepared on their behalf. Such plans require administrative approval by the PCD Department.
- 4.1.3 Building and site plans submitted under this Article shall show the following, in compliance with the standards described in this Article:
  - a. For site plan and building permit:
    - i. Building Disposition
    - ii. Building Configuration
    - iii. Building Function
    - iv. Parking Location Standards
    - v. Utilities
    - vi. Stormwater Infrastructure
    - vii. Landscape Standards
    - viii. Signage Standards
    - ix. Architectural Standards or Conceptual Elevations
    - x. Special Requirements, if any
- 4.1.4 As parcels are designated to be Special Districts they will be given the designation "SD" in addition to a number (i.e. SD1, SD2, etc.). As of April 13, 2011, the designation "SD1" has been assigned. Special Districts that do not have provisions within this Code shall be governed by the standards of the pre-existing zoning until metrics are adopted.

### **4.2 PRE-EXISTING CONDITIONS**

- 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 Improvement Modification is requested, at which time the PCD Director shall determine the provisions of this section that shall apply.
- 4.2.2 The modification of existing buildings is permitted By Right if such changes result in greater conformance with the specifications of this Code.
- 4.2.3 Where buildings exist on adjacent Lots, the PCD Director may require that a proposed building match one or the other of the adjacent Setbacks and heights rather than the provisions of this Code.
- 4.2.4 Any addition to or modification of a building that has been designated as historic on a state, local or national historic register, shall be subject to approval by the PCD Department.
- 4.2.5 The restoration or rehabilitation of an existing building 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. Existing parking requirements that exceed those for this Code may be reduced as provided by Table 4.8 and Table 4.9.

### **4.3 SPECIAL REQUIREMENTS**

- 4.3.1 To the extent that a Regulating Plan for an Infill Community Plan designates any of the following Special Requirements, standards shall be applied as follows:
  - a. Buildings along the A-Grid shall be held to the highest standard of this Code in



## ARTICLE 4. BUILDING SCALE PLANS AND URBAN STANDARDS

support of pedestrian activity. Buildings along the B-Grid may be more readily considered for Adjustments allowing automobile-oriented standards.

- b. 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 60% glazed in clear glass and shaded by an awning or marquee overlapping the Sidewalk as generally illustrated in Table 4.3. The first floor shall be confined to Retail use through the depth of the second Layer. (Table 4.12.)
- c. Mandatory or Recommended Gallery Frontage designation requires or advises that a building provide a permanent cover over the Sidewalk, either cantilevered or supported by columns (as generally illustrated in Table 4.3). This permanent cover may include awnings or marquees. A Gallery Frontage may be combined with a Retail Frontage. (Appendix B)
- d. Mandatory or Recommended 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 4.3). The Arcade Frontage may be combined with a Retail Frontage. (Appendix B)
- e. Coordinated Frontage designation requires that the Public Frontage (Table 4.2) and Private Frontage (Table 4.3) be coordinated as a single, coherent landscape and paving design approved by the PCD Director and Director of Public Works.
- f. 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 PCD Director or ARB.
- g. Cross Block Passage designation requires that a minimum 8-foot-wide pedestrian access be reserved between buildings.
- h. Historically designated building designation requires that the building or structure may be altered or demolished only in accordance with Bradenton's LUR standards and procedures.

### 4.4 CIVIC ZONES

#### 4.4.1 General

- a. Civic Zones are designated on Community Plans as Civic Space (CS) or Civic Building (CB).
- b. Parking provisions for Civic Zones shall be determined by the PCD Director and parking waivers may be granted administratively, as permitted by Bradenton's LURs.

#### 4.4.2 Civic Spaces (CS)

- a. Civic Spaces shall be generally designed as described in Table 4.10.

#### 4.4.3 Civic Buildings (CB)

- a. Civic Buildings shall not be subject to the requirements of this Article. The particulars of their design shall be guided by Article 5 of this code.

### 4.5 BUILDING DISPOSITION

#### 4.5.1 Specific to zones T3, T4-R, T4-O, T5, T6

- a. Newly platted Lots shall be dimensioned according to Table 4.11f and Table 4.12.
- b. Building Disposition types shall be as shown in Table 4.6 and Table 4.11i.



## ARTICLE 4. BUILDING SCALE PLANS AND URBAN STANDARDS

- c. Buildings shall be disposed in relation to the boundaries of their Lots according to Table 4.11g, Table 14.11h, and Table 4.12.
- d. Principal Building at the Frontage and Outbuilding(s) to the rear of the Principal Building, may be built on each Lot as shown in Table 4.14.
- e. Lot coverage by building shall not exceed that recorded in Table 4.11f and Table 4.12.
- 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 at the Setback, as specified as Frontage Buildout on Table 4.11g and Table 4.12.
- g. Setbacks for Principal Buildings shall be as shown in Table 4.11g and Table 4.12. In the case of an Infill Lot, Setbacks shall match one of the existing adjacent Setbacks.
- 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 4.11h and Table 4.12.
- i. To accommodate slopes over ten percent, relief from front Setback requirements is available by Adjustment.

4.5.2 Specific to Zone T4-R, T4-O, T5

- a. If off-street, on-site parking is provided, townhouse and live-work townhouse units must have a rear access lane, rear alley, rear driveway, or an easement that serves as a rear access lane or alley in order to provide access to parking while minimizing curb cuts along public frontages.

4.5.3 Specific to zone T6

- a. The Principal Entrance shall be on a Frontage Line.

### 4.6 BUILDING CONFIGURATION

4.6.1 General to zones T3, T4-R, T4-O, T5, T6

- a. The Private Frontage of buildings shall conform to and be allocated in accordance with Table 4.3 and Table 4.11j.
- b. Buildings on corner Lots shall have two Private Frontages as shown in Table 4.14. Prescriptions for the second and third Layers pertain only to the Principal Frontage. Prescriptions for the first Layer pertain to both Frontages.
- c. For Facade transparency requirements, see Table 4.15 Facade Transparency Requirements.
- d. Building heights, Stepbacks, and Extension Lines shall conform to Table 4.4 and Table 4.5.
- 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, flagpoles, bellfries, clock towers, cupolas, chimney flues, water tanks, elevator bulkheads, stairway towers, roof-mounted antennae, roof-mounted statuary, decorative



## ARTICLE 4. BUILDING SCALE PLANS AND URBAN STANDARDS

spires, weathervanes, steeples, skylights, wind turbines, solar water heaters, or solar photovoltaic panels. Attics shall not exceed 14 feet in height.

4.6.2 Specific to zones T3, T4-R, T4-O, T5

- The habitable area of an Accessory Unit within a Principal Building or an Out-building shall not exceed 650 square feet, excluding the parking area.

4.6.3 Specific to zone T3

- No portion of the Private Frontage may Encroach the Sidewalk.
- Open porches may Encroach the first Layer 50% of its depth. (Table 4.14d)
- Balconies and bay windows may Encroach the first Layer 25% of its depth except that balconies on porch roofs may Encroach as does the porch.

4.6.4 Specific to zone T4-R

- Balconies, open porches and bay windows may Encroach the first Layer 50% of its depth. (Table 4.14d)
- Attached building types such as townhouses have a 0' side setback when placed along the side property line, abutting other attached building types, such as townhouses. In this case side walls are windowless and blank. Exception: Any side wall facing a public thoroughfare must have windows and must adhere to facade transparency requirements found in Table 4.15. Any end unit of a group of townhouses when abutting another lot, shall have a 5' minimum side setback on the side that faces the neighboring lot but a 0' minimum side setback on the side that faces the adjoining townhouse, in which case the side walls of the façade with the 5' minimum setback must have windows. Any end unit of a group of townhouses facing a public thoroughfare shall have an 8' minimum setback on the side facing the public thoroughfare as depicted in Table 4.12 (T4-R).
- If a building has a 0' side setback, roofs must shed water toward the front and/or rear of the building, or to an internal cistern or pool, rather than to the side neighbors.

4.6.5 Specific to zones T4-O, T5, T6

- Awnings, Arcades, and Galleries may Encroach the Sidewalk to within 2 feet of the Curb but must clear the Sidewalk vertically by at least 9 feet.
- Arcades with habitable space on upper stories are allowed only if approved by the PCD Director. If arcades with upper stories encroach into the right-of-way, they must also be approved by the Public Works Director.
- Maximum Encroachment heights (Extension Lines) for Arcades shall be as shown on Table 4.5.
- Stoops, Lightwells, balconies, bay windows, and terraces may Encroach the first Layer 100% of its depth. (Table 4.14d)
- Loading docks and service areas shall be permitted on Frontages only by Adjustment.
- In the absence of a building Facade along any part of a Frontage Line, a Streetscreen shall be built coplanar with the Facade.
- Streetscreens should be between 3½ and 8 feet in height. The Streetscreen may be replaced by a hedge or fence by Adjustment. If a hedge is installed it must be regularly pruned so as not to encroach upon the sidewalk. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.



## ARTICLE 4. BUILDING SCALE PLANS AND URBAN STANDARDS

- h. A first level Residential or Lodging Function shall be raised a minimum of 2 feet from average Sidewalk grade.
- 4.6.6 Specific to zones T5, T6
  - a. Any setback from the front property boundary shall be paved as if it were a continuation and extension of the sidewalk and shall be free of barriers between the sidewalk and the paved area located in the setback. The paved setback area may have tree-wells or cut-outs for planting trees, shrubs, and groundcover.

### 4.7 BUILDING FUNCTION

#### 4.7.1 Purpose

This Division classifies land uses and activities into use categories on the basis of common functional, product, or physical characteristics. Characteristics include the type and amount of activity, the characteristics of customers or residents, how goods or services are sold or delivered, and certain site factors. The use categories provide a systematic basis for assignment of present and future uses to zones. The decision to allow or prohibit a use in the various zones is based on the goals and action strategies of the Bradenton Comprehensive Plan.

#### 4.7.2 Category Titles

- a. The names of the use categories start with capital letters throughout this Code.
- b. The following use categories are defined in this Division:
  - i. Residential Use Categories
    1. Multi-Family
    2. Single Family Attached
    3. Single Family Semi-Detached
    4. Single Family Detached
    5. Accessory Unit
    6. Group Living
    7. Household Living
    8. Group Care Facility
    9. Congregate Facility
  - ii. Lodging
    1. Hotel (no room limit)
    2. Inn (up to 10 rooms)
    3. Bed & Breakfast
    4. Boarding House
    5. School Dormitory
  - iii. Office Use Category
    1. Office Building
    2. Live/Work Unit
  - iv. Retail Use Category
    1. Special Events
    2. Retail Building
    3. Display Gallery
    4. Restaurant
    5. Kiosk
    6. Café/Sidewalk Café<20 seats
    7. Push Cart
    8. Lounge



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- 9. Seasonal Display
- 10. Public Event
- v. Civic
  - 1. Convention Center
  - 2. Conference Center
  - 3. Exhibition Center
  - 4. Fountain or Public Art
  - 5. Library
  - 6. Live Theater
  - 7. Movie Theater
  - 8. Museum
  - 9. Indoor Amusement Center
  - 10. Outdoor Amusement Center
  - 11. Outdoor Auditorium
  - 12. Passenger Terminal
  - 13. Playground
  - 14. Sports Stadium
  - 15. Surface Parking Lot
  - 16. Club
  - 17. Religious Assembly
- vi. Other: Urban Farming
  - 1. Grain/Food Storage
  - 2. Greenhouse
  - 3. Veterinary Clinic
- vii. Other: Automotive/Transportation
  - 1. Service Station/Repair
  - 2. Car Wash
  - 3. Auto Sales/Rental
  - 4. Drive-Through Facility
  - 5. Parking Lot/Garage
  - 6. Automotive Specialty
  - 7. Shopping Center
  - 8. Shopping Mall
- viii. Other: Civil Support
  - 1. Fire Station
  - 2. Police Station
  - 3. Cemetery
  - 4. Funeral Home
  - 5. Hospital
  - 6. Medical Clinic
- ix. Other: Education
  - 1. College
  - 2. Schools, Public & Private
  - 3. Business Training Schools
  - 4. Educational
  - 5. Cultural
  - 6. Other-Childcare Center
- x. Other: Industrial



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1. Basic Utilities
2. Heavy Industrial Facility
3. Light Industrial Facility
4. Laboratory Facility
5. Water Supply Facility
6. Sewer and Waste Facility
7. Electric Substation
8. Wireless Transmitter
9. Cremation Facility
10. Warehouse
11. Produce Storage
12. Heating & Fuel Storage
13. Ice Plant
14. Mini-Storage

### 4.7.3 Classification of Uses

#### a. Considerations

- i. Uses are assigned to the category whose description most closely describes the nature of the primary use. The "Characteristics" subsection of each use category describes the characteristics of each use category. Developments may have more than one primary use. Developments may also have one or more accessory uses. Developments with more than one primary use are addressed in Subsection b below. Accessory uses are addressed in Subsection c below.
- ii. The following items are considered to determine what use category the use is in, and whether the activities constitute primary uses or accessory uses:
  1. The description of the activity(ies) in relationship to the characteristics of each use category;
  2. The relative amount of site or floor space and equipment devoted to the activity;
  3. Relative amounts of sales from each activity;
  4. The customer type for each activity;
  5. The relative number of employees in each activity;
  6. Hours of operation;
  7. Building and site arrangement;
  8. Vehicles used with the activity;
  9. The relative number of vehicle trips generated by the activity;
  10. Signs;
  11. How the use advertises itself; and
  12. Whether the activity would be likely to be found independent of the other activities on the site.
- b. Developments With Multiple Primary Uses. When all the primary uses of a development fall within one use category, then the development is assigned to that use category. For example, a development that contains a retail bakery and a cafe would be classified in the "Retail Sales and Service" category because all of the primary uses are in that category. When the primary uses of a development fall within different use categories, each primary use is classified in the applicable category and is subject to the regulations for that category.



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- c. Accessory Uses. Accessory uses are allowed by right in conjunction with the primary use unless stated otherwise in the regulations. Also, unless otherwise stated, they are subject to the same regulations as the primary use. Common accessory uses are listed as examples with each use categories.
- d. Use of Examples. The "Examples" subsection of each use category provides a list of examples of uses that are included in the use category. The names of uses on the lists are generic. They are based on the common meaning of the terms and not on what a specific use may call itself. For example, a use whose business name is "Wholesale Liquidation" but that sells mostly to general public, would be included in the Retail Sales And Service category rather than the Wholesale Sales category. This is because the actual activity on the site matches the description of the Retail Sales And Service category.

4.7.4 General to zones T3, T4-R, T4-O, T5, T6

- a. Buildings in each Transect Zone shall conform to the Functions on Table 4.7, Table 4.11I. Functions that do not conform shall require approval by Adjustment

4.7.5 Specific to zone T3

- a. Accessory Functions of Restricted Lodging or Restricted Office shall be permitted within an Accessory Building. See Table 4.7.

4.7.6 Specific to zones T4-R, T4-O, T5

- a. Accessory Functions of Limited Lodging or Limited Office shall be permitted within an Accessory Building. See Table 4.7.

4.7.7 Specific to zones T4-O, T5, T6

- a. First Story Commercial Functions shall be permitted.
- b. Manufacturing Functions within the first Story may be permitted by Special Use.

## 4.8 PARKING AND DENSITY CALCULATIONS

4.8.1 Specific to zone T3

- a. Buildable Density on a Lot shall be determined by the actual parking provided within the Lot as applied to the Functions permitted in Table 4.7 and Table 4.8 and Table 4.9.

4.8.2 Specific to zones T4-R, T4-O, T5, T6

- a. Buildable Density on a Lot shall be determined by the sum of the actual parking calculated as that provided (1) within the Lot (2) along the parking lane corresponding to the Lot Frontage, and (3) by purchase or lease from a Civic Parking Reserve within the Pedestrian Shed, if available.
- b. The actual parking may be adjusted upward according to the Shared Parking Factor of Table 4.9 to determine the Effective Parking. The Shared Parking Factor is available for any two Functions within any pair of adjacent Blocks.
- c. Based on the Effective Parking available, the Density of the projected Function may be determined according to Table 4.8.
- d. Within the overlay area of a Transit Oriented Development (TOD) the Effective Parking may be further adjusted upward by 30%.
- e. The total Density within each Transect Zone shall not exceed that specified by an approved Regulating Plan based on Article 3 or Article 4.
- f. Accessory Units do not count toward Density calculations.



## ARTICLE 4. BUILDING SCALE PLANS AND URBAN STANDARDS

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### 4.9 PARKING LOCATION STANDARDS

4.9.1 General to zones T3, T4-R, T4-O, T5, T6

- 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 on B-Grids, open parking areas may be allowed unmasked on the Frontage by Adjustment, except for corner lots at intersections with the A-Grid. If granted an adjustment for unmasked parking on a B-Grid, a Streetscreen must be placed between the parking and the street.
- d. Vertical Circulation such as elevator towers and stair cases shall not be located at the corner of the building if the corner is at the intersection of two public thoroughfares, unless the corner is on a Rear Alley or Rear Lane.
- e. Any portion of a parking garage or parking structure that does not have a liner building shall include the following design characteristics:
  - i. Ramps or sloped floors of parking garage shall be located in the third Lot Layer and shall not visible from the street.
  - ii. Openings and fenestrations shall be vertically-proportioned. Horizontal spandrels may be flush with the facade or be suppressed behind vertical facade pilasters.
  - iii. Openings and fenestrations should be designed to match proportions and surround details, including lintels and sills, of habitable space portions of the building, liner building, or neighboring building facades.

4.9.2 Specific to zone T3

- a. Open parking areas shall be located at the second and third Lot Layers, except that Driveways and drop-offs may be located at the first Lot Layer. (Table 4.14d)
- b. Garages shall be located at the third Layer except that side- or rear-entry types may be allowed in the first or second Layer by Adjustment.

4.9.3 Specific to zones T3, T4-R

- a. Driveways at Frontages shall be no wider than 10 feet in the first Layer.

4.9.4 Specific to zone T4-R

- a. All parking lots shall be located at the second or third Layer. All garages and Parking Structures shall be located at the third Layer. Exception: Garages and Parking Structures on B-Grid may be located at the second Layer provided that the first floor contains habitable space, minimum 18' depth, along the Frontage (Table 4.14d)

4.9.5 Specific to zones T4-O, T5, T6

- a. On the Primary Grid (A-Grid) all parking lots shall be located in the second or third layer. All garages and Parking Structures shall be located at the third Layer. (Table 4.14d) Exception: If using the building type, "Park-Under Liner," Parking may be located within the building in the first or second Layer. (Section 5.3)
- b. Vehicular entrances to parking lots, garages, and Parking Structures shall be no wider than 24 feet at the Frontage.
- c. Pedestrian exits from all parking lots, garages, and Parking Structures shall be directly to a Frontage Line and may include direct entrances into buildings, but may not include elevated pedestrian connections that cross public rights-of-way.



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- d. Garages or Parking Structures on the A-Grid shall have Liner Buildings lining all Stories facing a public thoroughfare. Exception: The Liner Building may be omitted along rear alleys or rear lanes. Garages or Parking Structures on the B-Grid shall have Liner Buildings lining, at a minimum, the first story. Instead of Liner Buildings, Parking Structures on the B-Grid may have habitable space, minimum 18' depth, inserted along the first Story Frontage line. Exception: If using the building type, "Park-Under Liner," Parking may be located within the building in the first or second Layer. (Section 5.3)
- e. A minimum of one bicycle rack place shall be provided within the Public or Private Frontage for every ten vehicular parking spaces.

### 4.10 TRANSECT PARKING STANDARDS

#### 4.10.1 Transect Alternative Parking Plans for T4-R, T4-O, T5 and T6

General Requirements. All alternative parking plans listed below and are subject to the following general requirements.

- a. The Director of Planning and Community Development, after consultation with the City Public Works Director, shall be authorized to approve alternative plans for providing required off-street parking spaces in accordance with this Section.
- b. An attested copy of an approved alternative parking plan must be recorded in the deed of records for Manatee County on forms approved by the City Attorney. An alternative parking plan may be amended by following the same procedure required for the original approval. The applicant shall provide proof of recordation prior to approval of the certificate occupancy.
- c. Violations of an approved alternative parking plan constitute a violation of these zoning regulations and will be subject to the enforcement and penalty.

#### 4.10.2 Transect Parking Ratios for T4-R, T5-O, T5, and T6

Where the applicant feels the required parking ratios of this section are too high, or where the proposed use is not listed in the table, data submitted by the applicant may be used to determine the appropriate ratio for the specific proposed use. Such data may include site studies from similar uses, generally accepted engineering standards (for example, ITE trip rates), or independent engineering calculations based on the nature of the proposed use. The Director of Planning and Community Development, in coordination with the Director of Public Works, shall evaluate such submittals to determine an acceptable ratio for the proposed use.

#### 4.10.3 Valet Parking Requirements for T4-R, T4-O, T5, and T6

Valet parking may be used as a means of satisfying otherwise applicable off-street parking requirements where all of the following standards have been met.

- a. Adequate assurance of the continued operation of the valet parking is provided, such as a contractual agreement for valet services.
- b. An equivalent number of valet spaces are available to replace the required parking spaces. Such valet spaces do not require individual striping, and may take into account the tandem or mass parking of vehicles.
- c. All valet parking storage areas shall meet location and access requirements of this section and the parking lot landscaping requirements.
- d. The valet parking spaces shall comply with drainage and construction standards.



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- e. All valet parking staging areas on private property shall be designed not to cause customers who do not use the valet service to park off-premise or cause queuing in the right-of-way.
- f. All valet parking staging areas in the right-of-way are required to obtain a valet parking permit in accord with City of Bradenton Requirements.

4.10.4 Off-Site Parking Requirements for T4-R, T5-O, T5, and T6

Off-street parking spaces on a separate lot from the lot on which the principal use is located may be approved if the off-site parking complies with the all of following standards:

- a. Ineligible Activities. Required parking spaces reserved for persons with disabilities may not be located off-site.
- b. Location. No off-site parking space may be located more than 1320 feet from the primary entrance of the use served (measured along the shortest legal pedestrian route).
- c. Zoning Classification. Off-site parking areas shall not be located in any residential district.
- d. Agreement for Off-Site Parking. In the event that an off-site parking area is not under the same ownership as the principal use served, a written agreement between the record owners is required. The owner of the off-site parking area shall enter into a written agreement with the City, with enforcement running to the City, providing that the land comprising the parking area shall never be disposed of except in conjunction with the sale of the building which the parking area serves so long as the facilities are required; and that the owner agrees to bear the expense of recording the agreement and such agreement shall bind his or her heirs, successors, and assigns. An attested copy of the agreement between the owners of record must be submitted to the City Attorney for recordation in form established by the City Attorney. Recordation of the agreement must take place prior to issuance of a building permit or certificate of occupancy for any use to be served by the off-site parking area. An off-site parking agreement may be revoked only if all required off-street parking spaces will be provided, in accordance with the off-street parking schedules in this Section.
- e. Signage. All off-site parking spaces shall be clearly marked for exclusive use of the use to be served.

4.10.5 Shared Parking for T4-R, T4-O, T5, and T6

Shared parking facilities for developments or uses with different operating hours or different peak business periods may be approved if the shared parking complies with the all of following standards.

- a. Ineligible Activities. Shared parking may not be used to satisfy the off-street parking standards for residential uses. Required parking spaces reserved for persons with disabilities may not be located off-site.
- b. Location. Shared parking spaces must be located on the same block or adjacent blocks.
- c. Zoning Classification. Shared parking areas for uses located in a nonresidential district shall not be located in any residential district.
- d. Shared Parking Analysis. Those wishing to use shared parking as a means of satisfying off-street parking requirements must submit a shared parking analysis to the Director of Planning and Community Development that clearly



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demonstrates the feasibility of shared parking. The analysis must be provided in a form acceptable to the PCD. It must address, at a minimum, the size and type of the proposed development, the composition of tenants, the anticipated rate of parking turnover and the anticipated peak parking and traffic loads for all uses that will be sharing off-street parking spaces.

- e. Agreement for Shared Parking. A shared parking plan shall be enforced through written agreement among all owners of record. The owner of the shared parking area shall enter into a written agreement with the City with enforcement running to the City providing that the land comprising the parking area shall never be disposed of except in conjunction with the sale of the building which the parking area serves so long as the facilities are required; and that the owner agrees to bear the expense of recording the agreement and such agreement shall bind his or her heirs, successors, and assigns. An attested copy of the agreement between the owners of record shall be submitted to the City Attorney for recordation in a form established by the City Attorney. Recordation of the agreement must take place before issuance of a certificate of occupancy for any use to be served by the shared parking area. A shared parking agreement may be revoked only if all required off-street parking spaces will be provided on-site in accordance with the off-street parking schedules in this Section. The written agreement shall be voided by the City if other off-street facilities are provided in accord with these zoning regulations.
- f. Change in Use. Where the uses subject to a shared parking agreement change, the Director of PCD shall have the authority to require a revised shared parking analysis and a new shared parking agreement when the revised shared parking analysis indicates additional parking is required.

### 4.10.6 Handicapped Parking Requirements

Handicapped parking shall be provided consistent with the requirements of Florida Statutes Chapter 553, Part 5, as may be amended.

### 4.10.7 Dimensional Standards

All off-street parking shall comply with the minimum provisions noted in LUR Section 4.1.4.1. However, the front of a vehicle may encroach up to two feet upon any landscaped area or walkway. Two feet of such landscaped area or walkway may be part of the required depth of each abutting parking space in such instance; however, in such instances the width of the sidewalk shall be increased to at least six feet.

## 4.11 BICYCLE STANDARDS

In order to enhance the multi-modal transportation opportunities, the following standards for bicycle parking and bicycle space requirements shall be met and are established for all Transect zone districts:

- a. Developments outside the Enterprise Zone boundary having an off-street parking requirement of 20 spaces or more shall provide bicycle parking spaces equal to 10% of the total automobile parking spaces required.
- b. Developments within the Enterprise Zone boundary having an off-street parking requirement of 20 spaces or more shall provide bicycle parking spaces equal to 5% of the total automobile parking spaces required.
- c. All public parking facilities of 20 spaces or more shall provide bicycle parking



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spaces equal to 10% of the total automobile parking spaces provided.

- d. If the bicycle parking is placed in the public right-of-way, it shall not obstruct pedestrian walkways and shall be required to obtain a right-of-way use permit, encroachment or maintenance agreement.
- e. Bicycle racks shall be the "Inverted U" type (or equivalent approved by the Director of Public Works). Each "Inverted U" type rack will count as two (2) bicycle parking spaces.
- f. Half of the bicycle parking spaces shall be long term and half shall be short term. Development with an off-street parking requirement of less than 100 spaces or public parking facilities containing less than 100 spaces may provide only short term parking spaces.
  - i. Short-term bicycle parking shall be bicycle racks that provide shoppers, customers, messengers and other visitors who generally park for two hours or less a convenient and readily accessible place to park bicycles. It should be located within 100 feet of the main building entrance. Where there is more than one building on a site, or where a building has more than one main entrance, the parking must be distributed to serve all buildings or main entrances.
  - ii. Long-term bicycle parking provides employees, students, residents, commuters and others who stay at a site for several hours (or longer) a secure place to store their bicycles. It should be located within 500 feet of the main building entrance. The following preferred options are suitable:
    - 1. Bicycle racks in a locked room or area enclosed by a fence with a locked gate.
    - 2. Bicycle lockers.

Alternatively, the Director of PCD may approve use of the following options if the applicant demonstrates the preferred options are not feasible:

- 1. A location that is visible from employee work areas.
- 2. Within view or within 100 feet of an attendant or security guard during hours of operation.
- 3. An area that is monitored by a security camera.

### 4.12 SIGNAGE STANDARDS

- 4.12.1 General to zones T3, T4-R, T4-O, T5, T6
  - a. There shall be no signage permitted additional to that specified in this section.
  - b. The address number, no more than 6 inches measured vertically, shall be attached to the building in proximity to the Principal Entrance or at a mailbox.
- 4.12.2 Specific to zone T3
  - a. Signage shall not be illuminated.
- 4.12.3 Specific to zones T4-R, T4-O, T5, T6
  - a. If signage is illuminated, it shall be externally illuminated, except that signage within the Shopfront glazing may be neon lit.
- 4.12.4 Specific to zones T3, T4-R
  - a. One projecting sign for each business may be permanently installed perpendicular to the Facade within the first Layer. Such a sign shall not exceed a total of 4 square feet and shall clear 9 feet above the Sidewalk.



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### **4.12.5 Specific to zones T4-O, T5**

- a. Projecting signs, not to exceed 6 square ft. for each separate business entrance, may be attached to and should be perpendicular to the Facade, and shall clear 9 feet above the Sidewalk.
- b. A single external permanent sign band, or two parallel, horizontal expression lines that run the length of the Facade and that define an upper and lower frame for signs may be applied to the Facade of each building, providing that such sign not exceed 3 feet in height.
- c. Monument signs are allowed on lots exceeding 30 feet in width. Monument signs may not exceed 24 square ft. and 10 feet high.

### **4.12.6 Specific to zones T6**

- a. Projecting signs, not to exceed 6 square ft. for each separate business entrance, may be attached to and should be perpendicular to the Facade, and shall clear 9 feet above the Sidewalk.
- b. A single external permanent sign band, or two parallel, horizontal expression lines that run the length of the Facade and that define an upper and lower frame for signs may be applied to the Facade of each building, providing that such sign not exceed 3 feet in height.

## **4.13 FENCE STANDARDS**

### **4.13.1 General to zones T3, T4-R, T4-O, T5, T6**

- a. Refer to Bradenton Land Development Regulations Section 5.1.2.7 Residential Fences and Hedges and Bradenton Land Development Regulations Section 5.2.2.4 Non-Residential Fences and Hedges. The FBC Regulations prevail where there may be a conflict with the Bradenton Land Development Regulations.

**TABLE 4.1. TRANSECT ZONE DESCRIPTIONS**

**TABLE 4.1: Transect Zone Descriptions.** This table provides descriptions of the character of each T-zone.

<b>T1</b> 	<b>T-1 NATURAL</b> T-1 Natural Zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.	General Character: Natural landscape with some agricultural use Building Placement: Not applicable Frontage Types: Not applicable Typical Building Height: Not applicable Type of Civic Space: Parks, Greenways
<b>T2</b> 	<b>T-2 RURAL</b> T-2 Rural Zone consists of sparsely settled lands in open or cultivated states. These include woodland, agricultural land, grassland, and irrigable desert. Typical buildings are farmhouses, agricultural buildings, cabins, and villas.	General Character: Primarily agricultural with woodland & wetland and scattered buildings Building Placement: Variable Setbacks Frontage Types: Not applicable Typical Building Height: 1 to 2-Story Type of Civic Space: Parks, Greenways
<b>T3</b> 	<b>T-3 SUB-URBAN</b> T-3 Sub-Urban Zone consists of low density residential areas, adjacent to higher zones that some mixed use. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.	General Character: Lawns, and landscaped yards surrounding detached single-family houses; pedestrians occasionally Building Placement: Large and variable front and side yard Setbacks Frontage Types: Porches, fences, naturalistic tree planting Typical Building Height: 1 to 2-Story with some 3-Story Type of Civic Space: Parks, Greenways
<b>T4</b> 	<b>T-4 GENERAL URBAN</b> 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.	General Character: Mix of Houses, Townhouses & small Apartment buildings, with scattered Commercial activity; balance between landscape and buildings; presence of pedestrians Building Placement: Shallow to medium front and side yard Setbacks Frontage Types: Porches, fences, Dooryards Typical Building Height: 2 to 3-Story with a few taller Mixed Use buildings Type of Civic Space: Squares, Greens
<b>T5</b> 	<b>T-5 URBAN CENTER</b> 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.	General Character: Shops mixed with Townhouses, larger Apartment houses, Offices, workplace, and Civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity Building Placement: Shallow Setbacks or none; buildings oriented to street defining a street wall Frontage Types: Stoops, Shopfronts, Galleries Typical Building Height: 3 to 5-Story with some variation Type of Civic Space: Parks, Plazas and Squares, median landscaping
<b>T6</b> 	<b>T-6 URBAN CORE</b> 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.	General Character: Medium to high-Density Mixed Use buildings, entertainment, Civic and cultural uses. Attached buildings forming a continuous street wall; trees within the public right-of-way; highest pedestrian and transit activity Building Placement: Shallow Setbacks or none; buildings oriented to street, defining a street wall Frontage Types: Stoops, Dooryards, Forecourts, Shopfronts, Galleries, and Arcades Typical Building Height: 4-plus Story with a few shorter buildings Type of Civic Space: Parks, Plazas and Squares; median landscaping



**TABLE 4.2. PUBLIC FRONTAGES - GENERAL**

**TABLE 4.2: Public Frontages - General.** The Public Frontage is the area between the private Lot line and the edge of the vehicular lanes.

		PLAN
	LOT	R.O.W.
	PRIVATE FRONTAGE	PUBLIC FRONTAGE
a. (HW) For Highway:	This Frontage has open Swales drained by percolation, Bicycle Trails and no parking. The landscaping consists of the natural condition or multiple species arrayed in naturalistic clusters. Buildings are buffered by distance or berms.	<p>T1 T2 T3</p>
b. (RD) For 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>T1 T2 T3</p>
c. (ST) For 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 Allee, 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>T3 T4-R T4-O T5</p>
d. (DR) For 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 Allee.	<p>T3 T4-R T4-O T5 T6</p>
e. (AV) For 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 Allee.	<p>T3 T4-R T4-O T5 T6</p>
f. (CS) (AV) For 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>T4-O T5 T6</p>
g. (BV) For Boulevard:	This Frontage has Slip Roads 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 Allee.	<p>T3 T4-R T4-O T5 T6</p>



TABLE 4.3. PRIVATE FRONTAGES

TABLE 4.3: 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
a. Common Yard:			T2	T3
b. Porch & Fence:			T3	T4-R
c. Terrace or Lightwell:			T4-R	T4-O
d. Forecourt:			T4-R	T4-O
e. Stoop:			T5	T6
f. Shopfront:			T4-O	T5
g. Gallery:			T5	T6
h. Arcade:			T5	T6



**TABLE 4.4. BONUSES FOR HEIGHT**

**TABLE 4.4: Bonuses for Height.**

TRANSECT	MAXIMUM PRE-BONUS HEIGHT (STORIES)	APPLICABLE LEED PROGRAMS*	LEED CERTIFIED**	25% of building square footage dedicated as WORKFORCE HOUSING UNITS***	PUBLIC ART (.75% of Construction Value)	MAX HEIGHT BASED ON BONUSES
T3	1 TO 2.5 stories	LEED Homes LEED New Construction	1 story	NA	NA	3.5 stories
T4-R	1 TO 2.5 stories	LEED Homes LEED New Construction	1 story	NA	NA	3.5 stories
T4-O	1 TO 3 stories	LEED Homes LEED New Construction	1 story	1 story	1 story	6 stories
T5	2 TO 5 stories	LEED Core & Shell * LEED New Construction	4 stories	2 stories	1 story	12 stories
T6	2 TO 8 stories	LEED Core & Shell * LEED New Construction	8 stories	3 stories	1 story	20 stories

\* If additional stories are awarded based upon the LEED Core & Shell program, then tenants/purchasers of the building must pursue LEED Commercial Interiors certification.

\*\*Alternative compliance pathways in lieu of LEED certification: If applicant does not wish to pursue certification with the USGBC, the applicant may chose one of the following 4 alternative compliance pathways:

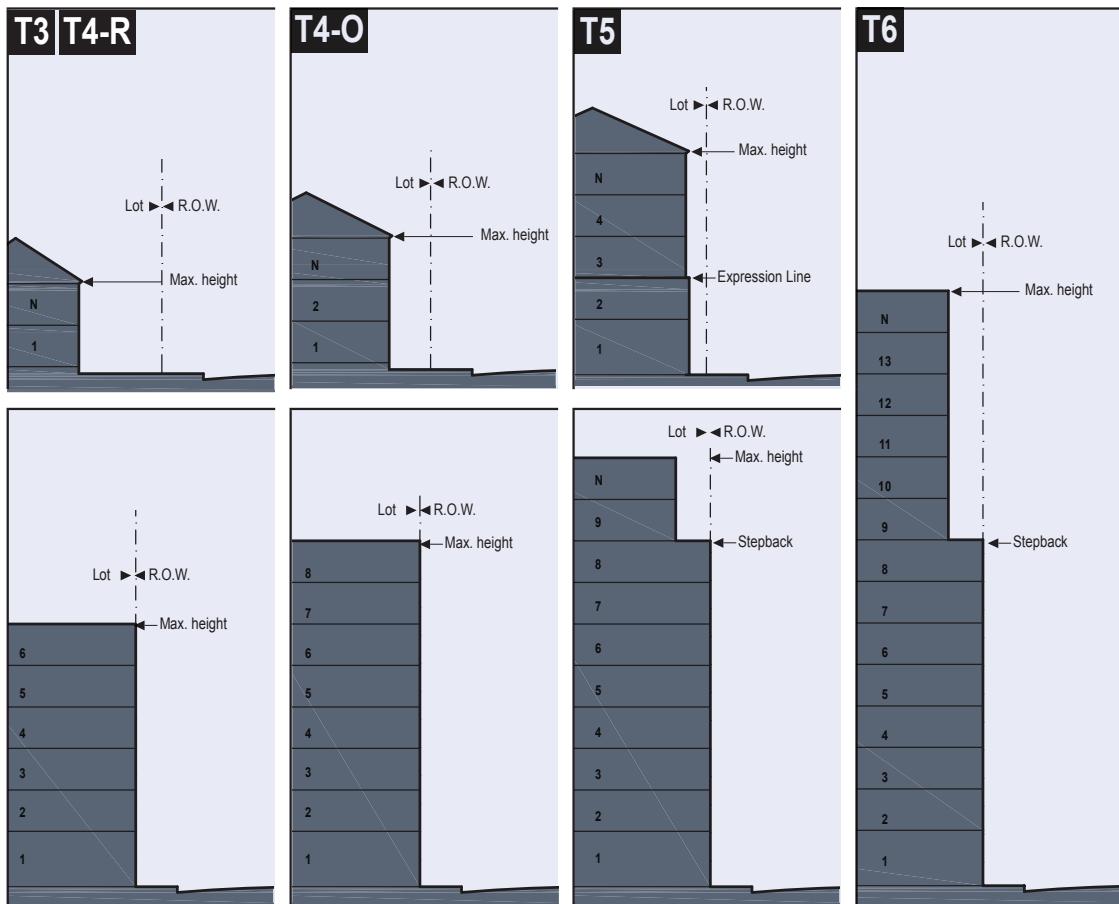
1. Provide a checklist demonstrating that the building would likely be 'certifiable', or that it would fulfill all the prerequisites and a sufficient number of credits in order to attain certification. This checklist must be signed and sealed by a licensed architect. The licensed architect must also be a LEED Accredited Professional. All post-construction activities and measurements required by the prerequisites and credits of the chosen rating system should be carried out as if the building were subjected to the USGBC certification process.
2. Pursue and achieve certification with the Florida Green Building Coalition.
3. Pursue and achieve certification with the Green Globes Assessment and Rating System.
4. Provide a checklist demonstrating that the building design is 'certifiable' under the appropriate Florida Green Building Coalition rating system or Green Globes Assessment and Rating System. This checklist must be signed and sealed by a licensed Architect familiar with the Florida Green Building Coalition rating systems and/or Green Globes Assessment and Rating System.

\*\*\*Alternative compliance pathway in lieu of providing 25% of a building's square footage as workforce housing units: The applicant shall contribute 15% of total maximum pre-bonus construction value to the Workforce Housing Trust Fund in order to receive the height bonus for workforce housing units. This alternative compliance pathway is only available if the building is 50% or less residential use, or if the building is a hotel or other lodging use.

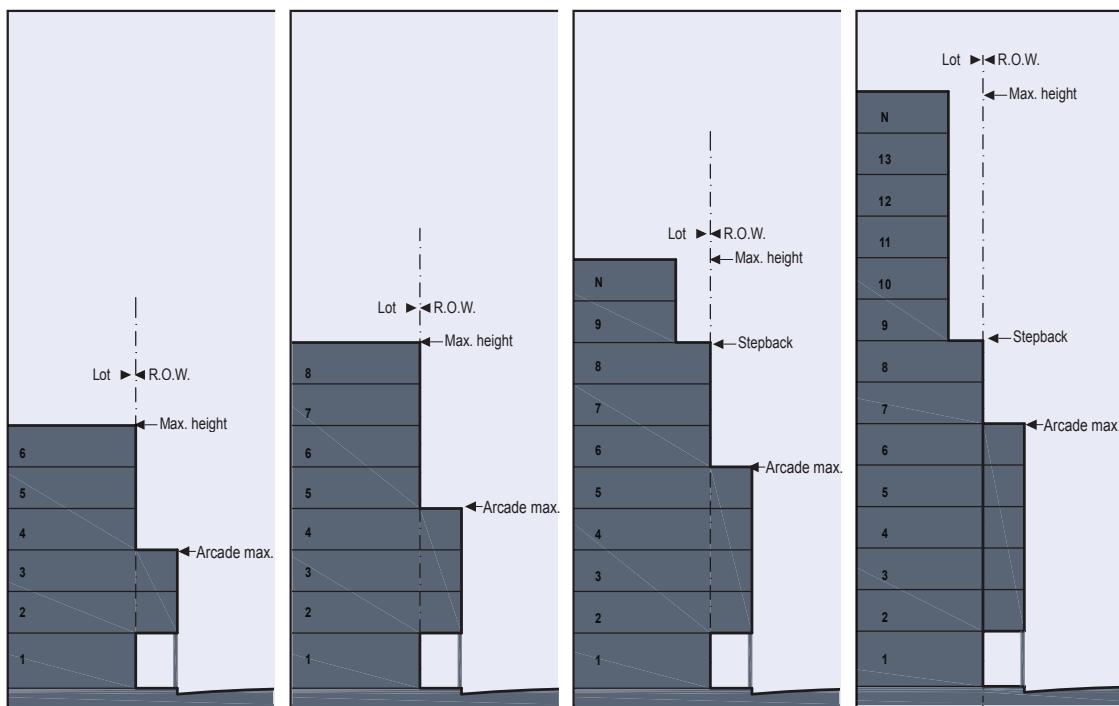
Note: For calculations of building square footage and construction value, the applicant may not use a number of stories less than the maximum pre-bonus height or a construction value less than the maximum pre-bonus construction value. Structured parking, if part of the design, shall be included in the calculation of both building square footage and/or construction value for bonuses in this chart. For purposes of this chart, construction value is equivalent to square footage multiplied by the per square foot cost of proposed construction method. This per square foot cost multiplier shall be in accordance with the cost of construction methods as reported by R.S. Means (Reed Construction Data Inc.) or equivalent cost estimators as approved by PCD Department at the time of application. At the discretion of the PCD Director, and if compliant with the future land use element, in T3, T4-R, T4-O, T5, and T6, density may be adjusted upward to accommodate an awarded height bonus.

**TABLE 4.5. BUILDING CONFIGURATION**

**TABLE 4.5: Building Configuration.** This table shows the Configurations for different building heights for each Transect Zone. Recess Lines shall occur on higher buildings as shown. N = maximum height as specified in Table 4.4.



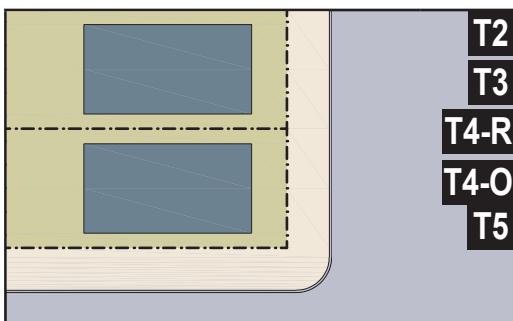
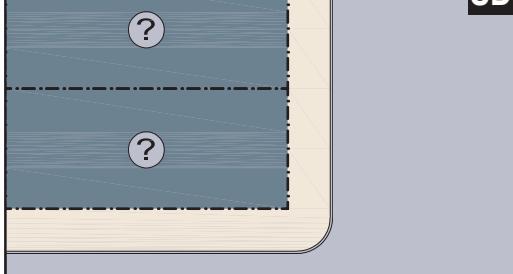
**Stepbacks/Arcade Heights.** The diagrams below show Arcade Frontages. Diagrams above apply to all other Frontages.





**TABLE 4.6. BUILDING DISPOSITION**

**TABLE 4.6: Building Disposition.** 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><b>a. Edgeyard:</b> Specific Types - single family House, 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>	
<p><b>b. Sideyard:</b> Specific Types - Charleston single house, double house, zero lot line house, twin. 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. 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 in this Disposition.</p>	
<p><b>c. Rearyard:</b> 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>	
<p><b>d. Courtyard:</b> Specific Types - patio House. A building that occupies the boundaries of its Lot or close to the Lot boundaries 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>	
<p><b>e. Specialized:</b> A building that is not subject to categorization. Buildings dedicated to manufacturing and transportation are often distorted by the trajectories of machinery. Civic buildings, which may express the aspirations of institutions, may be included.</p>	



**TABLE 4.7. SPECIFIC FUNCTION & USE**

**TABLE 4.7: Specific Function & Use.** This table delegates specific Functions and uses within Transect Zones.

	T3	T4-R	T4-O	T5	T6	SD		T3	T4-R	T4-O	T5	T6	SD	
<b>a. RESIDENTIAL</b>														
Multi-Family		▪	▪	▪	▪	▪								▪
Single Family Attached			▪	▪	▪	▪								▪
Single Family Semi-Detached			▪	▪	▪	▪								
Single Family Detached	▪	▪	▪	▪	▪	▪								
Accessory Unit	▪	▪	▪	▪	▪	▪								
<b>b. LODGING</b>														
Hotel (no room limit)					▪	▪	▫							
Inn (up to 10 rooms)			▫	▫	▫	▫	▪	▪	▪					▪
Bed & Breakfast (up to 6 rooms)	▫	▪	▪	▪	▪	▪								
Boarding House		▫	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫
School Dormitory	▫	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
<b>c. OFFICE</b>														
Office Building				▪	▪	▪	▫							
Live-Work Unit			▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
<b>d. RETAIL</b>														
Special Events		*	*	*	*	*	▪							
Retail Building				▪	▪	▪	▪							
Display Gallery				▪	▪	▪	▪							
Restaurant				▪	▪	▪	▪							
Kiosk				▪	▪	▪	▪							
Cafe/Sidewalk Cafe<20 seats <sup>(1)</sup>				▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
Push Cart					▫	▫	▫	▫	▫	▫	▫	▫	▫	▫
Lounge				▫	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫
<b>e. CIVIC</b>														
Convention Center					▫	▫	▫							
Conference Center						▫	▫	▪	▪	▪	▪	▪	▪	▪
Exhibition Center					▫	▫	▫	▫	▫	▫	▫	▫	▫	▫
Fountain or Public Art	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
Library		▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
Live Theater				▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
Movie Theater				▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
Museum				▫	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫
Indoor Amusement Center				▫	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫
Outdoor Amusement Center				▫	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫
Outdoor Auditorium				▫	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫
Passenger Terminal				▫	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫
Playground	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
Sports Stadium				▫	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫
Surface Parking Lot		▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
Club		▫	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫
Religious Assembly <sup>(3)</sup>	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫
<b>f. OTHER: URBAN FARMING</b>														
Grain/Food Storage														▪
Greenhouse < 200 sq. ft.		▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
Veterinary Clinic			▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
<b>g. OTHER: AUTOMOTIVE</b>														
Service Station/Repair							▫	▫	▫	▫	▫	▫	▫	▫
Car Wash														▪
Auto Sales/Rental									▫	▫	▫	▫	▫	▫
Drive -Through Facility								▫	▫	▫	▫	▫	▫	▫
Parking Lot/Garage								▪	▪	▪	▪	▪	▪	▪
Automotive Specialty								▫	▫	▫	▫	▫	▫	▫
Shopping Center														▫
Shopping Mall														▫
<b>h. OTHER: CIVIL SUPPORT</b>														
Fire Station	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫
Police Station	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫
Cemetery	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫
Funeral Home							▫	▫	▫	▫	▫	▫	▫	▫
Hospital							▫	▫	▫	▫	▫	▫	▫	▫
Medical Clinic							▪	▪	▪	▪	▪	▪	▪	▪
<b>i. OTHER: EDUCATION</b>														
College							▫	▫	▫	▫	▫	▫	▫	▫
Schools, Public & Private <sup>(3)</sup>	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫
Business Training Schools								▫	▫	▫	▫	▫	▫	▫
Educational	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫
Cultural							▫	▫	▫	▫	▫	▫	▫	▫
Other- Childcare Center <sup>(2)(3)</sup>	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫
<b>j. OTHER: INDUSTRIAL</b>														
Heavy Industrial Facility														▪
Light Industrial Facility								▫	▫	▫	▫	▫	▫	▫
Laboratory Facility								▫	▫	▫	▫	▫	▫	▫
Water Supply Facility														▪
Sewer and Waste Facility														▪
Electric Substation	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫	▫
Wireless Transmitter							▫	▫	▫	▫	▫	▫	▫	▫
Cremation Facility														▪
Warehouse														▪
Produce Storage														▪
Heating & Fuel Storage														▪
Ice Plant									▫	▫	▫	▫	▫	▫
Mini-Storage									▫	▫	▫	▫	▫	▫

▪ BY RIGHT  
▫ BY SPECIAL USE

1. City Council approval may be required. Refer to Sections 2.2.9 and 4.3.1 for alcoholic beverage sales and approval requirements.
2. Adult and child day care centers with six or fewer clients and "Family Day Care Home" as defined and licensed by HRS are exempt from zoning requirements.
3. Day care centers, schools, churches, and other religious establishments cannot be located within 500 feet of any Adult Entertainment Establishment.



## TABLE 4.8. PARKING REGULATIONS

**TABLE 4.8: Parking Regulations.** This table categorizes Building Functions within Transect Zones. Parking requirements are correlated to functional intensity. For Specific Function and Use permitted By Right or by Special Use, see Table 4.7.

	T3	T4-R	T4-O	T5	T6
<b>RESIDENTIAL</b>	1.5 spaces for each dwelling unit	1.0 space for each dwelling unit	1.0 space for each dwelling unit		
<b>LODGING</b>	1.0 space for each guest unit	0.5 space for each guest unit	0.5 space for each guest unit		
<b>OFFICE</b>	1.0 space for each 350 sq. ft. of floor area	1.0 space for each 500 sq. ft. of floor area	1.0 space for each 500 sq. ft. of floor area		
<b>RETAIL</b>	1.0 space for each 350 sq. ft. of floor area	1.0 space for each 500 sq. ft. of floor area	1.0 space for each 500 sq. ft. of floor area		
<b>CIVIC</b>	See Table 4.7	See Table 4.7	See Table 4.7		
<b>OTHER</b>	See Table 4.7	See Table 4.7	See Table 4.7		
<b>BICYCLE</b>	See 4.11	See 4.11	See 4.11		
<b>EXCEPTIONS TO REQUIRED PARKING</b>	<p>Non-residential uses of less than 1,000 sq. ft. floor area shall not be required to provide off-street parking.</p> <p>Locally designated historic buildings shall not be required to provide parking in addition to that, which exists.</p> <p>Accessory dwelling units shall not be required to provide off-street parking.</p> <p>PCD Department reserves the right to reduce the number of required parking spaces.</p>	<p>Liner buildings of less than 10,000 sq. ft. floor area shall not be required to provide off-street parking. Portion of liner building square footage exceeding 10,000 sq. ft. floor area shall provide parking at 50% of applicable ratio.</p> <p>On-street parking along the corresponding frontage lines touching the adjacent sidewalk to the property shall be counted toward fulfilling the parking requirements.</p> <p>Locally designated historic buildings shall not be required to provide parking in addition to that which exists.</p> <p>Within 800 feet of the bus transfer facility or a stop that services two or more bus lines off-street parking is not required.</p> <p>Parking spaces may be located in a parking lot or parking garage up to 1320 feet away from the building.</p> <p>PCD Department reserves the right to reduce the number of required parking spaces.</p>	<p>Liner buildings of less than 10,000 sq. ft. floor area shall not be required to provide off-street parking. Portion of liner building square footage exceeding 10,000 sq. ft. floor area shall provide parking at 50% of applicable ratio.</p> <p>On-street parking along the corresponding frontage lines touching the adjacent sidewalk to the property shall be counted toward fulfilling the parking requirements.</p> <p>Locally designated historic buildings shall not be required to provide parking in addition to that which exists.</p> <p>Within 800 feet of the bus transfer facility or a passenger railway station off-street parking is not required.</p> <p>Minimum number of parking spaces may be located in a parking lot or parking garage up to 1320 feet away from the building.</p> <p>PCD Department reserves the right to reduce the number of required parking spaces.</p>		
<b>LOCATION OF ALL PARKING-PRIMARY STREET GRID (A GRID) (See Table 4.14)</b>	<p>Surface parking areas shall be located in the second or third layer except that driveways aprons and drop-offs may be located in the first layer.</p> <p>Garages shall be located in the third layer. If there is more than one frontage line, this standard applies to the frontage line that contains the main entry. In no case shall a garage be located in the first layer.</p> <p>Loading areas / spaces are prohibited along frontages.</p>	<p>Surface parking shall be located in the second or third layer and masked by a streetscreen or liner building.</p> <p>Garages shall be located in the third layer and masked by a liner building.</p> <p>Loading areas / spaces are prohibited along frontages. Off-street loading areas must be screened.</p> <p>Parking for the Park-Under Liner building type may be located in the second lot layer.</p>	<p>Surface parking shall be located in the second or third layer and masked by a streetscreen or liner building.</p> <p>Garages shall be located in the third layer and masked by a liner building.</p> <p>Loading areas / spaces are prohibited along frontages. Off-street loading areas must be screened.</p> <p>Parking for the Park-Under Liner building type may be located in the second lot layer.</p>		



## TABLES 4.8. PARKING REGULATIONS(CONT'D) & 4.9. PARKING CALCULATIONS

T3	T4-R	T4-O	T5	T6
<b>PARKING ACCESS</b>	<p>Parking shall be accessed from an alley when possible.</p> <p>A garage opening, which faces a frontage, shall not exceed two lanes in width.</p>	<p>Parking shall be accessed from an alley or secondary street when possible. If parking is accessed from a primary street, there shall be only one point of access. Where the access crosses any pedestrian path, the intersection shall be clearly marked and lighted for the safety of the pedestrian.</p> <p>A parking lot or garage opening shall not exceed 2 lanes in width per entrance/exit. In the case of 2 lane entrances/exits, there should be a column or portion of exterior wall separating the lanes. If exceeding 2 lanes in width, additional lanes shall be located in an entrance/exit at least 10' from neighboring entrance/exit. Entrances/exits on rear lanes or alleys are exempt from this requirement.</p> <p>Pedestrian entrances to all parking lots and parking structures shall be directly from a frontage line. Only underground parking structures may be entered directly from a building. Parking spaces serving residential units are exempt from these requirements.</p> <p>Vehicular entry gates at garage entries shall be positioned a minimum of twenty (20) feet behind the front wall of the building.</p>	<p>Parking shall be accessed from an alley or secondary street when possible. If parking is accessed from a primary street, there shall be only one point of access. Where the access crosses any pedestrian path, the intersection shall be clearly marked and lighted for the safety of the pedestrian.</p>	<p>A parking lot or garage opening shall not exceed 2 lanes in width per entrance/exit. In the case of 2 lane entrances/exits, there should be a column or portion of exterior wall separating the lanes. If exceeding 2 lanes in width, additional lanes shall be located in an entrance/exit at least 10' from neighboring entrance/exit. Entrances/exits on rear lanes or alleys are exempt from this requirement.</p> <p>Pedestrian entrances to all parking lots and parking structures shall be directly from a frontage line. Only underground parking structures may be entered directly from a building. Parking spaces serving residential units are exempt from these requirements.</p> <p>Vehicular entry gates at garage entries shall be positioned a minimum of twenty (20) feet behind the front wall of the building.</p>
<b>TANDEM PARKING</b>	<p><b>Permitted subject to the following:</b> Tandem spaces shall be required to meet the dimensional standards. Such tandem parking shall not extend over the sidewalk or interfere with pedestrian or vehicular movement.</p> <p>Residential development may utilize tandem parking for same unit parking only.</p> <p>Non-residential development may utilize tandem parking for employee parking only, unless valet service is provided.</p>	<p><b>Permitted subject to the following:</b> Tandem spaces shall be required to meet the dimensional standards. Such tandem parking shall not extend over the sidewalk or interfere with pedestrian or vehicular movement.</p> <p>Residential development may utilize tandem parking for same unit parking only.</p> <p>Non-residential development may utilize tandem parking for employee parking only, unless valet service is provided.</p>	<p><b>Permitted subject to the following:</b> Tandem spaces shall be required to meet the dimensional standards. Such tandem parking shall not extend over the sidewalk or interfere with pedestrian or vehicular movement.</p>	<p><b>Permitted subject to the following:</b> Tandem spaces shall be required to meet the dimensional standards. Such tandem parking shall not extend over the sidewalk or interfere with pedestrian or vehicular movement.</p> <p>Residential development may utilize tandem parking for same unit parking only.</p> <p>Non-residential development may utilize tandem parking for employee parking only, unless valet service is provided.</p>

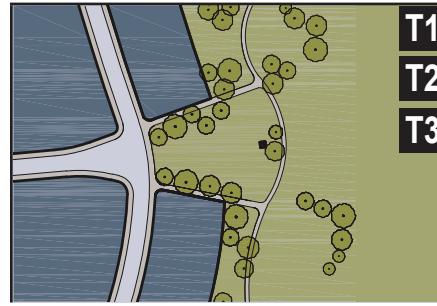
**TABLE 4.9: Parking Calculations.** The Shared Parking Factor for two Functions, when divided into the sum of the two amounts as listed on the Required Parking table below, produces the Effective Parking needed for each site involved in sharing. Conversely, if the Sharing Factor is used as a multiplier, it indicates the amount of building allowed on each site given the parking available.

### SHARED PARKING FACTOR

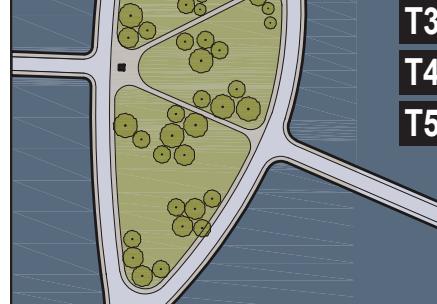
Function	with	Function
RESIDENTIAL		RESIDENTIAL
LODGING		LODGING
OFFICE		OFFICE
RETAIL		RETAIL
1.4	1	1.4
1.2	1.7	1.2
1.3	1	1.3
1.2	1.2	1.2
1		

## TABLE 4.10. CIVIC SPACE

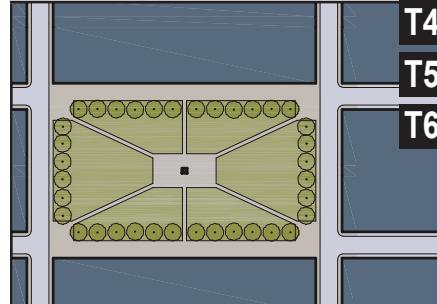
**a. Park:** A natural preserve available for unstructured recreation. A park may be independent of surrounding building Frontages. Its landscape shall consist of Paths and trails, meadows, water bodies, woodland and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural corridors. The minimum size shall be 8 acres. Larger parks may be approved by Adjustment as Special Districts in all zones.



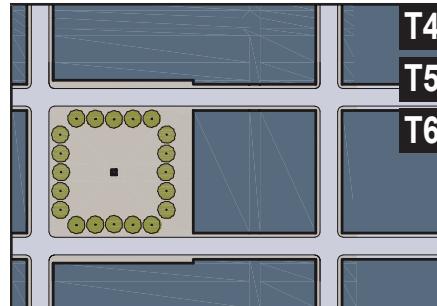
**b. Green:** An Open Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be 1/2 acre and the maximum shall be 8 acres.



**c. Square:** An Open Space available for unstructured recreation and Civic purposes. A Square is spatially defined by building Frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important Thoroughfares. The minimum size shall be 1/2 acre and the maximum shall be 5 acres.



**d. Plaza:** 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 1/4 acre and the maximum shall be 2 acres.



**e. Playground:** 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 parks and greens. There shall be no minimum or maximum size.

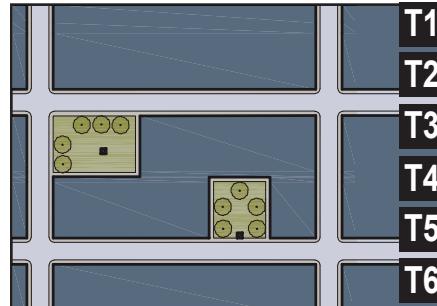
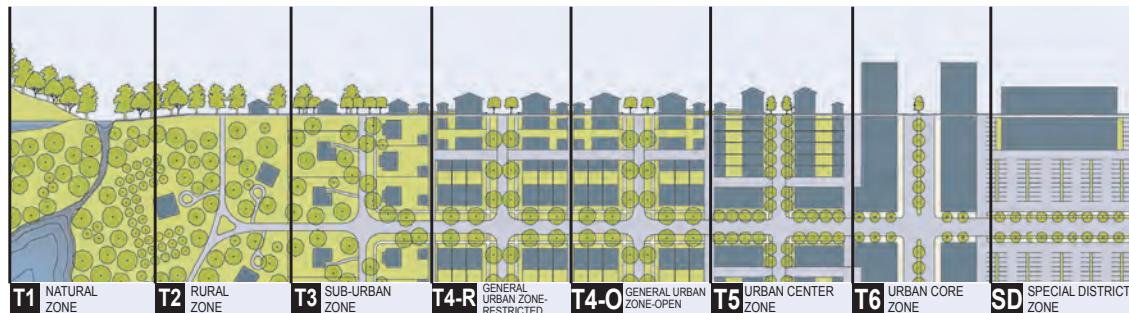




TABLE 4.11. CODE SUMMARY



(see Table 4.13)

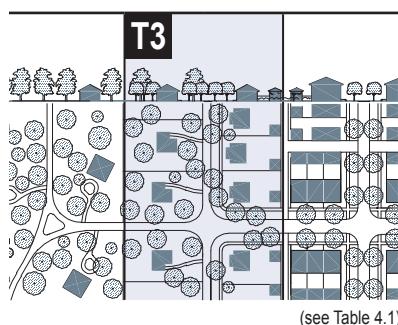
a. ALLOCATION OF ZONES per Pedestrian Shed (applicable to Articles 2 and 3 only)						
TND requires	no minimum	no minimum	10 - 30%	30 - 60 %	30 - 60 %	10 - 30% not permitted
b. RESIDENTIAL DENSITY						
Minimum du/acre	not applicable			density must be in compliance with future land use element		
Maximum du/acre	not applicable					
Other Functions	by Variance	by Variance	10 - 20%	20 - 40%	50 - 80%	30 - 60% 40-60%
c. BLOCK SIZE						
Block Perimeter	no maximum	no maximum	2400 ft. max	2000 ft. max	2000 ft. max	1600 ft. max * 3000 ft. max with parking structures
d. THOROUGHFARES (see Article 6)						
BV	not permitted	not permitted	permitted	permitted	permitted	permitted
AV	not permitted	not permitted	permitted	permitted	permitted	permitted
CS	not permitted	not permitted	not permitted	not permitted	permitted	permitted
DR	not permitted	not permitted	permitted	permitted	permitted	permitted
ST	not permitted	not permitted	permitted	permitted	permitted	permitted
RD	permitted	permitted	permitted	not permitted	not permitted	not permitted
Rear Lane	permitted	permitted	permitted	permitted	permitted	permitted
Rear Alley	not permitted	not permitted	permitted	permitted	permitted	permitted
Path	permitted	permitted	permitted	permitted	permitted	permitted
Passage	not permitted	not permitted	permitted	permitted	permitted	permitted
Bicycle Trail	permitted	permitted	permitted	permitted *	permitted *	permitted
Bicycle Lane	permitted	permitted	permitted	permitted	permitted	permitted
Bicycle Route	permitted	permitted	permitted	permitted	permitted	permitted
e. CIVIC SPACES (see Table 4.10)						
Park	permitted	permitted	permitted	by Adjustment	by Adjustment	by Adjustment
Green	not permitted	permitted	permitted	permitted	permitted	not permitted
Square	not permitted	not permitted	not permitted	permitted	permitted	permitted
Plaza	not permitted	not permitted	not permitted	not permitted	permitted	permitted
Playground	permitted	permitted	permitted	permitted	permitted	permitted
f. LOT OCCUPATION						
Lot Width	not applicable	by Adjustment	50 ft. min	18 ft. min	16 ft. min	18 ft. min
Lot Coverage	not applicable	by Adjustment	60% max	70% max	70% max	80% max 90% max
g. SETBACKS - PRINCIPAL BUILDING (see Table 4.12)						
(g.1) Front Setback (Principal)	not applicable	48 ft. min	14 ft. min	8 ft. min 22 ft. max	4 ft. min 12 ft. max	0 ft. min 8 ft. max
(g.2) Front Setback (Secondary)	not applicable	48 ft. min	8 ft. min	8 ft. min 22 ft. max	4 ft. min 12 ft. max	0 ft. min 8 ft. max
(g.3) Side Setback	not applicable	96 ft. min	6 ft. min	0 ft/5 ft. min	0 ft. min	0 ft. min 24 ft. max
(g.4) Rear Setback	not applicable	96 ft. min	12 ft. min	5 ft. min	3 ft. min	0 ft. min
Frontage Buildout	not applicable	40% min	60% min	60% min	80% min	80% min
h. SETBACKS - OUTBUILDING (see Table 4.12)						
(h.1) Front Setback	not applicable	20 ft. min +bldg setback	20 ft. min +bldg setback	20 ft. min +bldg setback	20 ft. min +bldg setback	40 ft. max from rear prop not applicable
(h.2) Side Setback	not applicable	3 ft. or 6 ft.	5 ft. min.	0 ft/5 ft. min.	0 ft. min.	0 ft. min not applicable
(h.3) Rear Setback	not applicable	3 ft. min	5 ft. min	5 ft. min.	0 ft. min.	0 ft. min not applicable
i. BUILDING DISPOSITION (see Table 4.6)						
Edgeyard	permitted	permitted	permitted	permitted	permitted	not permitted
Sideyard	not permitted	not permitted	not permitted	permitted	permitted	not permitted
Rearyard	not permitted	not permitted	not permitted	permitted	permitted	permitted
Courtyard	not permitted	not permitted	not permitted	permitted	permitted	permitted
j. PRIVATE FRONTAGES (see Table 4.3)						
Common Yard	not applicable	permitted	permitted	not permitted	not permitted	not permitted
Porch & Fence	not applicable	permitted	permitted	permitted	permitted	not permitted
Terrace or Dooryard	not applicable	not permitted	not permitted	permitted	permitted	not permitted
Forecourt	not applicable	not permitted	not permitted	permitted	permitted	permitted
Stoop	not applicable	not permitted	not permitted	permitted	permitted	permitted
Shopfront & Awning	not applicable	not permitted	not permitted	not permitted	permitted	permitted
Gallery	not applicable	not permitted	not permitted	not permitted	permitted	permitted
Arcade	not applicable	not permitted	not permitted	not permitted	not permitted	permitted
k. PRE-BONUS BUILDING HEIGHT and CONFIGURATION (see Table 4.4 for height bonuses and Table 4.5 for building configuration)						
Principal Building	not applicable	2.5 Stories max	2.5 Stories max	2.5 Stories max, 1 min	3 Stories max, 1 min	5 Stories max, 2 min 8 Stories max, 2 min
Outbuilding	not applicable			Height shall be consistent with principal building, subject to approval by PCD Director		
l. BUILDING FUNCTION (see Table 4.7)						
ARTICLE 4						
ARTICLE 2, 3						

CONFIGURATION

FRONTAGES AND HEIGHT



**TABLE 4.12. FORM-BASED CODE GRAPHICS - T3**



**I. BUILDING FUNCTION** (see Table 4.7)

**k. BUILDING HEIGHT** (see Table 4.4, 4.5)

Principal Building	2.5 stories max.
Outbuilding	2.5 stories max.

**f. LOT OCCUPATION** (see Table 4.11f)

Lot Width	50 ft. min.
Lot Coverage	60% max

**i. BUILDING DISPOSITION** (see Table 4.6)

Edgeyard	permitted
Sideyard	not permitted
Rearyard	not permitted
Courtyard	not permitted

**g. SETBACKS - PRINCIPAL BUILDING** (Table 4.11g)

(g.1) Front Setback Principal	14 ft. min.
(g.2) Front Setback Secondary	8 ft min.
(g.3) Side Setback	6 ft min.
(g.4) Rear Setback	12 ft min.
Frontage Buildout	40% min at setback

**h. SETBACKS - OUTBUILDING** (see Table 4.11h)

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

**j. PRIVATE FRONTAGES** (see Table 4.3)

Common Yard	permitted
Porch & Fence	permitted
Terrace or Dooryard	not permitted
Forecourt	not permitted
Stoop	not permitted
Shopfront & Awning	not permitted
Gallery	not permitted
Arcade	not permitted

Refer to Summary Table 4.11

**PARKING PROVISIONS**

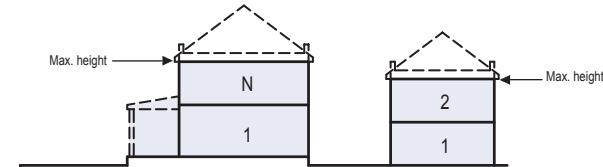
See Table 4.8 & Table 4.9

\*or 15 ft. from center line of alley

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

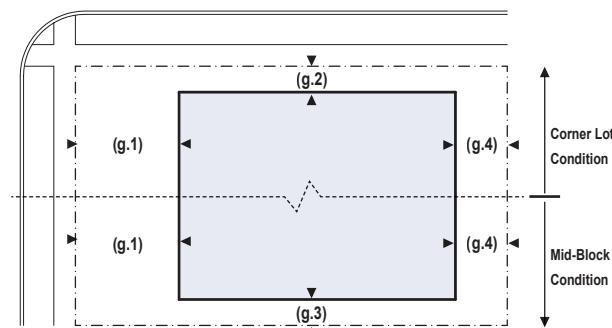
**BUILDING CONFIGURATION**

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 feet.
3. Height shall be measured to the eave or roof deck as specified on Table 4.5



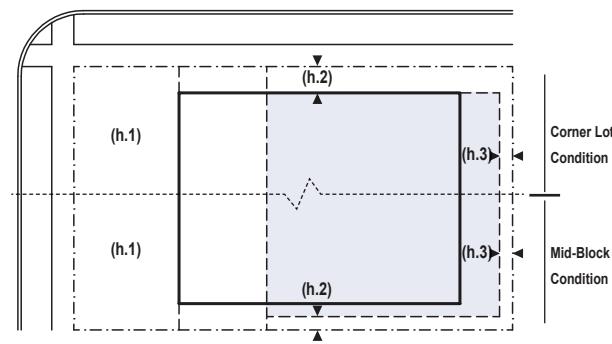
**SETBACKS - PRINCIPAL BLDG**

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 Elevation 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 Layer as shown in the diagram (see Table 4.14d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 4.14d). Side- or rear-entry garages may be allowed in the first or second Layer by Adjustment.
3. Trash containers shall be stored within the third Layer.

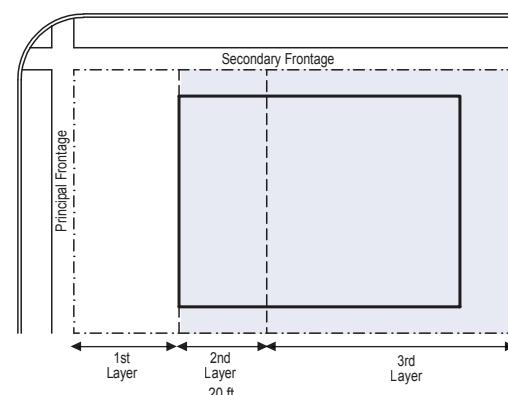
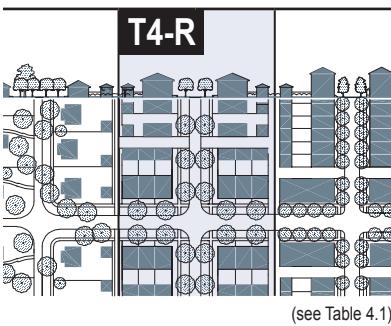




TABLE 4.12. FORM-BASED CODE GRAPHICS - T4-R



(see Table 4.1)

**I. BUILDING FUNCTION** (see Table 4.7)

**k. BUILDING HEIGHT** (see Table 4.4, 4.5)

Principal Building | 2.5 stories max

Outbuilding | 2.5 stories max.

**f. LOT OCCUPATION** (see Table 4.11f)

Lot Width | 18 ft min

Lot Coverage | 70% max

**i. BUILDING DISPOSITION** (see Table 4.6)

Edgeyard | permitted

Sideyard | permitted

Rearyard | permitted

Courtyard | permitted

**g. SETBACKS - PRINCIPAL BLDG** (Table 4.11g)

(g.1) Front Setback Principal | 8 ft. min. 22 ft. max.\*\*

(g.2) Front Setback Secondary | 8 ft. min. 22 ft. max

(g.3) Side Setback | 0 ft. min./5 ft. min.

(g.4) Rear Setback | 5 ft. min.\*

Frontage Buildout | 60% min at setback

**h. SETBACKS - OUTBUILDING** (see Table 4.11h)

(h.1) Front Setback | 20 ft. min. + bldg. setback

(h.2) Side Setback | 0 ft. min./5 ft. min.

(h.3) Rear Setback | 5 ft. min.

**j. PRIVATE FRONTAGES** (see Table 4.3)

Common Yard | not permitted

Porch & Fence | permitted

Terrace or Dooryard | permitted

Forecourt | permitted

Stoop | permitted

Shopfront & Awning | not permitted

Gallery | not permitted

Arcade | not permitted

Refer to Summary Table 4.11

**PARKING PROVISIONS**

See Table 4.8 & Table 4.9

\*or 15 ft. from center line of alley

\*\* waivers may be permitted to build back at the existing setback if the setback is less than 8'.

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

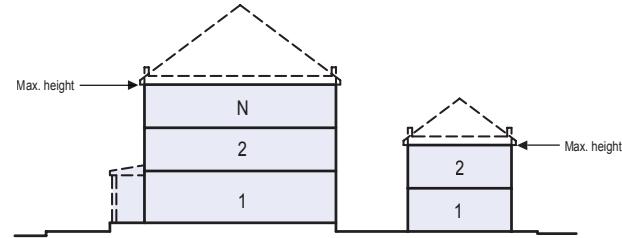
**BUILDING CONFIGURATION**

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 4.5.

4. Height shall be consistent with principal building or subject to approval by PCD Director.

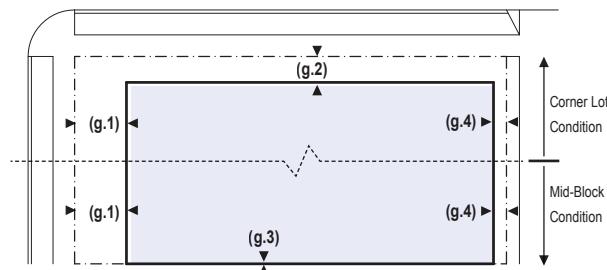


**SETBACKS - PRINCIPAL BLDG**

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.

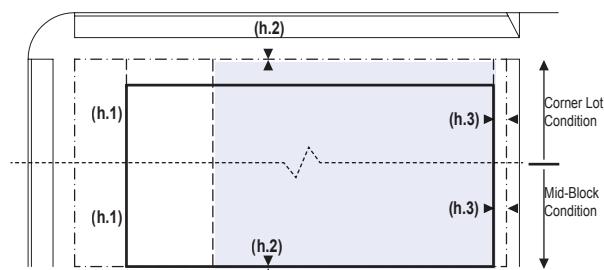
3. Side Setback (g.3) is 0' min. for townhouses. End units of townhouses abutting another lot have a side setback of 5' min. See Section 4.64 b.c. Detached building types such as houses have a 5' min. side setback.



**SETBACKS - OUTBUILDING**

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

2. Side Setback (h.2) is 0' min. for accessory dwelling units of attached building types such as townhouses, if abutting other attached building types such as townhouses or their accessory dwelling units. Side setback is 5 ft. min for outbuildings of detached building types or for outbuildings of townhouses abutting detached building types.



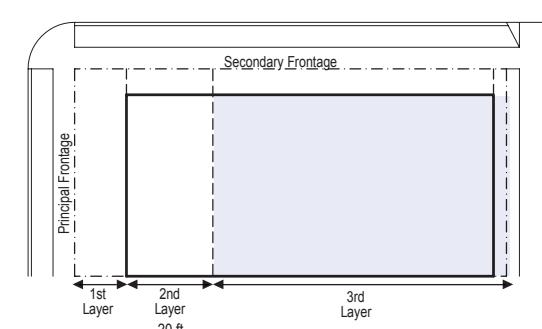
**PARKING PLACEMENT**

1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 4.14d).

2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 4.14d).

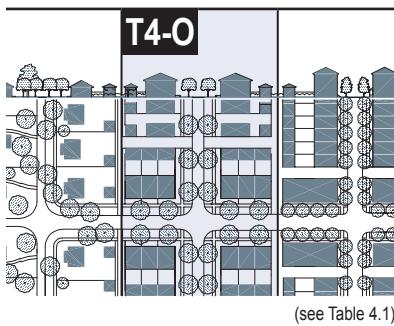
3. Trash containers shall be stored within the third Layer.

4. Parking for townhouses, if provided on-site, must be accessed by a rear alley or easement that serves as a rear alley.





**TABLE 4.12. FORM-BASED CODE GRAPHICS - T4-0**



(see Table 4.1)

**I. BUILDING FUNCTION** (see Table 4.7)

**k. BUILDING HEIGHT** (see Table 4.4,4.5)

Principal Building | 3 stories max, 1 min

Outbuilding | 2 stories max.

**f. LOT OCCUPATION** (see Table 4.11f)

Lot Width | 16 ft min

Lot Coverage | 70% max

**i. BUILDING DISPOSITION** (see Table 4.6)

Edgeyard | permitted

Sideyard | permitted

Rearyard | permitted

Courtyard | permitted

**g. SETBACKS - PRINCIPAL BLDG** (Table 4.11g)

(g.1) Front Setback Principal | 4 ft. min. 12 ft. max.

(g.2) Front Setback Secondary | 4 ft. min. 12 ft. max.

(g.3) Side Setback | 0 ft. min.

(g.4) Rear Setback | 3 ft. min.\*

Frontage Buildout | 60% min at setback

**h. SETBACKS - OUTBUILDING** (see Table 4.11h)

(h.1) Front Setback | 20 ft. min. + bldg. setback

(h.2) Side Setback | 0 ft. min

(h.3) Rear Setback | 0 ft. min

**j. PRIVATE FRONTAGES** (see Table 4.3)

Common Yard | not permitted

Porch & Fence | permitted

Terrace or Dooryard | permitted

Forecourt | permitted

Stoop | permitted

Shopfront & Awning | permitted

Gallery | permitted

Arcade | not permitted

Refer to Summary Table 4.11

**PARKING PROVISIONS**

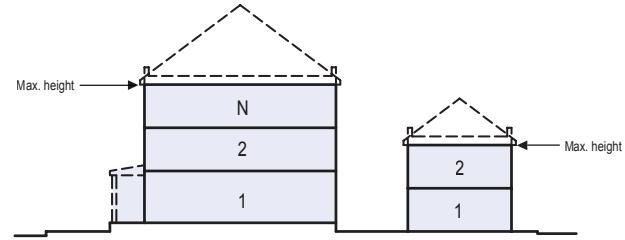
See Table 4.8 & Table 4.9

\*or 15 ft. from center line of alley

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

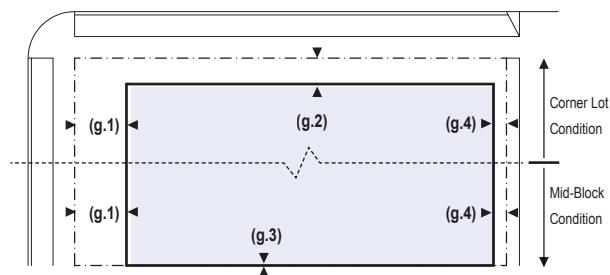
**BUILDING CONFIGURATION**

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 4.5.
4. Height shall be consistent with principal building or subject to approval by PCD Director.



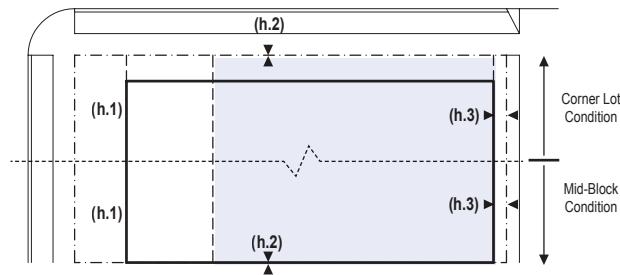
**SETBACKS - PRINCIPAL BLDG**

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.



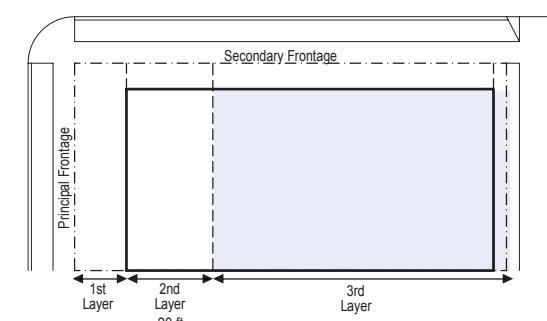
**SETBACKS - OUTBUILDING**

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



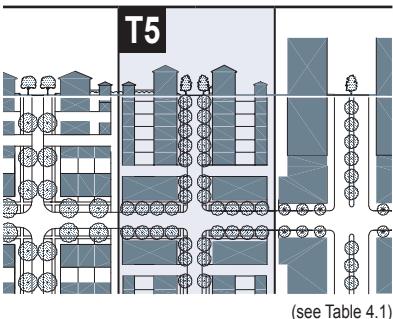
**PARKING PLACEMENT**

1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 4.14d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 4.14d) and shall not be visible from the street.
3. Trash containers shall be stored within the third Layer.
4. Parking for townhouses, if provided on-site, must be accessed by a rear alley or easement that serves as a rear alley.





**TABLE 4.12. FORM-BASED CODE GRAPHICS - T5**



**I. BUILDING FUNCTION** (see Table 4.7)

**k. BUILDING HEIGHT** (see Table 4.4,4.5)

Principal Building	5 stories max. 2 min.
Outbuilding	2 stories max.

**f. LOT OCCUPATION** (see Table 4.11f)

Lot Width	18 ft min
Lot Coverage	80% max

**i. BUILDING DISPOSITION** (see Table 4.6)

Edgeyard	permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	permitted

**g. SETBACKS - PRINCIPAL BUILDING** (Table 4.11g)

(g.1) Front Setback Principal	0 ft. min. 8 ft. max.
(g.2) Front Setback Secondary	0 ft. min. 8 ft. max.
(g.3) Side Setback	0 ft. min. 24 ft. max.
(g.4) Rear Setback	3 ft. min.*
Frontage Buildout	80% min at setback

**h. SETBACKS - OUTBUILDING** (see Table 4.11h)

(h.1) Front Setback	40 ft. max. from rear prop.
(h.2) Side Setback	0 ft. min.
(h.3) Rear Setback	0 ft. min.

**j. PRIVATE FRONTAGES** (see Table 4.3)

Common Yard	not permitted
Porch & Fence	permitted
Terrace or Dooryard	permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted
Arcade	permitted
Refer to Summary Table 4.11	

**PARKING PROVISIONS**

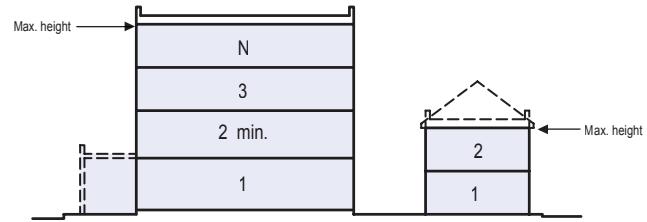
See Table 4.8 & Table 4.9

\*or 15 ft. from center line of alley

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

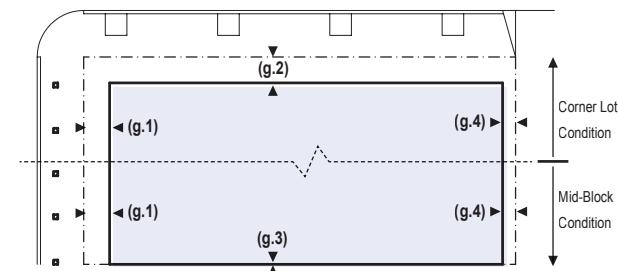
**BUILDING CONFIGURATION**

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 4.5.
4. Expression Lines shall be as shown on Table 4.5.
5. Height shall be consistent with principal building or subject to approval by PCD Director.



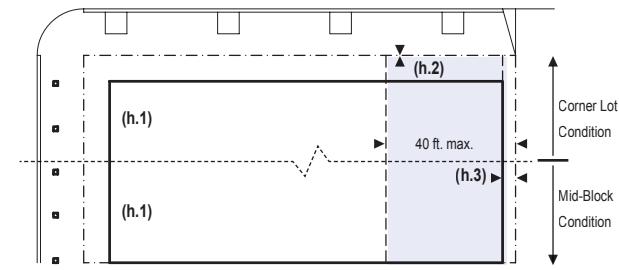
**SETBACKS - PRINCIPAL BLDG**

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.



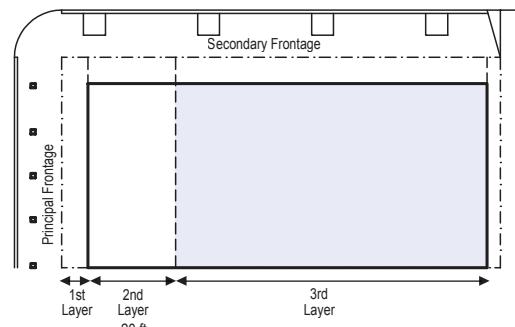
**SETBACKS - OUTBUILDING**

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



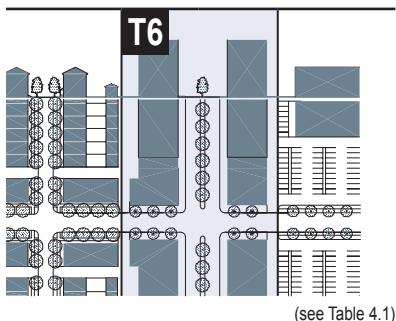
**PARKING PLACEMENT**

1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 4.14d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 4.14d).
3. Trash containers shall be stored within the third Layer and shall not be visible from the street.





**TABLE 4.12. FORM-BASED CODE GRAPHICS - T6**



(see Table 4.1)

**I. BUILDING FUNCTION** (see Table 4.7)

**k. BUILDING HEIGHT** (see Table 4.4,4.5)

Principal Building	8 stories max. 2 min.
Outbuilding	N/A

**f. LOT OCCUPATION** (see Table 4.11f)

Lot Width	18 ft. min
Lot Coverage	90% max

**i. BUILDING DISPOSITION** (see Table 4.6)

Edgeyard	not permitted
Sideyard	not permitted
Rearyard	permitted
Courtyard	permitted

**g. SETBACKS - PRINCIPAL BLDG** (Table 4.11g)

(g.1) Front Setback Principal	0 ft. min. 8 ft. max.
(g.2) Front Setback Secondary	0 ft. min. 8 ft. max.
(g.3) Side Setback	0 ft. min. 24 ft. max.
(g.4) Rear Setback	0 ft. min.
Frontage Buildout	80% min. at setback

**h. SETBACKS - OUTBUILDING** (see Table 4.11h)

Front Setback	N/A
Side Setback	N/A
Rear Setback	N/A

**j. PRIVATE FRONTAGES** (see Table 4.3)

Common Yard	not permitted
Porch & Fence	not permitted
Terrace or Dooryard	not permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted
Arcade	permitted

Refer to Summary Table 4.11

**PARKING PROVISIONS**

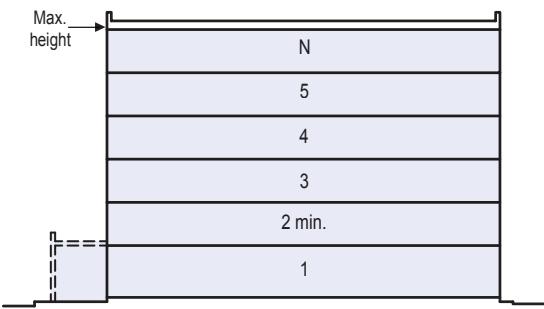
See Table 4.8 & Table 4.9

\*or 15 ft. from center line of alley

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

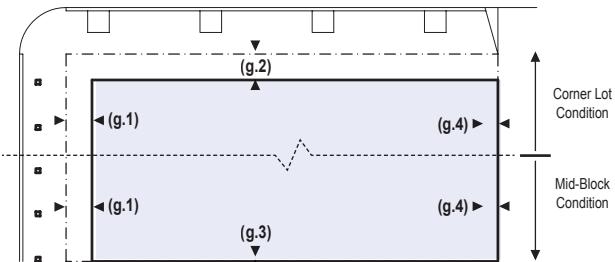
**BUILDING CONFIGURATION**

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 4.5.
4. Stepbacks, Recess Lines, and Extension Lines shall be as shown on Table 4.5.



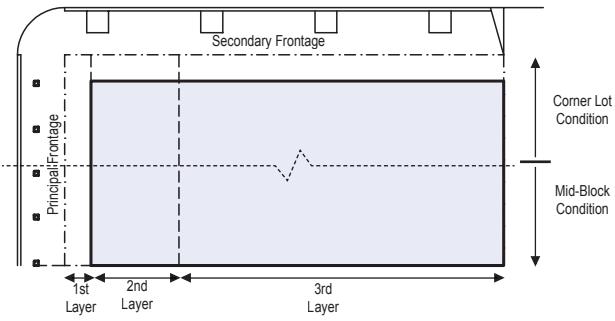
**SETBACKS - PRINCIPAL BLDG**

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 (see Table 4.14d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 4.14d).
3. Trash containers shall be stored within the third Layer and shall not be visible from the street.



**TABLE 4.13. SPECIAL DISTRICT STANDARDS**

The metrics for each column of this table (SD1, SD2, etc.) are to be filled in as they are permitted. Additional Special District designations may be added as needed. Special Districts that do not have provisions within this Code shall be governed by the standards of the pre-existing zoning until metrics are adopted.

SD	SD1	SD2	SD3	SD4	SD5	SD6
<b>a. ALLOCATION OF ZONES</b>						
CLD	◊					
TND	◊					
TOD	◊					
<b>b. BASE RESIDENTIAL DENSITY</b>						
By Right	◊					
By TDR	◊					
Other Functions	◊					
<b>c. BLOCK SIZE</b>						
Block Perimeter	◊					
<b>d. THOROUGHFARES</b>						
HW	◊					
BV	◊					
AV	◊					
CS	◊					
DR	◊					
ST	◊					
RD	◊					
Rear Lane	◊					
Rear Alley	◊					
Path	◊					
Passage	◊					
Bicycle Trail	◊					
Bicycle Lane	◊					
Bicycle Route	◊					
<b>e. CIVIC SPACES</b>						
Park	◊					
Green	◊					
Square	◊					
Plaza	◊					
Playground	◊					
<b>f. LOT OCCUPATION</b>						
Lot Width	◊					
Lot Coverage	◊					
<b>g. SETBACKS - PRINCIPAL BUILDING</b>						
Front Setback	◊					
Side Setback	◊					
Rear Setback	◊					
<b>h. BUILDING DISPOSITION</b>						
Edgeyard	◊					
Sideyard	◊					
Rearyard	◊					
Courtyard	◊					
<b>i. PRIVATE FRONTAGES</b>						
Common Yard	◊					
Porch & Fence	◊					
Terrace or Dooryard	◊					
Forecourt	◊					
Stoop	◊					
Shopfront & Awning	◊					
Gallery	◊					
Arcade	◊					
<b>j. BUILDING HEIGHT and CONFIGURATION</b>						
Principal Building	◊					
Outbuilding	◊					

◊ TO BE DETERMINED

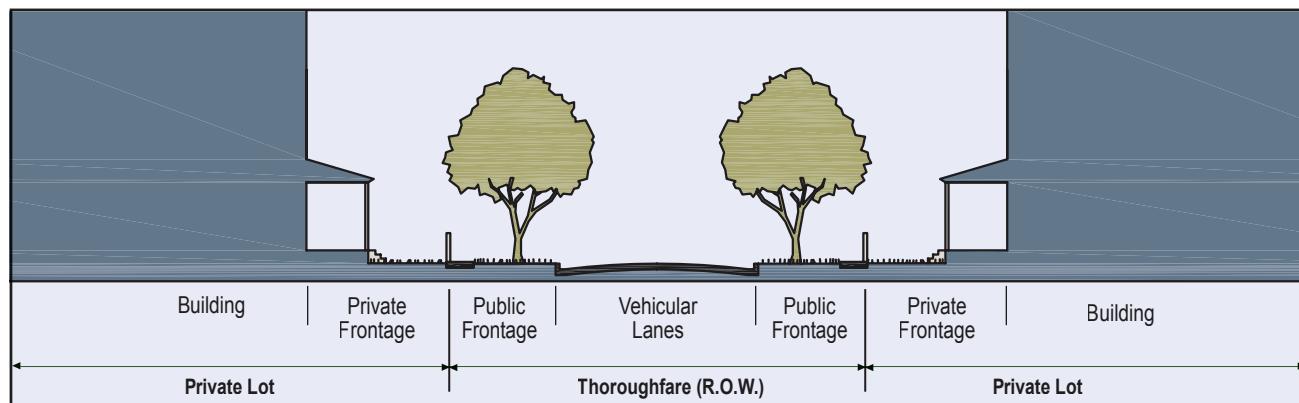
DISPOSITION

CONFIGURATION

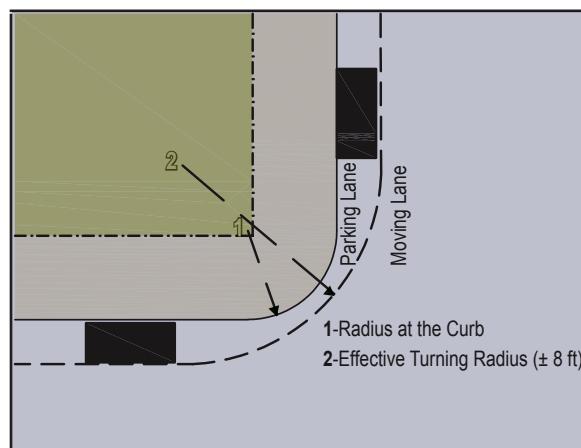


**TABLE 4.14. DEFINITIONS ILLUSTRATED**

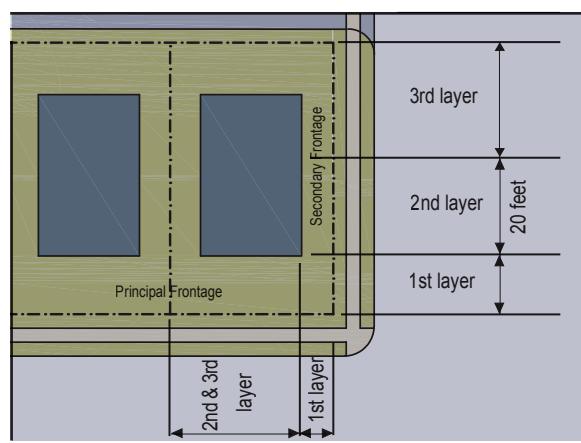
**a. THOROUGHFARE & FRONTAGES**



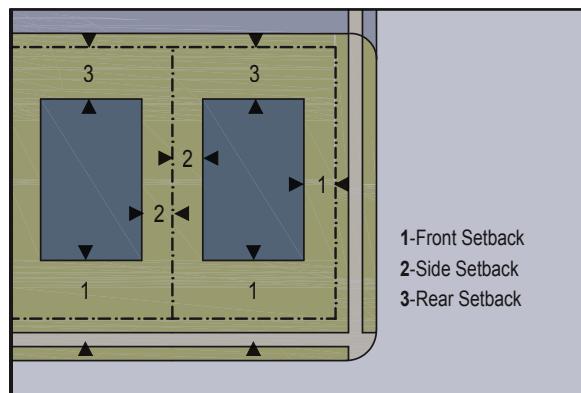
**b. TURNING RADIUS**



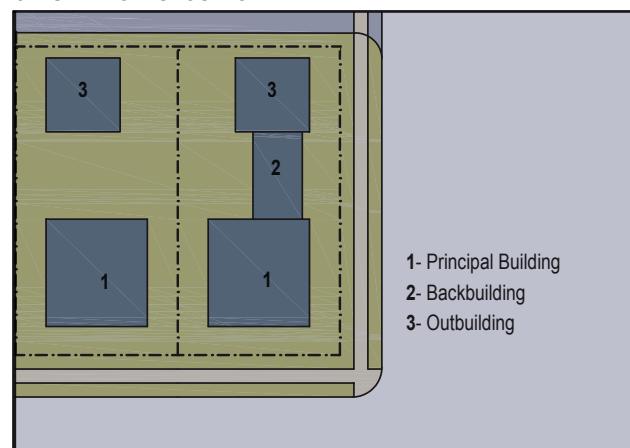
**d. LOT LAYERS**



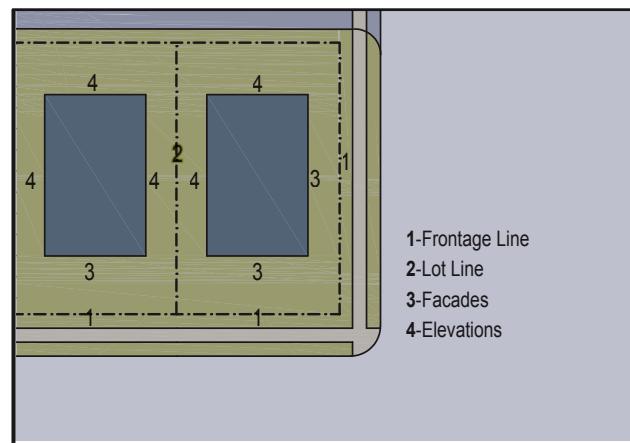
**f. SETBACK DESIGNATIONS**



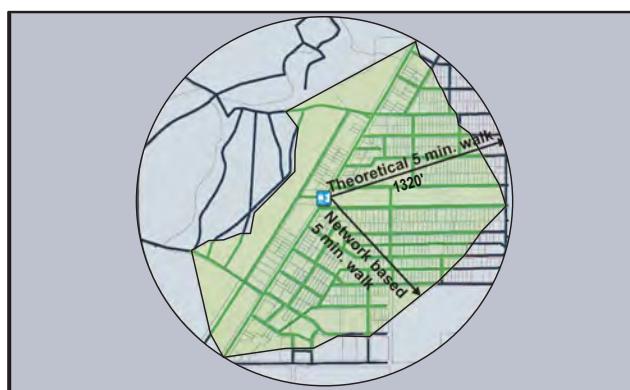
**c. BUILDING DISPOSITION**



**e. FRONTAGE & LOT LINES**



**g. NETWORK-BASED PEDESTRIAN SHED**



**TABLE 4.15. FAÇADE TRANSPARENCY REQUIREMENT****TABLE 4.15: Façade Transparency Requirements**

TRANSECT	GROUND FLOOR	EACH UPPER FLOOR
<b>T3</b>	Minimum Façade Transparency:10% Maximum Façade Transparency:90%	Minimum Façade Transparency:10% Maximum Façade Transparency:90%
<b>T4-R</b>	Minimum Façade Transparency:10% Maximum Façade Transparency:90%	Minimum Façade Transparency: 10% Maximum Façade Transparency:90%
<b>T4-O</b>	Minimum Façade Transparency:50% Maximum Façade Transparency:90%	Minimum Façade Transparency:15% Maximum Façade Transparency:60%
<b>T5</b>	Minimum Façade Transparency:60% Maximum Façade Transparency:90%	Minimum Façade Transparency:15% Maximum Façade Transparency:70%
<b>T6</b>	Minimum Façade Transparency:60% Maximum Façade Transparency:90%	Minimum Façade Transparency:15% Maximum Façade Transparency:70%

\* Doors, whether opaque or transparent, may be counted towards minimum Façade transparency.

\*\* Mullions, muntins, window and door frames may be counted towards minimum Façade transparency.

\*\*\*Façade transparency percentage for a particular floor is calculated as:  $X/Y \times 100$ . X=Total Area of Doors and Windows at a particular floor level. Y=Total Façade Area belonging to a particular level. Y is calculated as the dimension (height) between finished floors multiplied by the width of the Façade.

\*\*\*\*Facades along both the primary and secondary frontage shall be subject to Façade transparency requirements. The ground floor of secondary frontage may use the Façade transparency requirements for upper floors. Park-under liner buildings have a minimum ground floor Façade transparency of 5% and a maximum ground floor Façade transparency of 20%.



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## **ARTICLE 5. ARCHITECTURAL STANDARDS**

### **5.1 PURPOSE AND INTENT**

- a. In order to enhance Bradenton's character and achieve sustainability, architecture should be climate-responsive, durable, and rooted in Bradenton's building traditions.
- b. Articulate and frequently fenestrated facades are not only necessary for an aesthetically pleasing streetwall, but also contribute to natural surveillance and Crime Prevention Through Environmental Design (CPTED).
- c. Ideally, architecture should shape not only high quality interior spaces but also the public realm.
- d. Architectural Standards should work hand-in-hand with Building Scale Plans and Urban Standards to deliver a high quality "streetwall." Along with Landscaping and properly dimensioned thoroughfares, architecture is key in providing a sense of spatial enclosure.

### **5.2 INSTRUCTIONS**

- a. Consult Section 5.3, General Standards, for minimum design standards for buildings.
- b. Consult Table 5.1 for building types appropriate for the transect zone in which building site is located.
- c. Consult Section 5.4 for additional regulations or recommendations for chosen building type.
- d. Consult Table 5.2 for appropriate recommended architectural styles for the transect zone. Consult Section 5.5 for guidelines and examples of properly composed and detailed buildings belonging to each style. Table 5.2 and Section 5.5 are recommendations as these are typical architectural styles found in Bradenton, but not the only architectural styles available to a designer.



## ARTICLE 5. ARCHITECTURAL STANDARDS - GENERAL STANDARDS

### 5.3 GENERAL STANDARDS

#### 5.3.1 AWNINGS

- a. Minimum Awning Depth = 5' (measured perpendicular to the wall face)
- b. Minimum Underside Clearance = 9'
- c. The top of awnings shall be at the same height as the top of the openings below.
- d. Awnings shall be continuous above openings below. Breaks in awnings shall coincide with breaks in storefront openings below.
- e. Awnings may encroach within the right-of-way with special easement permission, but shall not extend closer than two feet to the curb line.
- f. Awnings shall be made of durable fabric and may be either fixed or retractable.
- g. High-gloss or plasticized fabrics are prohibited.
- h. Backlit awnings are prohibited.

#### 5.3.2 WINDOWS

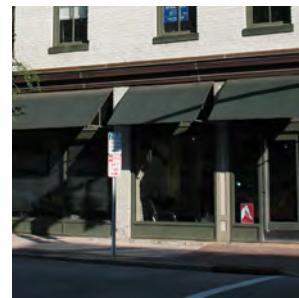
- a. On upper floors, a minimum of 25% of glazed window area per floor must be operable and openable, in order to allow for natural ventilation. Buildings that have more than one facade with windows shall distribute the operable windows amongst the facades so that cross-ventilation is possible. Ground-floor storefront windows may be fixed.
- b. Operable windows may be casement, single-hung, double-hung, sliding or transom.
- c. All glass shall be clear and nonreflective. If glass incorporates tinting, it should be transparent enough for those outside the building to see building occupants. Tinting should not be the primary strategy to provide privacy or reduce solar transmittance, but rather these should be accomplished through the articulation of building facades with awnings, wall thickness, shutters, eyebrows, or other architectural features.
- d. Windows may not be flush with wall plane but shall be recessed.
- e. Windows shall be located no closer to the corner of a building than a dimension equal to the width of the window. Exceptions to this are permitted for corner windows in buildings identified as "Contemporary" (see Section 5.4).
- f. All windows shall be vertically proportioned; the height of the window must be greater than its width. Window openings may be horizontally proportioned, but only if composed of vertically proportioned windows. Horizontally proportioned clerestory and transom windows are permitted if part of an overall vertical composition. Circular, square, octagonal and oval windows are permitted.

#### 5.3.3 MARQUEES

- a. Minimum Marquee Depth = 5' (measured perpendicular to the wall face)
- b. Minimum Underside Clearance = 9'
- c. Marquees may either be cantilevered (with structure hidden internally) or supported from above by suspension cables or chains spaced at regular intervals.
- d. Marquees may encroach within the right-of-way, but shall not extend closer than two feet from the curb.

#### 5.3.4 ARCADES

- a. Minimum Arcade Depth = 12' (measured from the face of the building to the outside column face)
- b. Minimum vertical underside clearance = 9'
- c. Arcades shall only be constructed where the minimum depth can be achieved.
- d. Arcades may encroach within the right-of-way, but shall not extend closer than two feet from the curb.
- e. Arcades shall be supported by columns, piers or arches.



Awnings



Bahama Shutters provide shade and privacy.



Awnings provide shelter at entrances and shade windows.



Marquee supported by cables



## ARTICLE 5. ARCHITECTURAL STANDARDS - GENERAL STANDARDS

- f. Enclosed usable space shall be permitted above the arcade, and within the right-of-way with special easement permission.
- g. On corners, arcades are permitted to wrap around the side of the building facing the adjacent street.

### 5.3.5 GALLERIES

- a. Minimum Gallery Depth = 10' (measured from the face of the building to the outside column face)
- b. Minimum vertical underside clearance = 9'
- c. Galleries shall only be constructed where the minimum depth can be achieved.
- d. Galleries shall be supported by regularly spaced columns.
- e. Galleries may encroach within the right-of-way, but shall not extend closer than two feet from the curb.
- f. Galleries shall only be one story in height and may have flat or pitched roofs, up to 8:12.
- g. Open balconies are permitted on galleries above the sidewalk level.



Arcade with habitable space above

### 5.3.6 COLUMNS

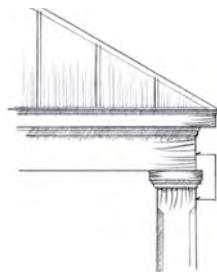
- a. Columns shall be arranged such that they appear to support the weight of the structure above.
- b. Openings created between columns shall always be vertically proportioned.
- c. Columns shall always support a visible structural spanning element, such as a beam or arch.
- d. The outside edge of the beam or arch shall align with the neck of the column, not the edge of the column capital.



Gallery

### 5.3.7 BALCONIES

- a. Maximum Projecting Balcony Depth = 6' (measured perpendicular to the wall face). Multi-story porches are exempt.
- b. Minimum vertical underside clearance = 9'
- c. Balconies may extend into the right-of-way with special easement permission, but shall not extend closer than two feet from the curb below.
- d. Balconies are permitted to have roofs, but are required to be open, un-airconditioned parts of a building. Balconies in the rear of the building may have screens.
- e. Balconies must be visually supported from below by brackets, or from above by suspension cables or chains. Contemporary cantilevered balconies are exempt from this requirement.
- f. Balconies shall match the architectural language of the building, using similar details and materials.



Column with beam properly positioned above

### 5.3.8 PORCHES

- a. Minimum Porch Depth = 8' (measured from face of building to outside of column face)
- b. Minimum Underside Clearance = 8'
- c. Minimum Finished Porch Floor Height = no more than 8" below the first interior finished floor level of the building
- d. Porches shall match the architectural language of the building, using similar details and materials.
- e. Front and side porches may be screened; however, if screened, all architectural expression (columns, railings, etc.) must occur on the outside of the screen facing a street or public space.
- f. Porches may not extend into the public right-of-way



Balcony



## ARTICLE 5. ARCHITECTURAL STANDARDS - GENERAL STANDARDS

g. Multi-story porches are permitted.

### 5.3.9 STOOPS

- a. Minimum Stoop Depth = 4' (measured perpendicular to the wall face)
- b. Minimum Underside Clearance = 8'
- c. Minimum Finished Stoop Floor Height = no more than 8" below the first interior finished floor level of the building
- d. Stoops shall be covered, either with a roof (supported by columns or bracketed) or area inset into the main body of the building.
- e. Stoops shall match the architectural language of the building, using similar details and materials.



Stoops

### 5.3.10 SHUTTERS

- a. Shutters shall either be of the "colonial" or "bahama" type.
- b. All shutters shall be appropriately sized to cover the window opening, constructed of wood (or equal composite) or metal, and should be fully operable.



Bahama Shutters

### 5.3.11 TOWERS

- a. Towers or steeples are permitted on all Civic Buildings and have no height limit or dimensional restrictions, nor do appurtenances listed in Section 4.6.1g.
- b. Towers are permitted on any building which is located on a corner lot and shall have a footprint of not more than 30' x 30', and may extend up to one story above the designated height limit.



Colonial Shutters

### 5.3.12 CUPOLAS

- a. Maximum Cupola Height = 6' (from ridge of roof upon which it sits, excluding pinnacles)
- b. Maximum Cupola Width/Depth = 4' (including roof and base)
- c. Cupolas shall be either square, round or octagonal in plan, and their overall proportion shall be vertical.



Cupola

### 5.3.13 PARAPETS

- a. Parapets are required around the perimeter of all flat roofs and shall extend up a minimum of 2' above the top of the adjacent roof.

### 5.3.14 SHOPFRONTS

- a. The top of shopfront window sills shall be between 1 and 3 feet above the adjacent sidewalk.
- b. Shopfront windows shall extend uninterrupted at least 8 feet above the adjacent sidewalk.
- c. Shopfronts shall have a cornice or expression line above, between the first



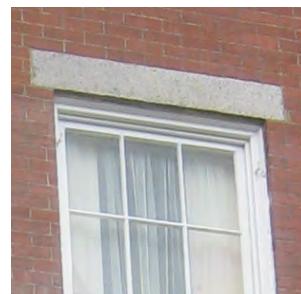


## ARTICLE 5. ARCHITECTURAL STANDARDS - GENERAL STANDARDS

and second floor.

### 5.3.15 BRICK AND MASONRY DETAILING

- a. Header: The horizontal member spanning the top of an opening.
  - i. All openings in brick construction shall be spanned by a header.
  - ii. Acceptable header forms are the lintel, arch and jack arch.
  - iii. Headers may be comprised of a variety of materials including; brick, stone, cast stone, and metal.
  - iv. The header should visually appear able to carry the wall load above.
  - v. Headers shall be a minimum of 4 inches in height and slightly wider than the opening they span.
- b. Sill: The horizontal member at the base of a window opening.
  - i. All window openings in brick construction shall have a sill at their base.
  - ii. Sills are generally rectangular in form, and are sloped slightly away from the window opening to shed water.
  - iii. Sills may be comprised of a variety of materials including: brick, stone, cast stone, and terracotta.
  - iv. Sills should be a minimum of 2 inches in height and should project from the wall surface a minimum of 1 inch.
  - v. Sills should be slightly wider than the window opening.
- c. Cornice: A horizontal molded projection that crowns or completes a brick building wall.
  - i. A cornice shall be composed of brick, stone, cast stone or wood.
  - ii. A cornice may be a simple corbel to provide a shadow line, or may be more ornate in construction.
- d. Materials
  - i. Scored stucco imitation brick is prohibited. EIFS, Styrofoam, and other foam-based products are prohibited on building exteriors. Precast concrete, genuine stone, and true brick are allowed and encouraged.



Stone Lintel



Cast Stone Lintel



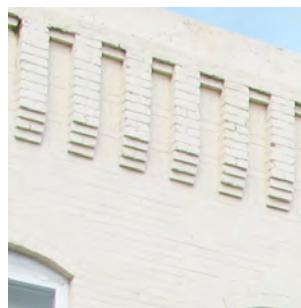
Brick Jack Arch



Brick Arch



Brick Sills



Corbeled Brick Cornice



Corbeled Brick Cornice



Jack Arch with Keystone



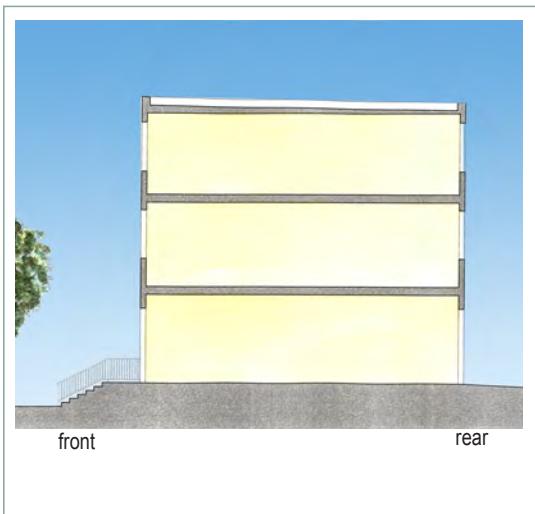
## ARTICLE 5. ARCHITECTURAL STANDARDS - GENERAL STANDARDS

### 5.3.16 VISITABILITY

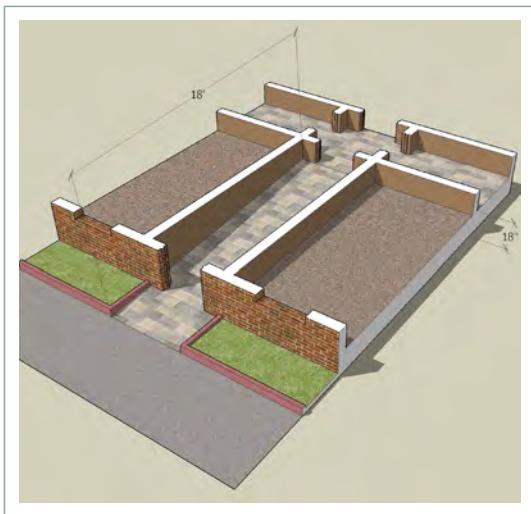
- a. Visitability is an important consideration for sustainable development. It is not possible to predict within which homes a resident will develop a disability. Over a home's lifespan it may accommodate many different families, each having different needs. Creating basic access at the time of construction costs relatively little compared to the cost of a future retrofit. If a building or dwelling is to be made visitable, the following requirements should be applied. State and local ADA requirements supersede this code.
- b. There should be provided one zero-step entrance from an accessible path at the front, side, or rear of each building.
- c. There should be a half or full bath provided on the first story of each visitable unit.
- d. All first floor interior doors (including bathrooms) should provide 32 inches of clear passage.
- e. Configurations - There are many methods with which visitability to residential units can be achieved while maintaining the elevated finished floor prescribed in this code, which is vital to privacy in urbanized areas. Several recommended configurations are outlined below and illustrated on the next page.
  - i. On Alley-served lots: The ground may be sloped or raised to provide a zero-step entrance at the rear, convenient to parking (see figure A). This may be accomplished by grading the Alley or Lane higher than the Thoroughfare (providing visitability at the Block level), by sloping individual lots toward the Alley or Lane, or by providing well-integrated rear-access ramps.
  - ii. Well-integrated ramps may be provided at the side of the unit, leading to a side or rear porch. For apartment and townhouse configurations, side or rear ramps are encouraged to be shared between units (see figure B). The entrance to the ramp at the Sidewalk could be through a doorway, or integrated into the building design as an archway.
  - iii. In cases where visitability cannot be met by rear grading or access ramps, one alternative is to provide an at-grade entrance at the front of the building with an exterior stair leading to the entrance of the unit above (see figure C).
  - iv. An additional alternative is to provide an at-grade entrance at the front of the building with an interior ramp up to the first finished floor level (see Figure D)



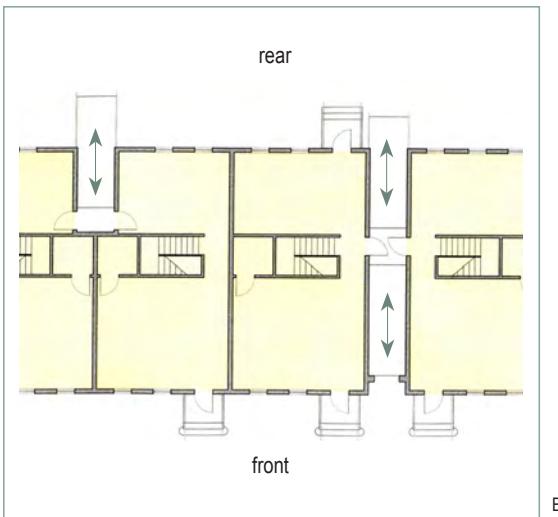
## ARTICLE 5. ARCHITECTURAL STANDARDS - GENERAL STANDARDS



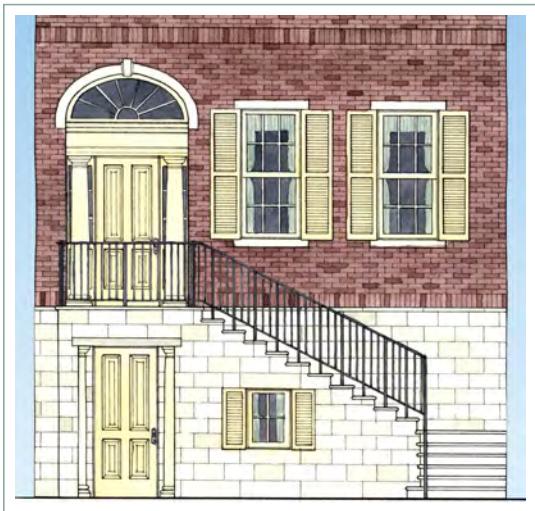
A



D



B



C



TABLE 5.1. BUILDING TYPES - COMPATIBILITY

		T3	T4-R	T4-O	T5	T6	SD	SD1
	Main Street Building				▪	▪	▪	◊
	Tall Building				▪	▪	□	◊
	Corner Store			▪				◊
	Live-Work Townhouse			▪	▪	▪		◊
	Live-Work Cottage		▪	▪	▪			◊
	Loft Building			▪	▪	▪	▪	◊
	Courtyard Apartment Building		▪	▪	▪			◊
	Townhouse		▪	▪	▪			◊

- BY RIGHT
- BY SPECIAL USE
- ◊ TO BE DETERMINED



TABLE 5.1. BUILDING TYPES - COMPATIBILITY (CONT'D)

		T3	T4-R	T4-O	T5	T6	SD	SD1
	Duplex	▪	▪	▪	▪			◊
	House	▪	▪	▪	▪			◊
	Accessory Dwelling Unit	▪	▪	▪	▪			◊
	Civic Building	▪	▪	▪	▪	▪	▪	◊
	Liner Building			▪	▪	▪	▪	◊
	Park-Under Liner Building		▪	▪	▪	▪	▪	◊
	Large Footprint Building			□	□	□		◊
	Gas Station			□	□	□		◊

- BY RIGHT
- BY SPECIAL USE
- ◊ TO BE DETERMINED

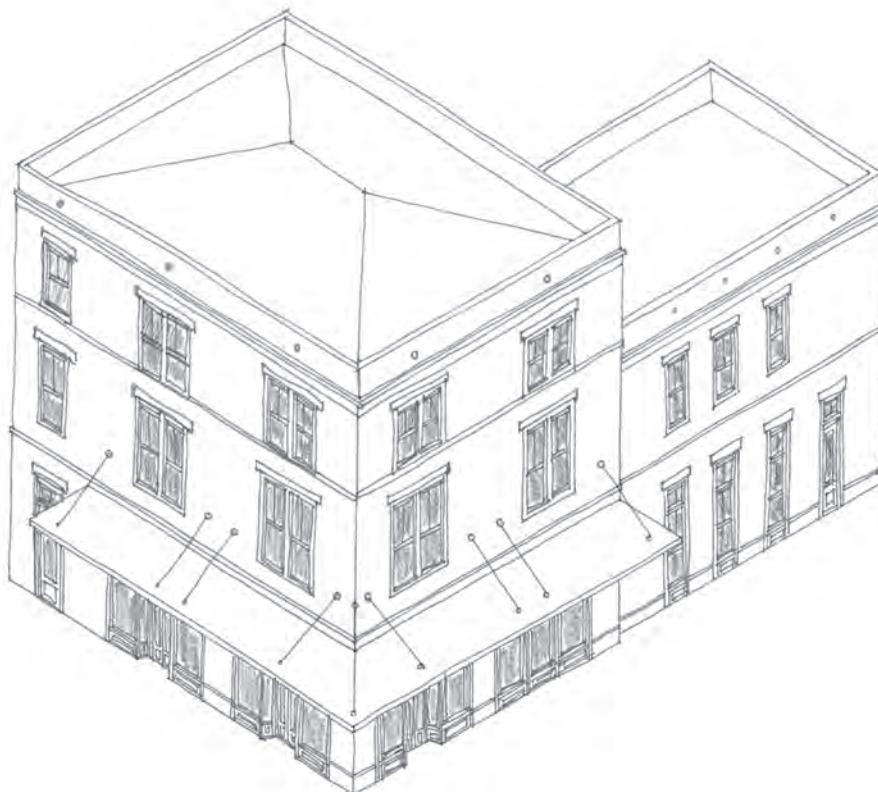


## ARTICLE 5. ARCHITECTURAL STANDARDS - BUILDING TYPES

### 5.4 BUILDING TYPES

#### 5.4.1 MAIN STREET BUILDING

- a. General Description: A building type that is mixed-use in nature and features shopfronts along the sidewalk at the street level, with office or residential spaces in the upper floors.
- b. Typical Height: 2 - 5 stories
- c. Typical Lot Frontage Width: 40' - 100'
- d. Typical Uses: retail or office at street level, office or residential in upper levels
- e. Appropriate Architectural Styles: Gulf Coast Mercantile, Mediterranean Revival, Contemporary, Neo-Classical
- f. Required Features:
  - i. Shopfronts are required along the sidewalk over at least 60% of the building's primary street frontage.
  - ii. The sidewalks adjacent to shopfronts must be covered by either awnings, galleries, arcades, or marqueses.
  - iii. Parking shall be located in the rear of the building, out of view from adjacent streets.

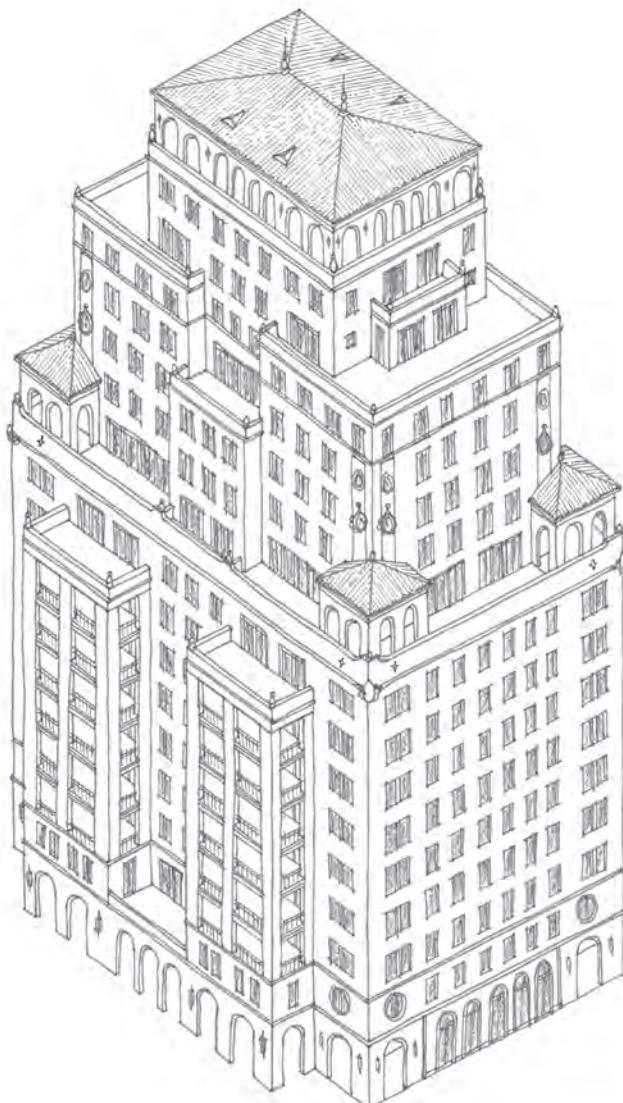




## ARTICLE 5. ARCHITECTURAL STANDARDS - BUILDING TYPES

### 5.4.2 TALL BUILDING

- a. General Description: A landmark mixed-use building over six stories in height, with shopfronts along the sidewalk at the street level and either residences or offices in the upper levels.
- b. Typical Height: 6 - 20 stories
- c. Typical Lot Frontage Width: 50' - 100'+
- d. Typical Uses: retail, office and/or lobby space at street level, office or residential in upper levels
- e. Appropriate Architectural Styles: Mediterranean Revival, Contemporary, Neo-Classical
- f. Required Features:
  - i. Shopfronts are required along the sidewalk over at least 50% of the buildings street frontage.
  - ii. The sidewalks adjacent to shopfronts must be covered by either awnings, galleries, arcades, or marquees.
  - iii. If parking is provided on site, it shall be located in the rear of the building, out of view from adjacent streets.

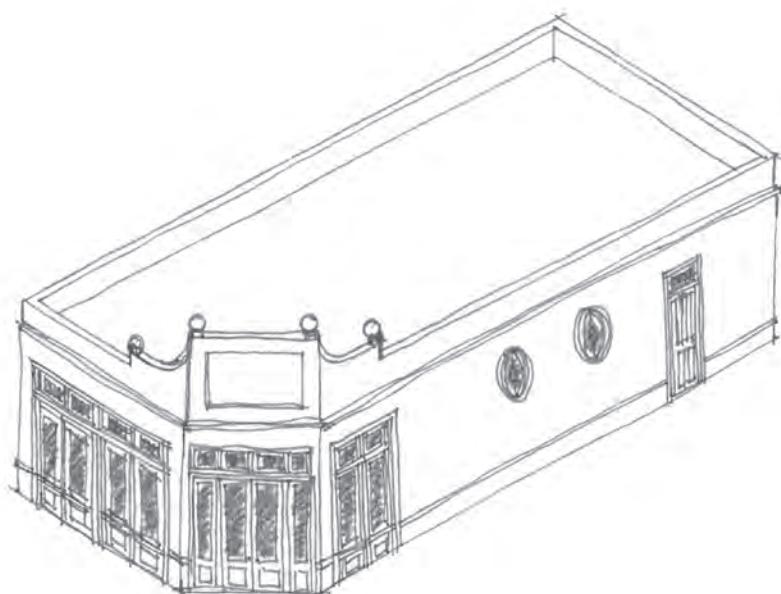




## ARTICLE 5. ARCHITECTURAL STANDARDS - BUILDING TYPES

### 5.4.3 CORNER STORE

- a. General Description: A small retail building which sits on a corner building lot with shopfronts along the sidewalk at the street level. If more than one story, this building type may be mixed-use with either a residence or office space on the upper floor.
- b. Typical Height: 1 - 2 stories
- c. Typical Lot Frontage Width: 30' - 60'
- d. Typical Uses: retail at street level; office or residential in upper level
- e. Appropriate Architectural Styles: Gulf Coast Mercantile, Florida Wood Vernacular, Mediterranean Revival, Contemporary, Neo-Classical
- f. Required Features:
  - i. Shopfronts are required at the corner and along at least one adjacent street frontage
  - ii. The sidewalks adjacent to shopfronts must be covered by either awnings, galleries, arcades, or marqueses.
  - iii. Parking shall be located in the rear of the building, out of view from adjacent streets.

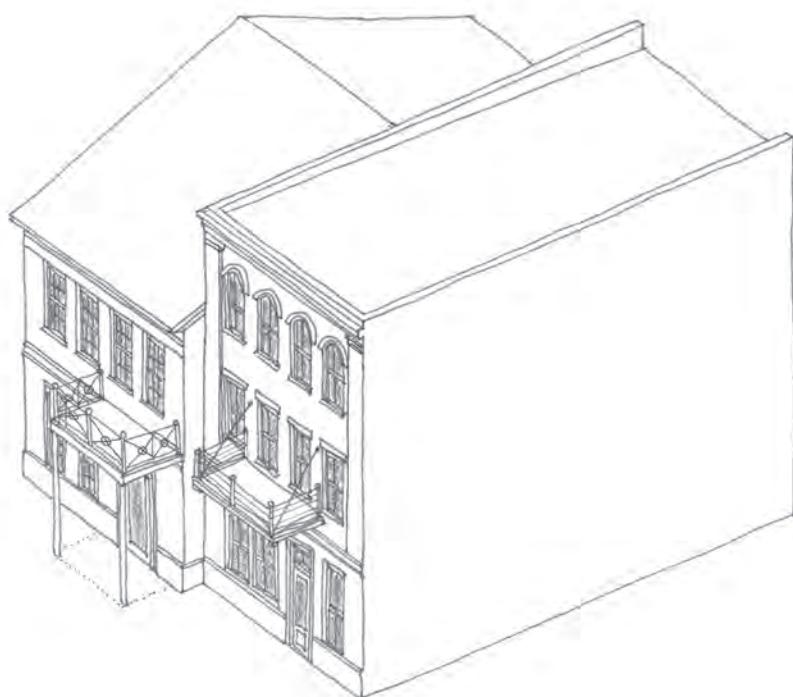




## ARTICLE 5. ARCHITECTURAL STANDARDS - BUILDING TYPES

### 5.4.4 LIVE-WORK TOWNHOUSE

- a. General Description: An attached building type which provides flexible space at the street level for retail or office, with a complete living unit above. Each Live-Work Townhouse sits on a single building lot.
- b. Typical Height: 2 - 3 stories
- c. Typical Lot Frontage Width: 20' - 30'
- d. Typical Uses: flexible retail and/or office space at street level; residential in upper levels
- e. Appropriate Architectural Styles: Gulf Coast Mercantile, Florida Wood Vernacular, Neo-Classical
- f. Required Features: See Section 4.5.2.

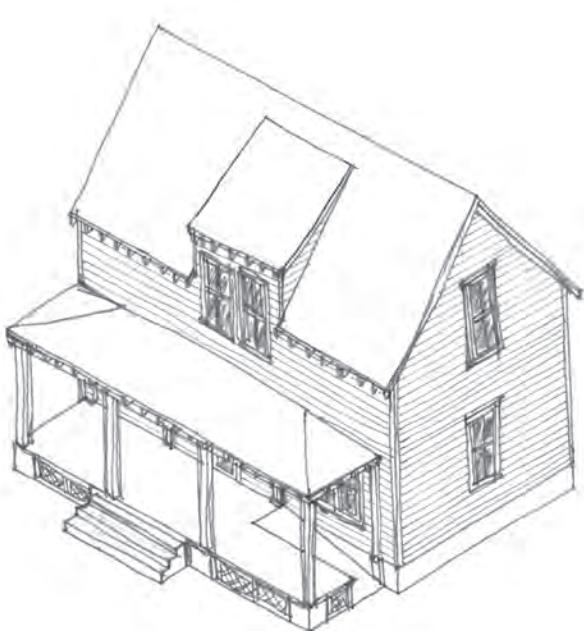




## ARTICLE 5. ARCHITECTURAL STANDARDS - BUILDING TYPES

### 5.4.5 LIVE-WORK COTTAGE

- a. General Description: A small single-family residence which can also be used as home business, similar to many structures throughout the Village of the Arts.
- b. Typical Height: 1.5 - 2.5 stories
- c. Typical Lot Frontage Width: 50'
- d. Typical Uses: retail or office space at the front street level; residential
- e. Appropriate Architectural Styles: Florida Wood Vernacular, Craftsman
- f. Required Features:
  - i. A front porch is required along at least 75% of the building's street frontage.

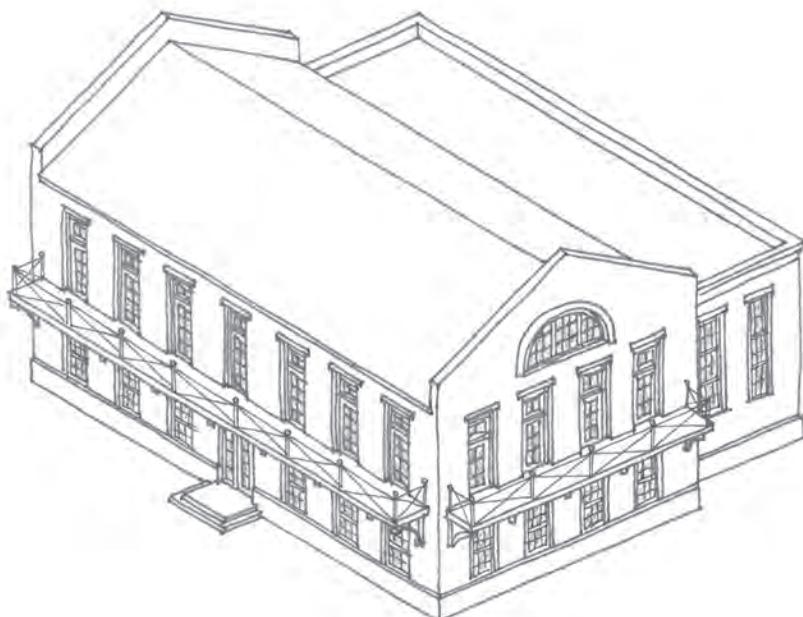




## ARTICLE 5. ARCHITECTURAL STANDARDS - BUILDING TYPES

### 5.4.6 LOFT BUILDING

- a. General Description: An apartment building which contains flexible units that can be used as both residences and home businesses.
- b. Typical Height: 2 - 3 stories
- c. Typical Lot Frontage Width: 50' - 100'
- d. Typical Uses: flexible residential and/or home office lofts
- e. Appropriate Architectural Styles: Gulf Coast Mercantile, Mediterranean Revival, Neo-Classical
- f. Features: Typically, ceilings are high, ductwork may be exposed internally. Aesthetic may be industrial or include features that are industrial in appearance, such as exposed brickwork, metallic elements, concrete floors, and lack of partitions.

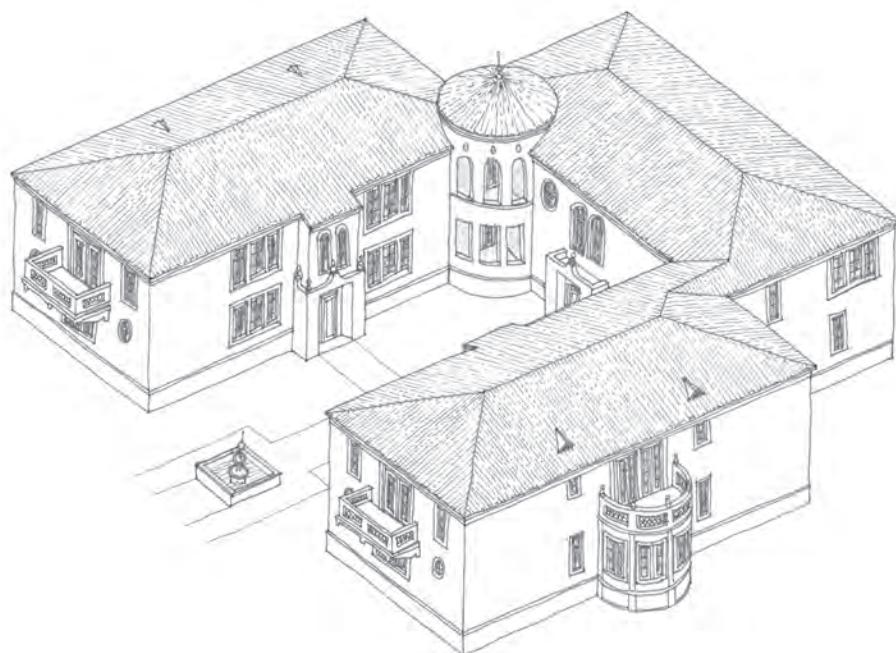




## ARTICLE 5. ARCHITECTURAL STANDARDS - BUILDING TYPES

### 5.4.7 COURTYARD APARTMENT BUILDING

- a. General Description: Apartment building which wraps around a central common courtyard that opens to the street.
- b. Typical Height: 1 - 3 stories
- c. Typical Lot Frontage Width: 75' - 100'+
- d. Typical Uses: residential
- e. Appropriate Architectural Styles: Mediterranean Revival, Contemporary, Neo-Classical

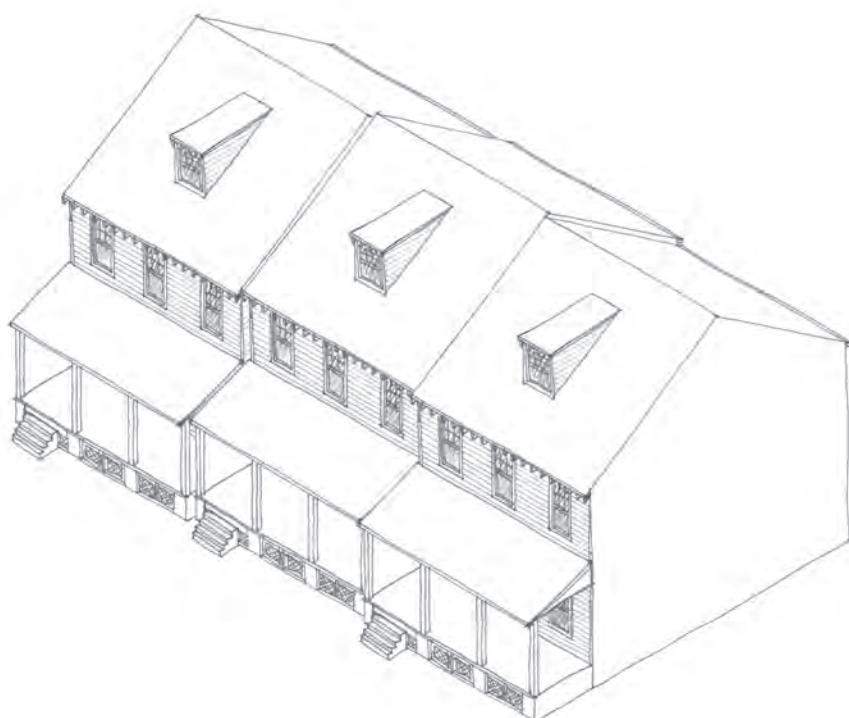




## ARTICLE 5. ARCHITECTURAL STANDARDS - BUILDING TYPES

### 5.4.8 TOWNHOUSE

- a. General Description: Single-family attached residences which each occupy a single building lot.
- b. Typical Height: 2 - 2.5 stories
- c. Typical Lot Frontage Width: 16' - 30'
- d. Typical Uses: residential
- e. Appropriate Architectural Styles: Florida Wood Vernacular, Craftsman, Mediterranean Revival, Contemporary, Neo-Classical
- f. Required Features: See Section 4.5.2 and 4.6.4 b,c.

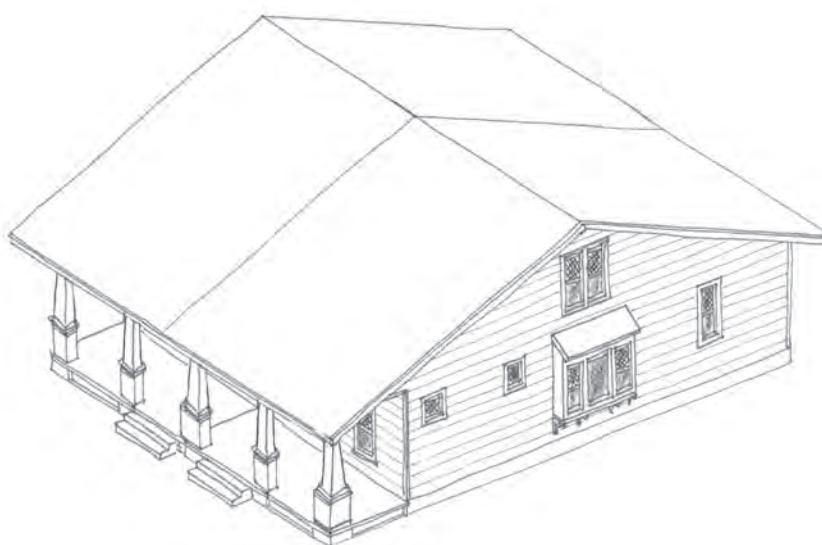




## ARTICLE 5. ARCHITECTURAL STANDARDS - BUILDING TYPES

### 5.4.9 DUPLEX

- a. General Description: Two single-family semi-detached dwelling units which occupy a single building lot.
- b. Typical Height: 1.5 - 2.5 stories
- c. Typical Lot Frontage Width: 60' - 80'
- d. Typical Uses: residential
- e. Appropriate Architectural Styles: Florida Wood Vernacular, Craftsman, Mediterranean Revival, Neo-Classical
- f. Required Features:
  - i. Each dwelling unit shall have its own front entrance which must face the street.

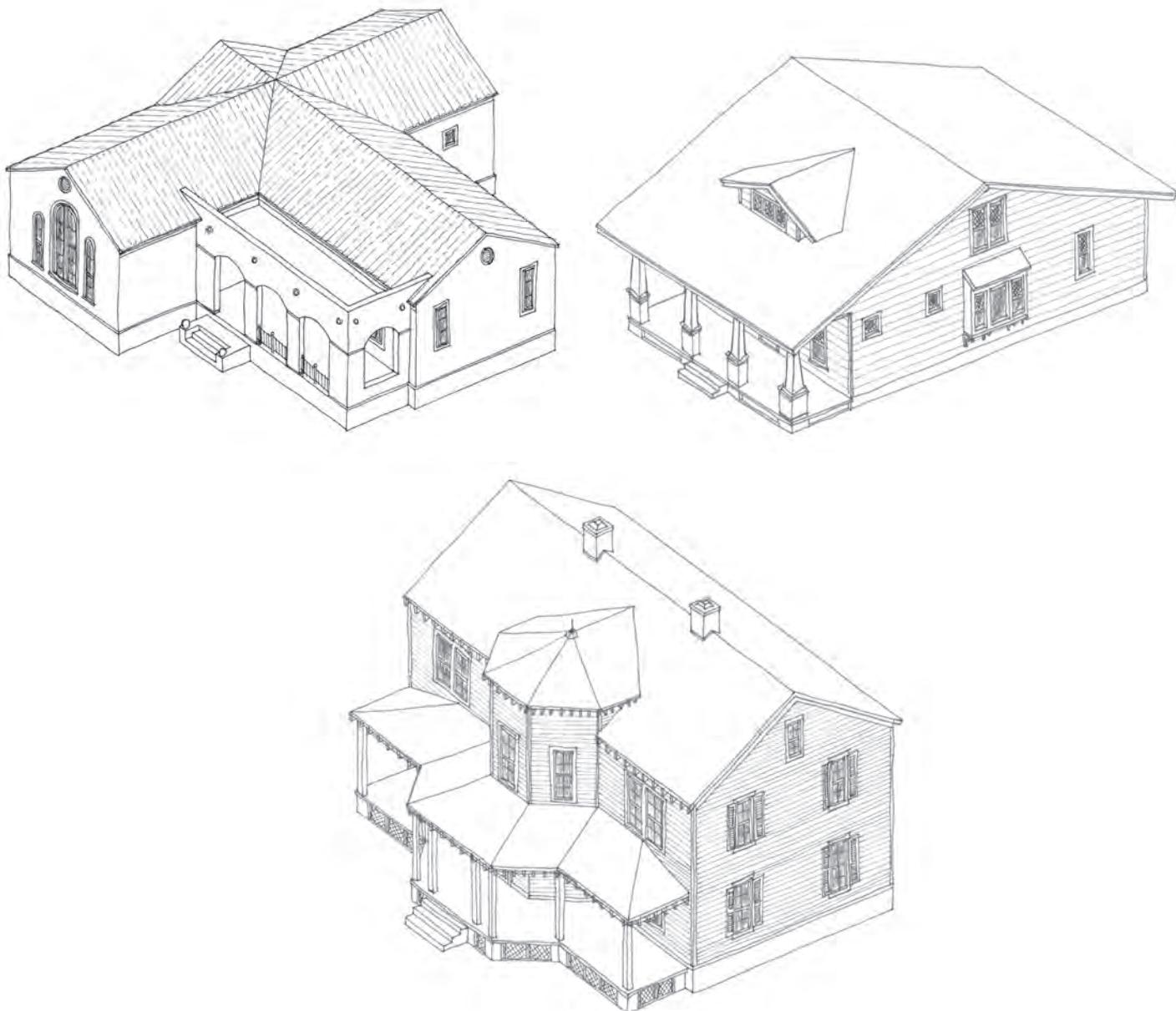




## ARTICLE 5. ARCHITECTURAL STANDARDS - BUILDING TYPES

### 5.4.10 House

- a. General Description: A single-family detached residence which occupies a single building lot.
- b. Typical Height: 1 - 2.5 stories
- c. Typical Lot Frontage Width: 40' - 100'
- d. Typical Uses: residential
- e. Appropriate Architectural Styles: Florida Wood Vernacular, Mediterranean Revival, Craftsman, Neo-Classical
- f. Features: Houses should be designed to allow for cross-ventilation. Most rooms and bathrooms should have a window.

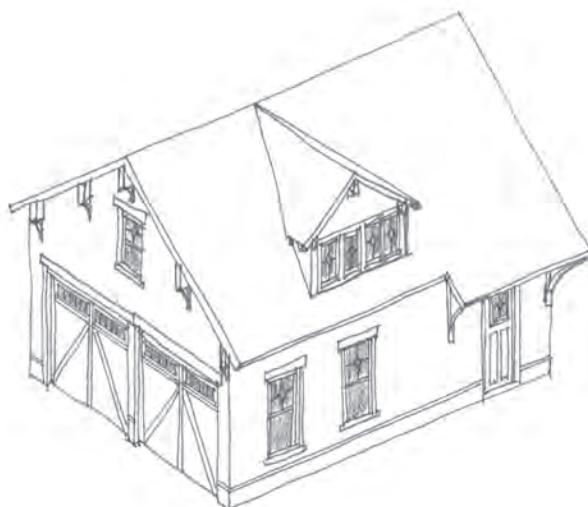




## ARTICLE 5. ARCHITECTURAL STANDARDS - BUILDING TYPES

### 5.4.11 ACCESSORY DWELLING UNIT

- a. General Description: A subordinate living unit detached from a single family dwelling that provides basic requirements for independent living. An Accessory Dwelling Unit may be a stand-alone structure, or located above a garage or workshop behind the primary residence.
- b. Typical Height: 1 - 2 stories
- c. Typical Lot Frontage Width: n/a
- d. Typical Uses: residential
- e. Appropriate Architectural Styles: Same Architectural Style as Primary Structure
- f. Required Features:
  - i. Accessory Dwelling Units shall have a maximum footprint of 650 square feet.

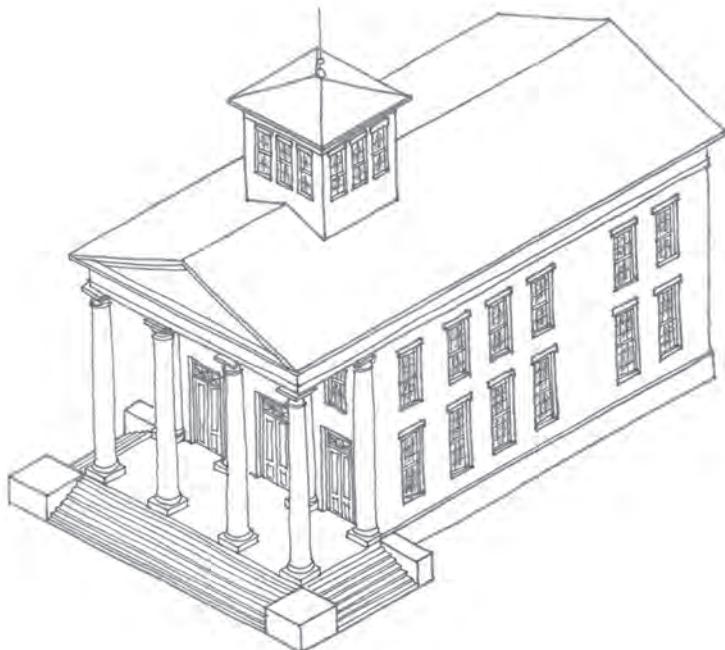




## ARTICLE 5. ARCHITECTURAL STANDARDS - BUILDING TYPES

### 5.4.12 CIVIC BUILDING

- a. General Description: A building type operated for the use of the public, such as a school, municipal building or church. The design and construction of Civic Buildings should be of the highest quality.
- b. Typical Height: varies
- c. Typical Lot Frontage Width: varies
- d. Typical Uses: varies
- e. Appropriate Architectural Styles: Florida Wood Vernacular, Mediterranean Revival, Contemporary, Neo-Classical
- f. Features: Civic Buildings should be sited prominently, such as on a lot that terminates a view, anchoring a public space, or at a corner location.

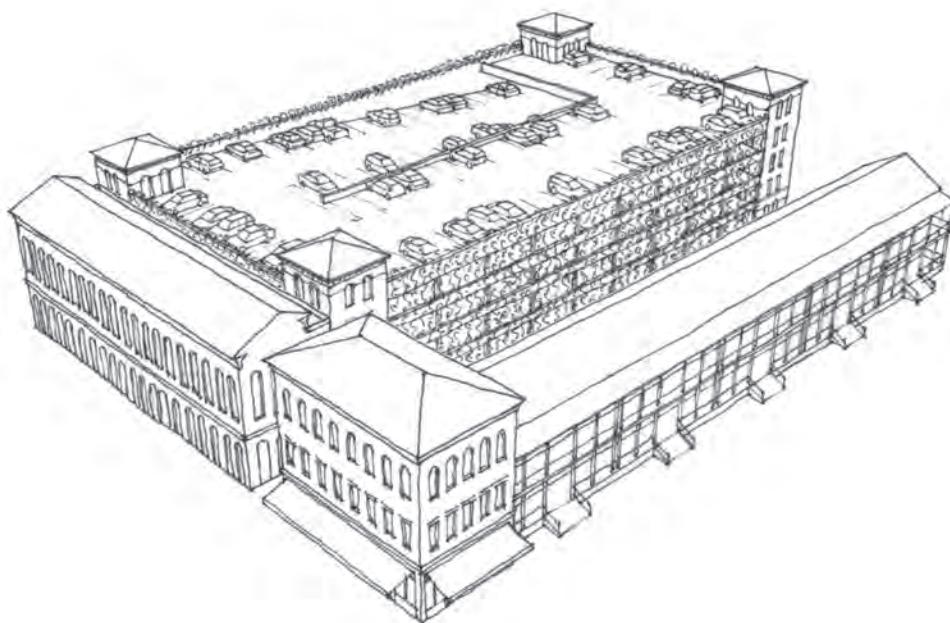




## ARTICLE 5. ARCHITECTURAL STANDARDS - BUILDING TYPES

### 5.4.13 LINER BUILDING

- a. General Description: A building specifically designed to mask a parking structure or parking lot from the street, containing habitable space on all levels of a minimum 15' in depth. A Liner Building may be mixed-use.
- b. Typical Height: 2 - 4 stories
- c. Typical Lot Frontage Width: varies
- d. Typical Uses: retail, office or residential at street level; office or residential in upper levels
- e. Appropriate Architectural Styles: Gulf Coast Mercantile, Mediterranean Revival, Contemporary, Neo-Classical
- f. Required Features: Liner buildings should mask the entire height of the garage if facing the Primary Grid (A-Grid). Because parking structure's floor-to-ceiling heights may be shorter than liner building's floor-to-ceiling heights, a liner building may be tall enough to mask a parking structure even if it has fewer stories than the parking structure. If facing the Secondary Grid (B-Grid) then the liner building is required to mask the first two stories of the parking structure, although it is ideal if all stories are masked from view.

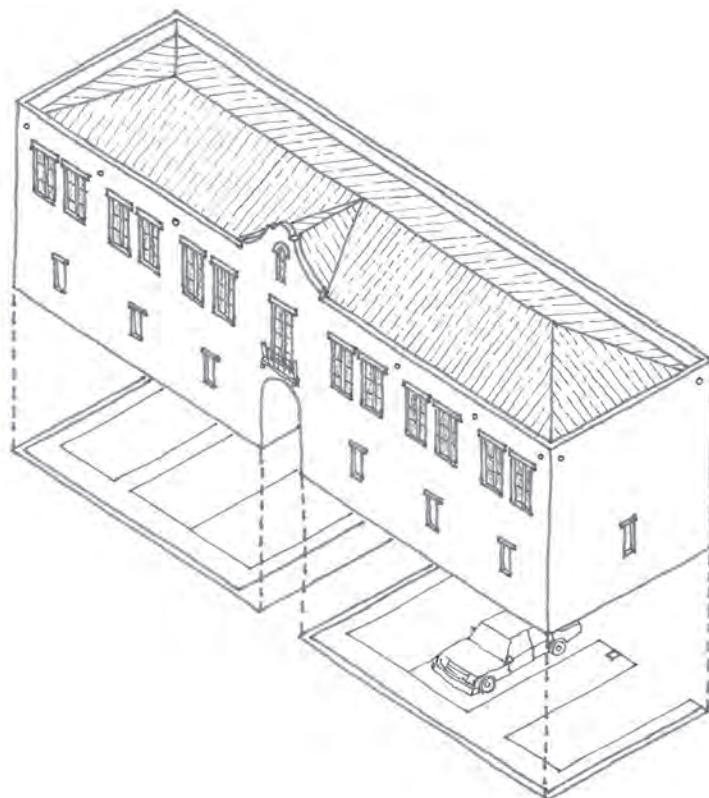




## ARTICLE 5. ARCHITECTURAL STANDARDS - BUILDING TYPES

### 5.4.14 PARK-UNDER LINER BUILDING

- a. General Description: A building specifically designed to mask a parking lot from the street, which contains parking at the ground level accessed from the rear. A Park-Under Liner Building must contain habitable space on all upper levels of a minimum 20' in depth. A Park-Under Liner Building may either contain residences or office space in the upper levels.
- b. Typical Height: 2 - 3 stories
- c. Typical Lot Frontage Width: varies
- d. Typical Uses: parking at street level; office or residential in upper levels
- e. Appropriate Architectural Styles: Gulf Coast Mercantile, Mediterranean Revival, Contemporary, Neo-Classical
- f. Required Features: Though greater transparency is desirable at ground level for most other building types, the park-under liner is an exception because a more opaque facade can conceal parked cars from pedestrian view. This is one of the only building types that allows for parking in the Second Lot Layer.
- g. Provide clear entry feature accessible from the street.

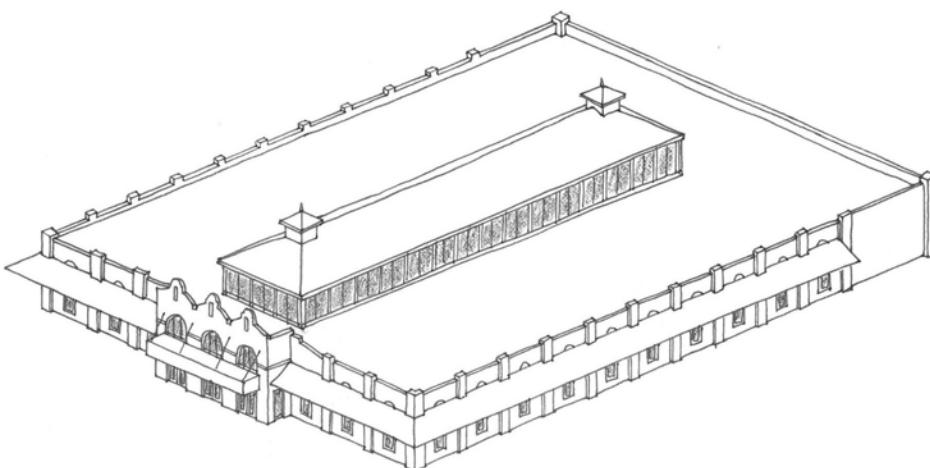




## ARTICLE 5. ARCHITECTURAL STANDARDS - BUILDING TYPES

### 5.4.15 LARGE FOOTPRINT BUILDING

- a. General Description: A building type that allows a large building envelope devoted to a single use, such as a market. Large Footprint Buildings are required to provide habitable frontages along facades that face streets or public spaces.
- b. Typical Height: 1- 2 stories
- c. Typical Lot Frontage Width: 75'+
- d. Typical Uses: retail, office or light industrial space
- e. Appropriate Architectural Styles: Gulf Coast Mercantile, Mediterranean Revival, Neo-Classical
- f. Required Features:
  - i. Shopfronts are required along the sidewalk over at least 25% of the buildings street frontage.
  - ii. The sidewalks adjacent to shopfronts must be covered by either awnings, galleries, arcades, or marqueses.
  - iii. Parking shall be located in the rear of the building, out of view from adjacent streets.
  - iv. When a large footprint building is constructed at a corner site, the main entrance should be from the corner or near to the corner, directly visible from public thoroughfares.
  - v. Often, a cupola, tower, or other vertical feature contains marks the corner and/or the main entrance. Signs should be integrated with the architecture of the building.

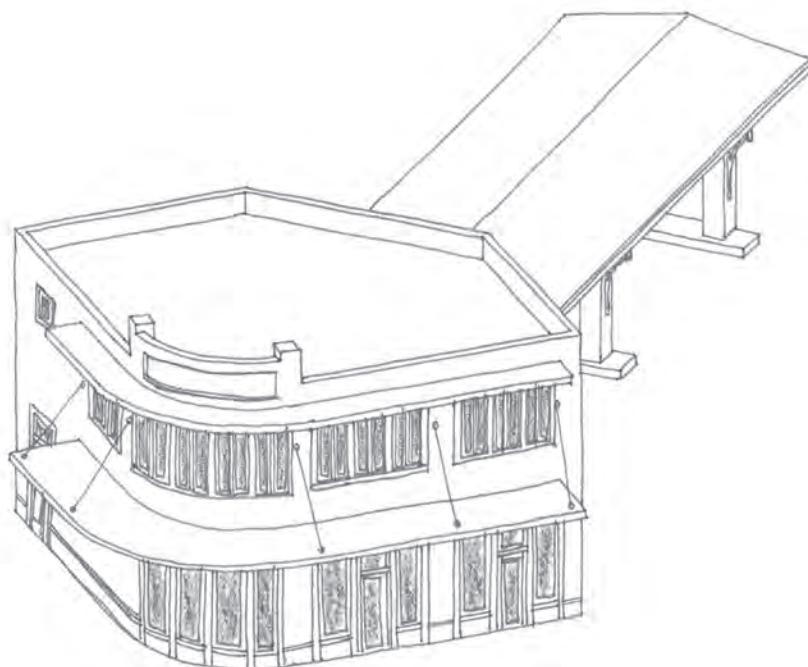




## ARTICLE 5. ARCHITECTURAL STANDARDS - BUILDING TYPES

### 5.4.16 GAS STATION

- a. General Description: A corner-lot building type which provides for necessary services without sacrificing the walkability of surrounding street frontages. Gas pumps are located behind a small Corner Store (see Section 5.4.3) with required shopfronts along the sidewalk at the street level.
- b. Typical Height: 1 - 2 stories
- c. Typical Lot Frontage Width: 80' - 120'
- d. Typical Uses: retail at street level; office in upper level
- e. Appropriate Architectural Styles: Gulf Coast Mercantile, Mediterranean Revival, Contemporary, Neo-Classical
- f. Required Features:
  - i. Shopfronts are required at the corner and along at least one adjacent street frontage
  - ii. The sidewalks adjacent to shopfronts must be covered by either awnings, galleries, arcades, or marquees.
  - iii. Parking and drive aisles shall be located in the rear of the building, out of view from adjacent streets.
  - iv. Where parking and drive aisles are visible from adjacent streets, garden walls shall be located along the sidewalks.





**TABLE 5.2. ARCHITECTURAL STYLES - COMPATIBILITY**

	T3	T4-R	T4-O	T5	T6	SD
Gulf Coast Mercantile			■	■	■	■
Florida Wood Vernacular	■	■	■	■		■
Mediterranean Revival	■	■	■	■	■	■
Craftsman	■	■	■	■		■
Contemporary	■	■	■	■	■	■
Neo-Classical	■	■	■	■	■	■



## ARTICLE 5. ARCHITECTURAL STANDARDS - STYLES

### “GULF COAST MERCANTILE”

#### 5.5 ARCHITECTURAL STYLES

##### 5.5.1 GULF COAST MERCANTILE

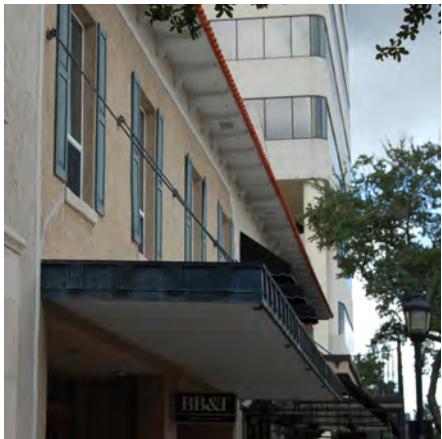




## ARTICLE 5. ARCHITECTURAL STANDARDS - STYLES

"GULF COAST MERCANTILE"

### MARQUEES



### GALLERIES



### BRACKETED CANOPIES





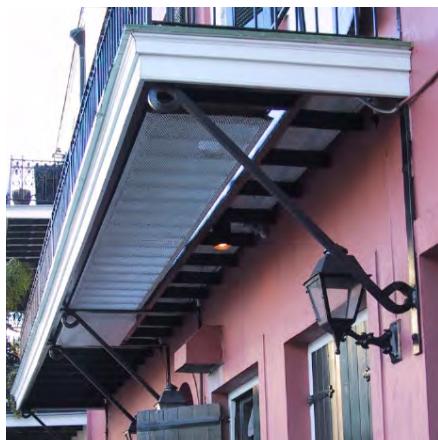
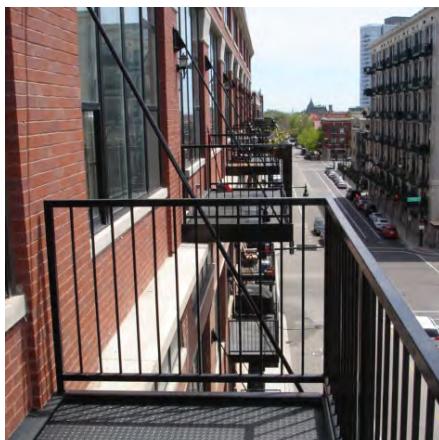
## ARTICLE 5. ARCHITECTURAL STANDARDS - STYLES

"GULF COAST MERCANTILE"

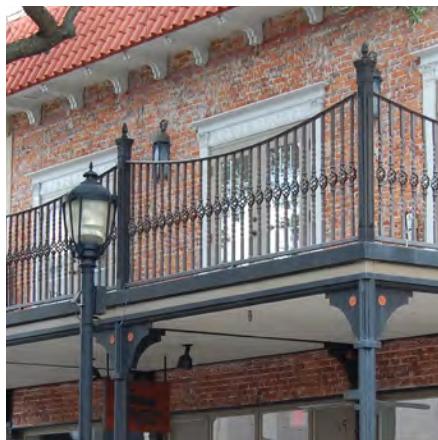
### COLUMNS



### BALCONIES



### RAILINGS

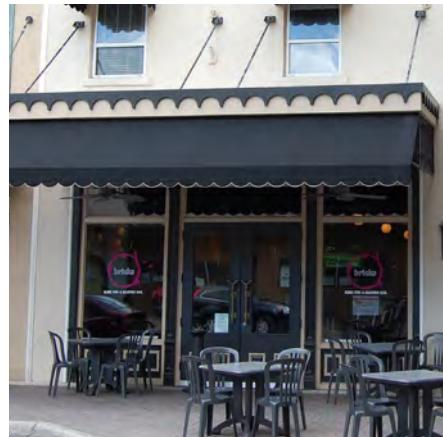




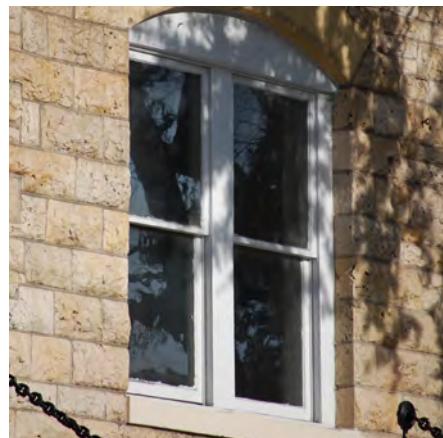
## ARTICLE 5. ARCHITECTURAL STANDARDS - STYLES

### “GULF COAST MERCANTILE”

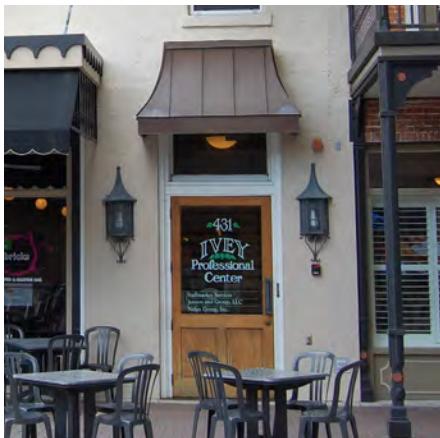
#### SHOPFRONTS



#### WINDOWS



#### DOORS





## ARTICLE 5. ARCHITECTURAL STANDARDS - STYLES

“GULF COAST MERCANTILE”

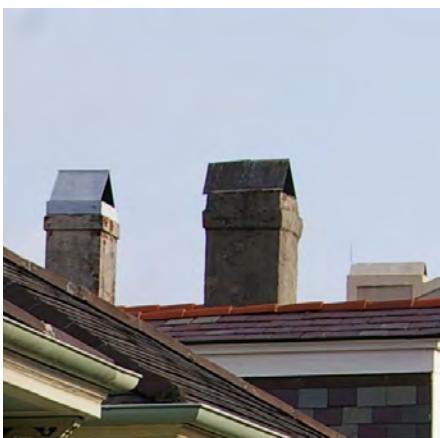
### ROOFS



### CORNICES



### CHIMNEYS





## ARTICLE 5. ARCHITECTURAL STANDARDS - STYLES

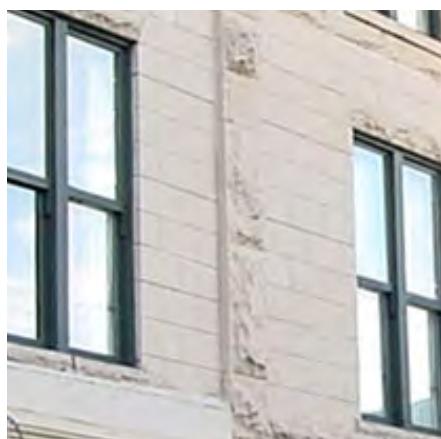
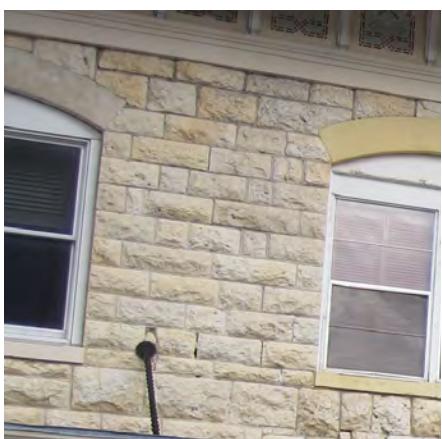
"GULF COAST MERCANTILE"

### BUILDING WALL MATERIALS

BRICK



STONE



STUCCO





## ARTICLE 5. ARCHITECTURAL STANDARDS - STYLES

### "FLORIDA WOOD VERNACULAR"

#### 5.5.2 FLORIDA WOOD VERNACULAR





## ARTICLE 5. ARCHITECTURAL STANDARDS - STYLES

"FLORIDA WOOD VERNACULAR"

### PORCHES & STOOPS



### COLUMNS



### PIERS





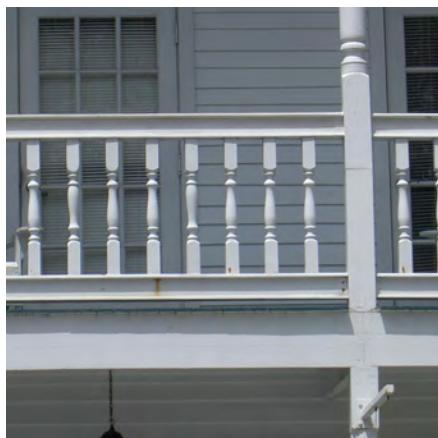
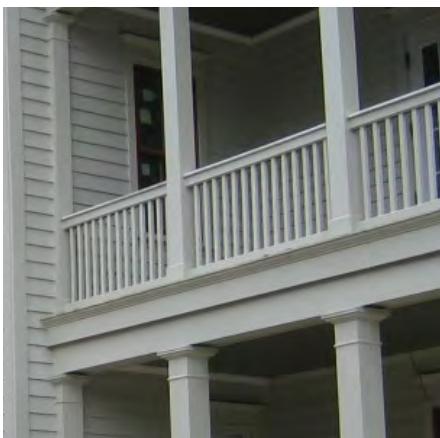
## ARTICLE 5. ARCHITECTURAL STANDARDS - STYLES

"FLORIDA WOOD VERNACULAR"

### BALCONIES



### RAILINGS



### DORMERS





## ARTICLE 5. ARCHITECTURAL STANDARDS - STYLES

### "FLORIDA WOOD VERNACULAR"

#### DOORS



#### WINDOWS



#### ROOFS





## ARTICLE 5. ARCHITECTURAL STANDARDS - STYLES

"FLORIDA WOOD VERNACULAR"

### EAVES



### CHIMNEYS



### FENCES





## ARTICLE 5. ARCHITECTURAL STANDARDS - STYLES

### "FLORIDA WOOD VERNACULAR"

#### BUILDING WALL MATERIALS

HORIZONTAL SIDING



VERTICAL SIDING





## ARTICLE 5. ARCHITECTURAL STANDARDS - STYLES

### "MEDITERRANEAN REVIVAL"

#### 5.5.3 MEDITERRANEAN REVIVAL



- Grills covers vents
- Masonry with stucco
- Tiles or "Azulejos" used as accents
- Prominent window sills



- Red, orange, or terra-cotta colored barrel tile roof
- Balconies supported by brackets
- Horizontally proportioned openings comprised of vertically proportioned windows
- Arched entry way
- Masonry garden wall



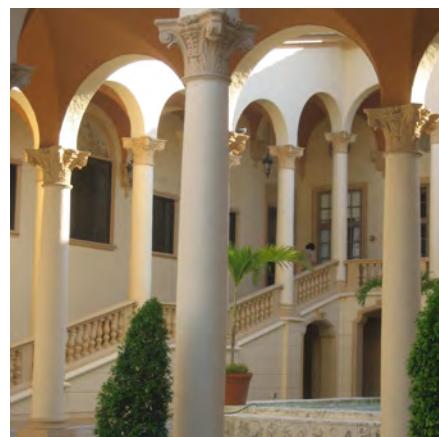
## ARTICLE 5. ARCHITECTURAL STANDARDS - STYLES

"MEDITERRANEAN REVIVAL"

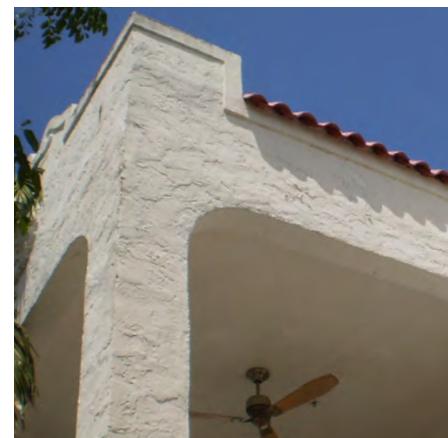
### ARCades



### COLUMNS



### PIERS

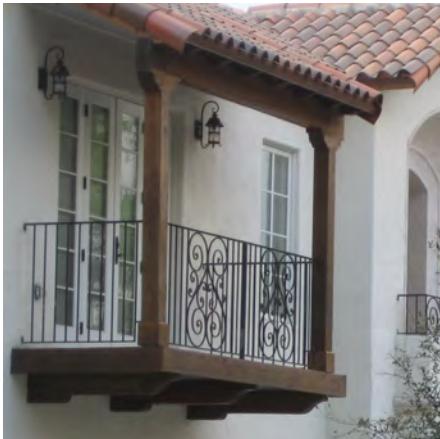




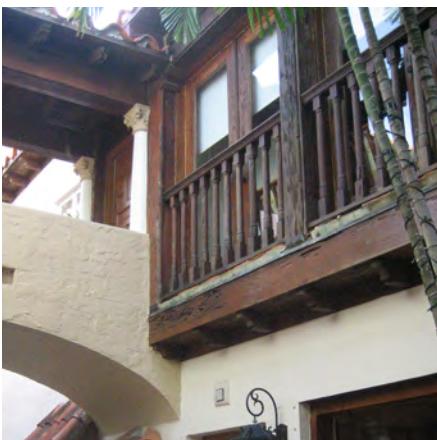
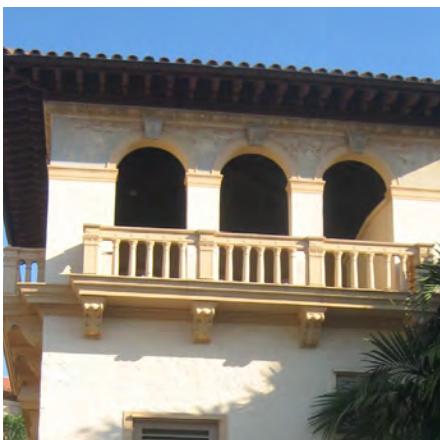
## ARTICLE 5. ARCHITECTURAL STANDARDS - STYLES

"MEDITERRANEAN REVIVAL"

### BALCONIES



### RAILINGS



### DOORS

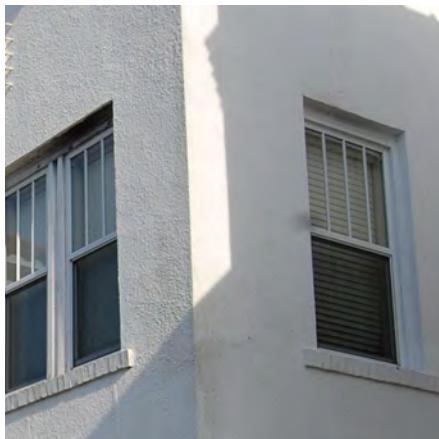




## ARTICLE 5. ARCHITECTURAL STANDARDS - STYLES

### "MEDITERRANEAN REVIVAL"

#### WINDOWS

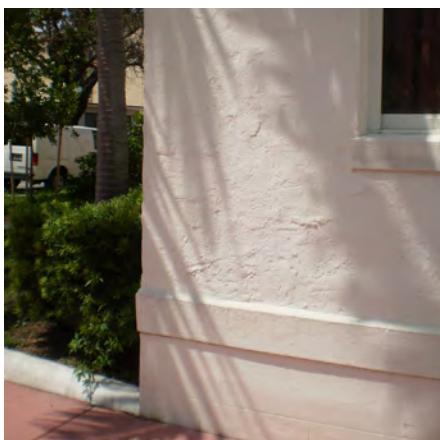


#### ROOFS



#### BUILDING WALL MATERIALS

STUCCO

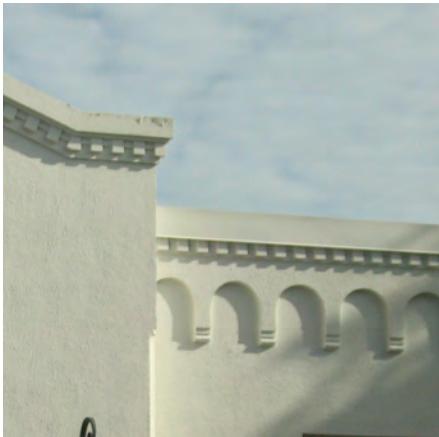




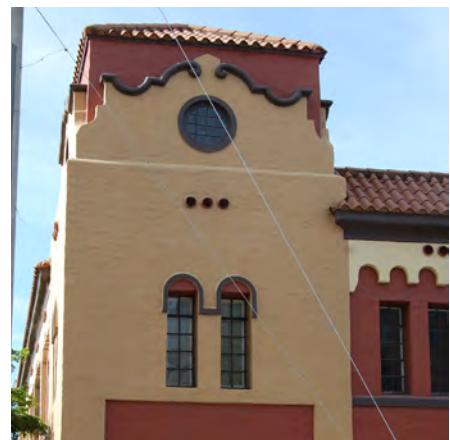
## ARTICLE 5. ARCHITECTURAL STANDARDS - STYLES

“MEDITERRANEAN REVIVAL”

### CORNICES



### TOWER ELEMENTS



### GARDEN WALLS





## ARTICLE 5. ARCHITECTURAL STANDARDS - STYLES

### “CRAFTSMAN”

#### 5.5.4 CRAFTSMAN



Brackets support deep overhangs

Awnings under gable ends

Cladding is siding or shingles

Wood railing

Squat stone or brick "battered" piers support one or two short wooden columns

Raised finished floor with crawl space



Dormer aligned with front entry

Shingle roof

Exposed rafter tabs

Porch and carport often feature horizontally proportioned openings



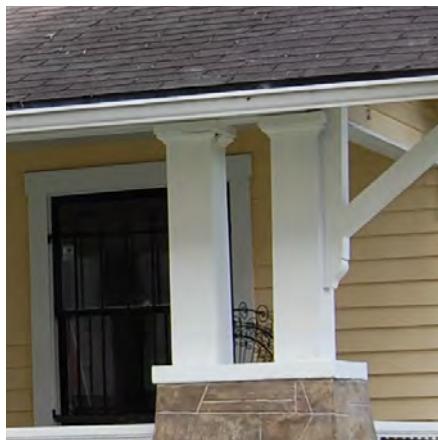
## ARTICLE 5. ARCHITECTURAL STANDARDS - STYLES

“CRAFTSMAN”

### PORCHES & STOOPS



### COLUMNS



### PIERS





## ARTICLE 5. ARCHITECTURAL STANDARDS - STYLES

"CRAFTSMAN"

### BALCONIES



### RAILINGS



### DORMERS





## ARTICLE 5. ARCHITECTURAL STANDARDS - STYLES

“CRAFTSMAN”

### DOORS



### WINDOWS



### ROOFS





## ARTICLE 5. ARCHITECTURAL STANDARDS - STYLES

### "CRAFTSMAN"

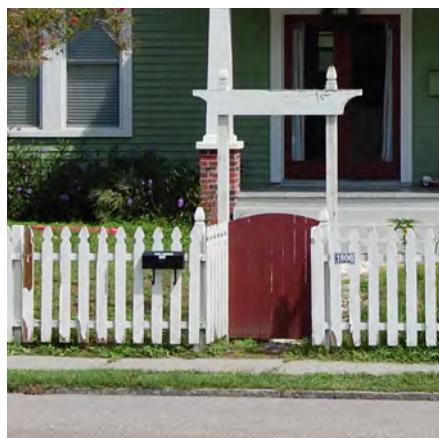
#### EAVES



#### CHIMNEYS



#### FENCES





## ARTICLE 5. ARCHITECTURAL STANDARDS - STYLES

“CRAFTSMAN”

### BUILDING WALL MATERIALS

WOOD SIDING



SHINGLES



STONE





## ARTICLE 5. ARCHITECTURAL STANDARDS - STYLES

### "CONTEMPORARY"

#### 5.5.5 CONTEMPORARY



Cantilevered eyebrow

White or pastel colors are typical



Parapet

Unpainted metallic window frames

Corner windows permitted

Several vertically proportioned casement windows form a horizontal fenestration.

Vertical and horizontal striations in stucco

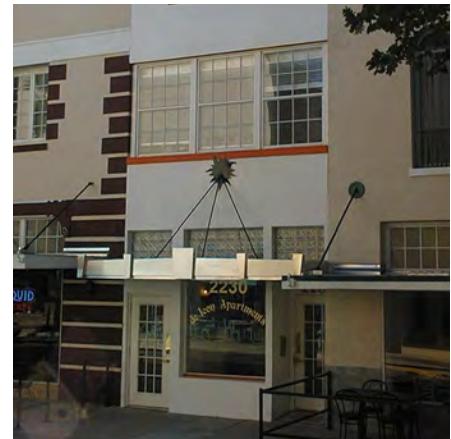
Ground floor taller than upper floors



## ARTICLE 5. ARCHITECTURAL STANDARDS - STYLES

"CONTEMPORARY"

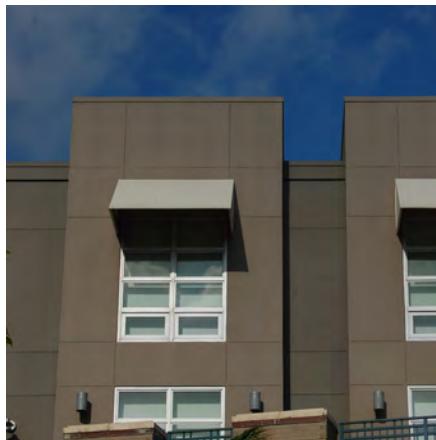
### MARQUEES



### PORCHES & GALLERIES



### CANOPIES & EYEBROWS

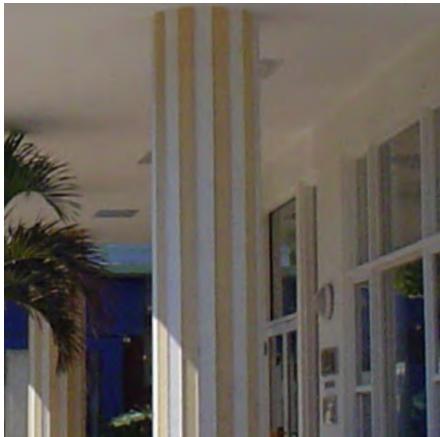




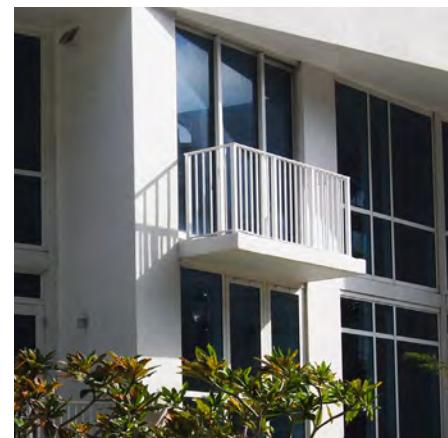
## ARTICLE 5. ARCHITECTURAL STANDARDS - STYLES

"CONTEMPORARY"

### COLUMNS



### BALCONIES



### RAILINGS





## ARTICLE 5. ARCHITECTURAL STANDARDS - STYLES

"CONTEMPORARY"

### SHOPFRONTS



### WINDOWS



### DOORS

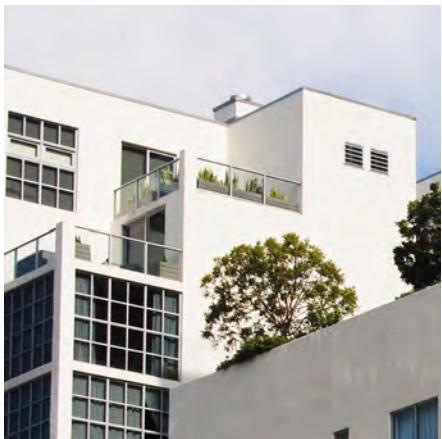




## ARTICLE 5. ARCHITECTURAL STANDARDS - STYLES

"CONTEMPORARY"

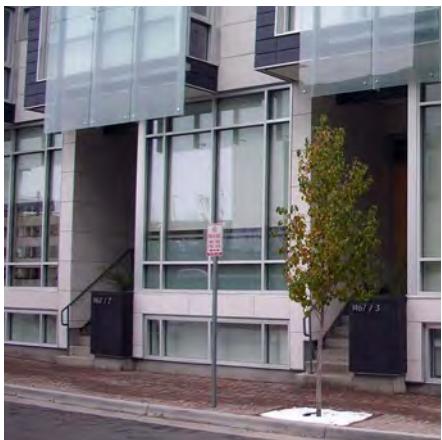
### ROOF PARAPETS



### TOWER ELEMENTS



### STOOPS





## ARTICLE 5. ARCHITECTURAL STANDARDS - STYLES

"CONTEMPORARY"

### BUILDING WALL MATERIALS

STUCCO, STONE, BRICK



### COMPOSITION



Shading device and change of materials add interest to the skyline and protect roof terrace and parapet

Vertically grouped bay windows establish a rhythm along the street

Brick color complements subtly tinted, but transparent windows

Expression line and sign separate upper floors from ground floor in a classical yet contemporary way

Colonnade at the ground floor provides shelter and comfort to pedestrians



## ARTICLE 5. ARCHITECTURAL STANDARDS - STYLES

### "NEO-CLASSICAL"

#### 5.5.6 NEO-CLASSICAL



Strong cornice or pediment

Simple, symmetrical facade arrangement

Facade and individual elements of composition have a base, shaft, and capital

Neoclassical architecture may be blended with Florida Vernacular and other styles



Overall composition and design of individual elements follow Vitruvian or Greco-Roman precedents

Central pediment supported by classical columns

Prominent entrance



## ARTICLE 5. ARCHITECTURAL STANDARDS - STYLES

"NEO-CLASSICAL"

### ARCades & COLONNADES



### PORCHES & STOOPS



### BALCONIES





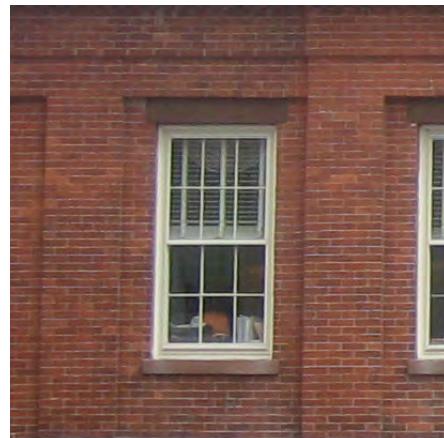
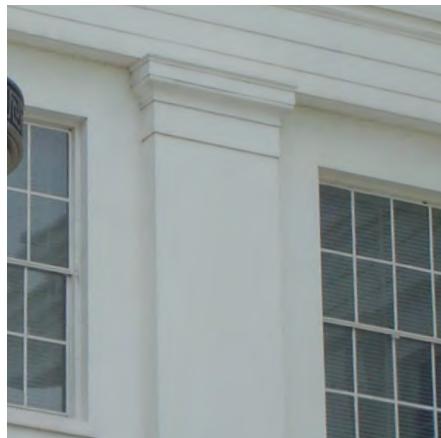
## ARTICLE 5. ARCHITECTURAL STANDARDS - STYLES

"NEO-CLASSICAL"

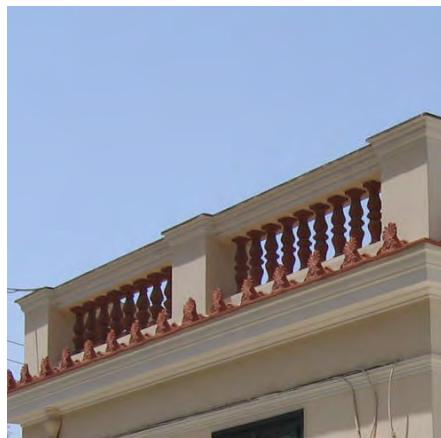
### COLUMNS



### PILASTERS



### RAILINGS





## ARTICLE 5. ARCHITECTURAL STANDARDS - STYLES

"NEO-CLASSICAL"

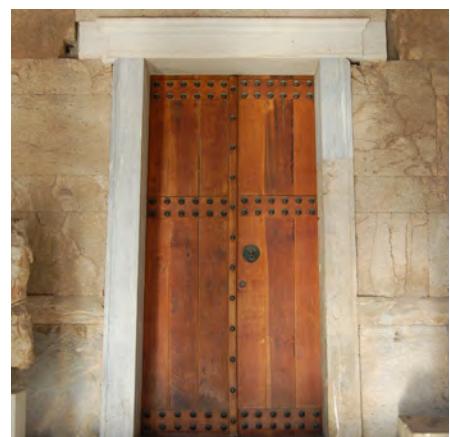
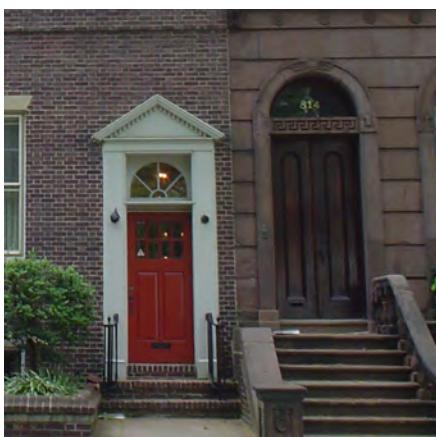
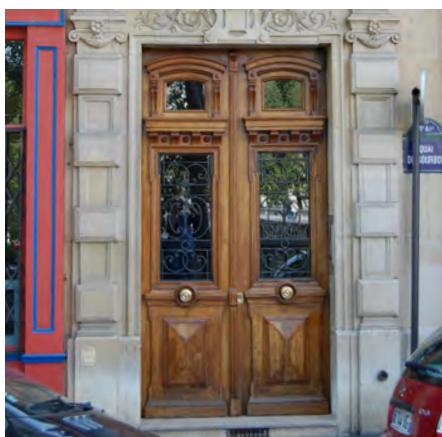
### SHOPFRONTS



### WINDOWS



### DOORS





## ARTICLE 5. ARCHITECTURAL STANDARDS - STYLES

"NEO-CLASSICAL"

### PEDIMENTS



### CORNICES



### TOWER ELEMENTS





## ARTICLE 5. ARCHITECTURAL STANDARDS - STYLES

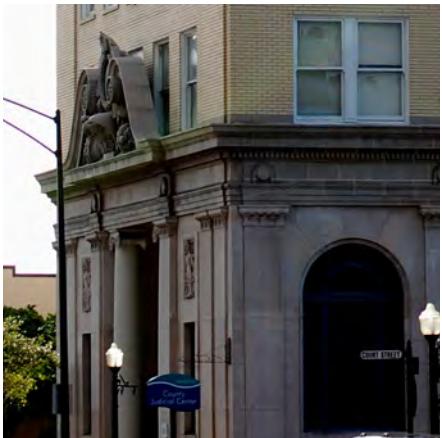
"NEO-CLASSICAL"

### BUILDING WALL MATERIALS

BRICK



STONE



STUCCO





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### 6.1 INTENT

6.1.1 An interconnected network of pedestrian-friendly, multi-modal thoroughfares is an essential ingredient to livability and sustainability. The proper design of networks of thoroughfares, along with the spatial enclosure provided by buildings and trees, assists in the management of vehicular speeds, increasing comfort and safety for pedestrians, cyclists, and transit riders. A speed-managed and interconnected network is also safer and more convenient for drivers and customers of the businesses adjacent to thoroughfares.

### 6.2 INSTRUCTIONS

6.2.1 This portion of the Form Based Code consists of three elements: The Thoroughfare Assignment Plan; the Thoroughfare Sections; and the Vehicular Lane Assemblies. The Thoroughfare Plan indicates the required thoroughfares in specific locations in the city. As streets are built or rebuilt\*, they must conform to the thoroughfare sections indicated on the Thoroughfare Assignment Plan, wherever a thoroughfare is indicated. Where a thoroughfare is not indicated, new or rebuilt\* streets must conform to the Thoroughfare Sections element of the code, or else be constructed consistent with the Vehicular Assemblies element. For instance, if an area is being redeveloped, and the Thoroughfare Assignment Plan shows a specific thoroughfare assigned to some portion of the area, then that specific thoroughfare must be used where indicated. Where no specific thoroughfares are shown on the Thoroughfare Assignment Plan, the designer can select thoroughfares from the palette provided in the Thoroughfare Sections element. Occasionally, a designer may need a thoroughfare type that is not in the Thoroughfare Sections element. In that case, the designer may propose a new thoroughfare type, built from the Vehicular Lane Assemblies element. New thoroughfare types must also match the transect for the site plan in question, and are subject to approval by reviewers.

- a. Thoroughfares are intended for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces.
- b. Thoroughfares shall be designed in context with the urban form and desired design speed of the Transect Zones through which they pass.
- c. 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.
- d. All Thoroughfares shall connect to other Thoroughfares, forming a network. Internal Thoroughfares shall connect to those on adjacent sites. Culs-de-sac are not permitted except where deemed necessary by Fire and Public Works Departments and PCD Director.
- e. Standards for Paths and Bicycle Trails shall be approved by Fire and Public Works Departments.
- f. Recommended Thoroughfare assignments may be found in the Thoroughfare Assignment Plan in Table 6.1. Standards for Thoroughfare Assemblies may be found in Table 6.2. Each thoroughfare assembly is portrayed as an idealized condition and may be adjusted to account for constraints such as driveways, trees, and utilities.
- g. Specific details of intersection design are subject to review by Fire and Public Works Departments, PCD Director, and FDOT (for state roads).
- h. Certain thoroughfare assemblies are not specific to any existing thoroughfare but are included as part of the spectrum of street cross-sections that may be used to create new thoroughfares or reconfigure existing thoroughfares.

\*This does not include minor changes such as milling, resurfacing, maintenance, or installation or repair of utilities.



TABLE 6.1. THOROUGHFARE ASSIGNMENT PLAN

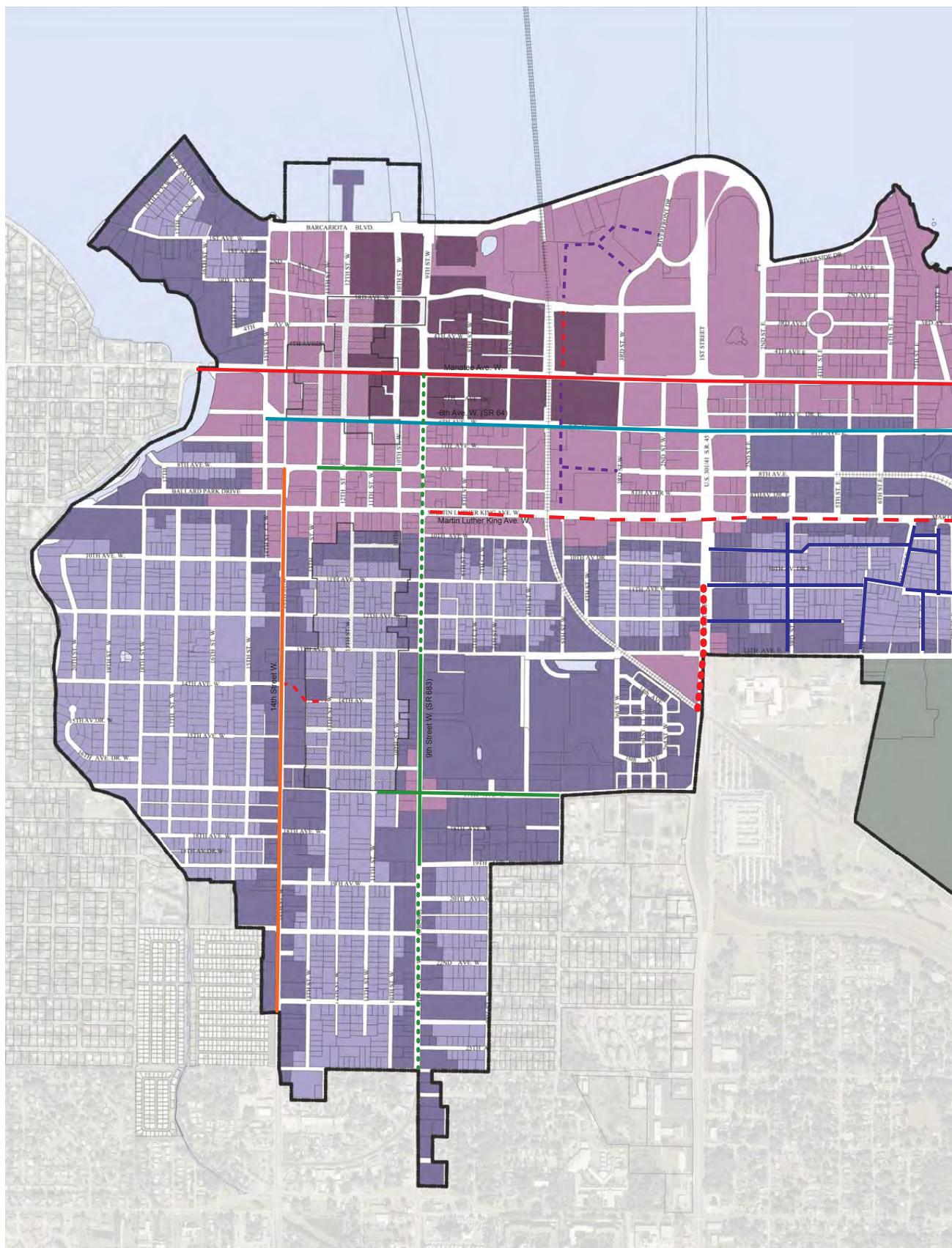
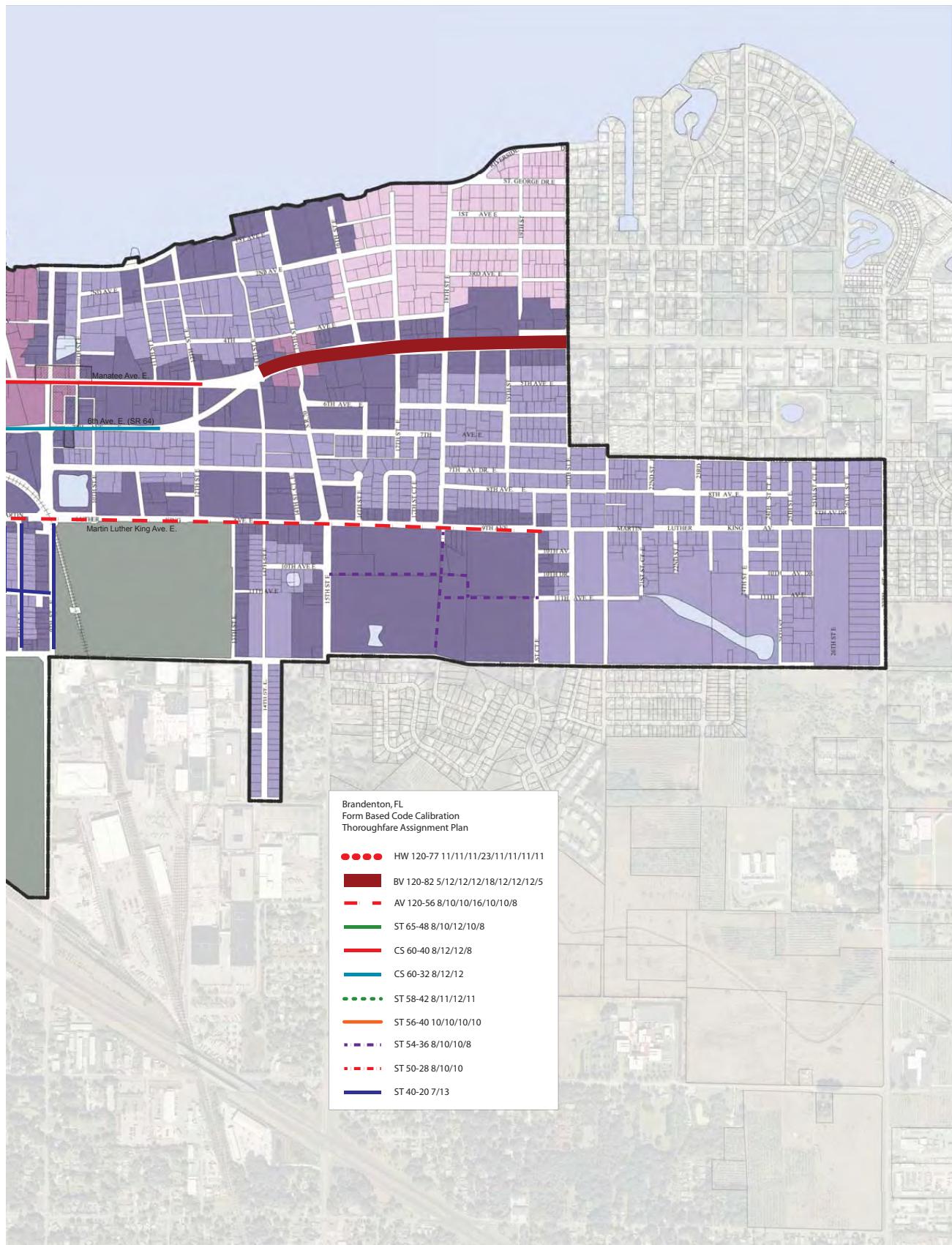




TABLE 6.1. THOROUGHFARE ASSIGNMENT PLAN





**TABLE 6.2. THOROUGHFARE ASSEMBLIES**

KEY	
<b>ST-57-20-SH</b>	
Thoroughfare Type	Streets
Right of Way Width	130'
Pavement Width	57'
Transportation	

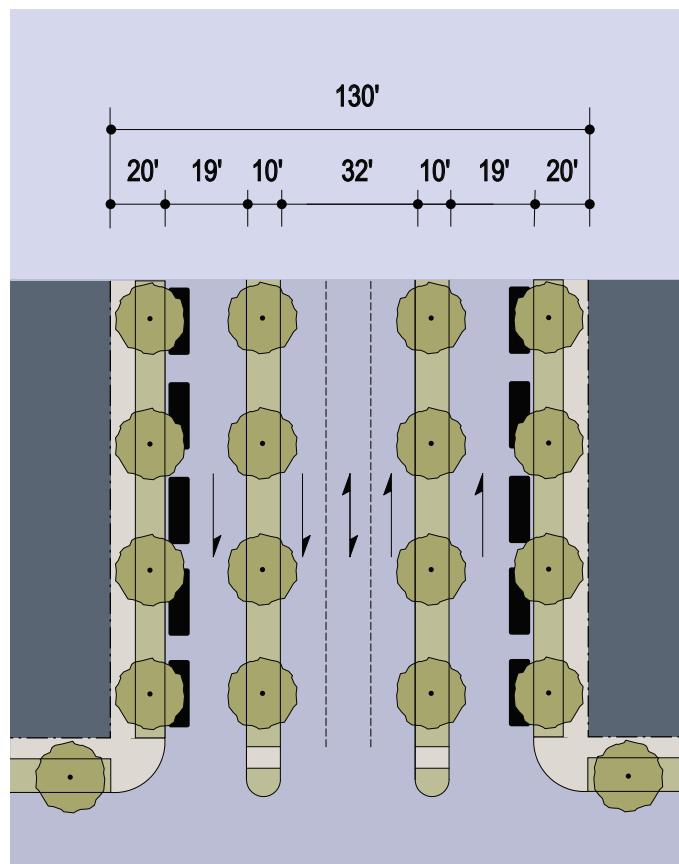
#### THOROUGHFARE TYPES

- HW: Highway
- BV: Boulevard
- AV: Avenue
- CS: Commercial Street
- ST: Street
- DR: Drive
- RD: Road
- RA: Rear Alley
- RL: Rear Lane

#### TRANSPORTATION TYPES

- BL: Bicycle Lane
- BT: Bicycle Trail
- BR: Bicycle Route
- SH: Sharrow
- PT: Path
- TR: Transit Route

Thoroughfare Type	
Transect Zone	
Right-of-Way Width	
Pavement Width	
Movement	
Vehicular Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Public Frontage Type	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	



**BV-130-32**

Boulevard	
T4-O, T5	
130 feet	
19 feet - 32 feet - 19 feet	
Free Movement (inner lanes)	
35 MPH	
5.5 seconds - 9.0 seconds - 5.5 seconds	
3 lanes, one turning lane & two one-way access lanes	
Both sides @ 8 feet	
12 feet	
ST, FC, DY/LC, PF	
20 foot Sidewalk	
Planting Strip	
Curb	
Trees at 30' o.c. Avg.	
BR, SH, TR	



**TABLE 6.2. THOROUGHFARE ASSEMBLIES**

KEY	
<b>ST-57-20-SH</b>	
Thoroughfare Type	
Right of Way Width	
Pavement Width	
Transportation	

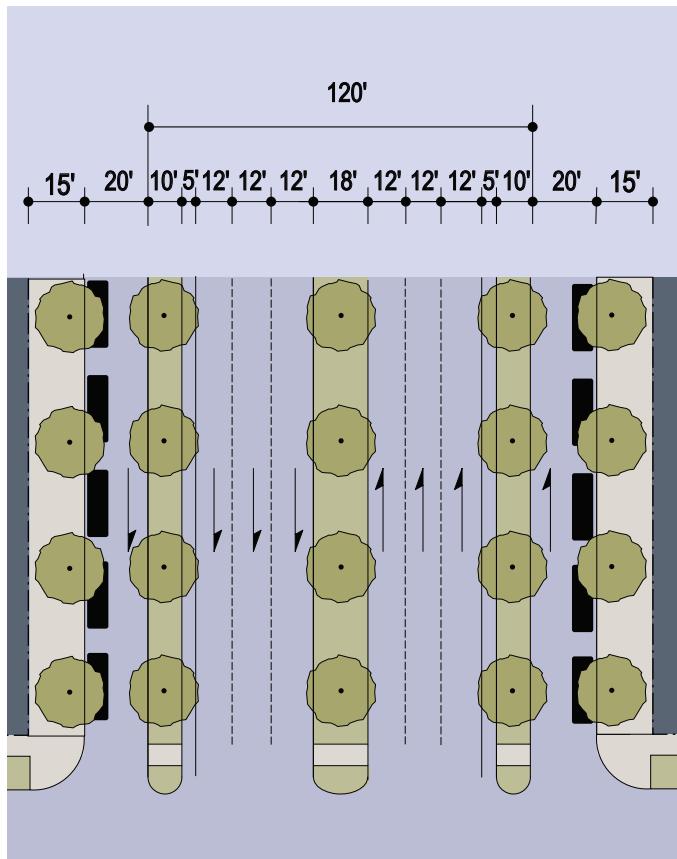
#### THOROUGHFARE TYPES

HW: Highway  
 BV: Boulevard  
 AV: Avenue  
 CS: Commercial Street  
 ST: Street  
 DR: Drive  
 RD: Road  
 RA: Rear Alley  
 RL: Rear Lane

#### TRANSPORTATION TYPES

BL: Bicycle Lane  
 BT: Bicycle Trail  
 BR: Bicycle Route  
 SH: Sharrow  
 PT: Path  
 TR: Transit Route

Thoroughfare Type	
Transect Zone	
Right-of-Way Width	
Pavement Width	
Movement	
Vehicular Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Public Frontage Type	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	



#### **BV-120-82**

Boulevard	
T4-O, T5	
120 feet	
20 feet - 82 feet - 20 feet	
Speed Movement (inner lanes)	
35 MPH	
5.5 seconds - 12.0 seconds - 12.0 seconds - 5.5 seconds	
6 lanes, bike lanes & two one-way access lanes	
Both sides @ 8 feet	
12 feet	
ST, FC, DY/LC, PF	
15 foot Sidewalk - on private easement	
Tree Wells	
Curb	
Trees at 30' o.c. Avg.	
BR, BL, TR	



**TABLE 6.2. THOROUGHFARE ASSEMBLIES**

KEY	
<b>ST-57-20-SH</b>	
Thoroughfare Type	
Right of Way Width	
Pavement Width	
Transportation	

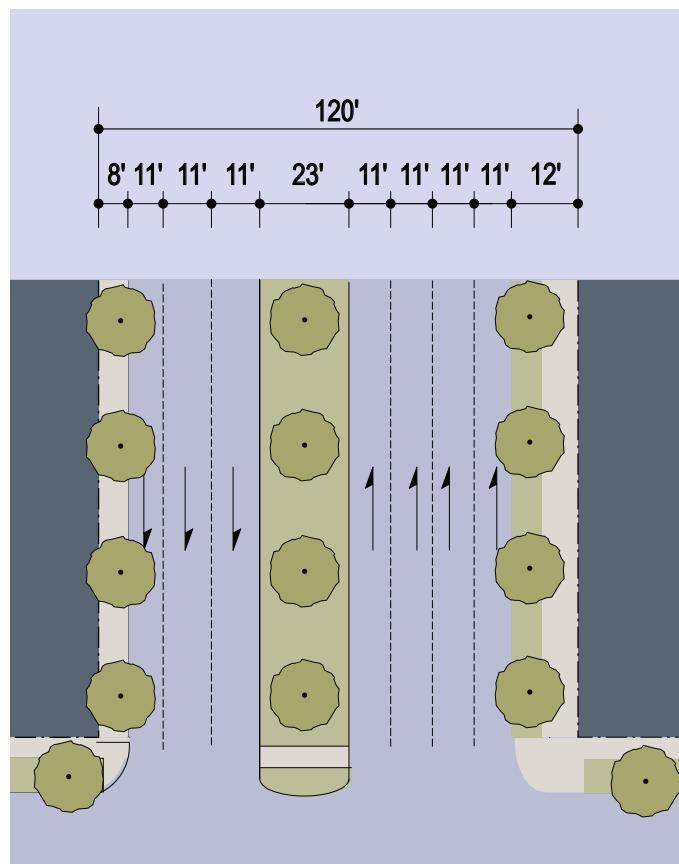
#### THOROUGHFARE TYPES

HW: Highway  
 BV: Boulevard  
 AV: Avenue  
 CS: Commercial Street  
 ST: Street  
 DR: Drive  
 RD: Road  
 RA: Rear Alley  
 RL: Rear Lane

#### TRANSPORTATION TYPES

BL: Bicycle Lane  
 BT: Bicycle Trail  
 BR: Bicycle Route  
 SH: Sharrow  
 PT: Path  
 TR: Transit Route

Thoroughfare Type	
Transect Zone	
Right-of-Way Width	
Pavement Width	
Movement	
Vehicular Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Public Frontage Type	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	



#### HW-120-77

Highway	
T4-O, T5	
120 feet	
77 feet	
Speed Movement	
35 MPH	
Pedestrian Crossing Time	10 seconds - 10 seconds at corners, median island
Traffic Lanes	7 lanes
Parking Lanes	None
Curb Radius	20 feet
Public Frontage Type	ST, FC, DY/LC, PF
Walkway Type	8/12' foot Sidewalk
Planter Type	Tree Wells or Planting Strip
Curb Type	Curb
Landscape Type	Trees at 30' o.c. Avg.; frangible
Transportation Provision	TR



**TABLE 6.2. THOROUGHFARE ASSEMBLIES**

KEY	
ST-57-20-SH	
Thoroughfare Type	
Right of Way Width	
Pavement Width	
Transportation	

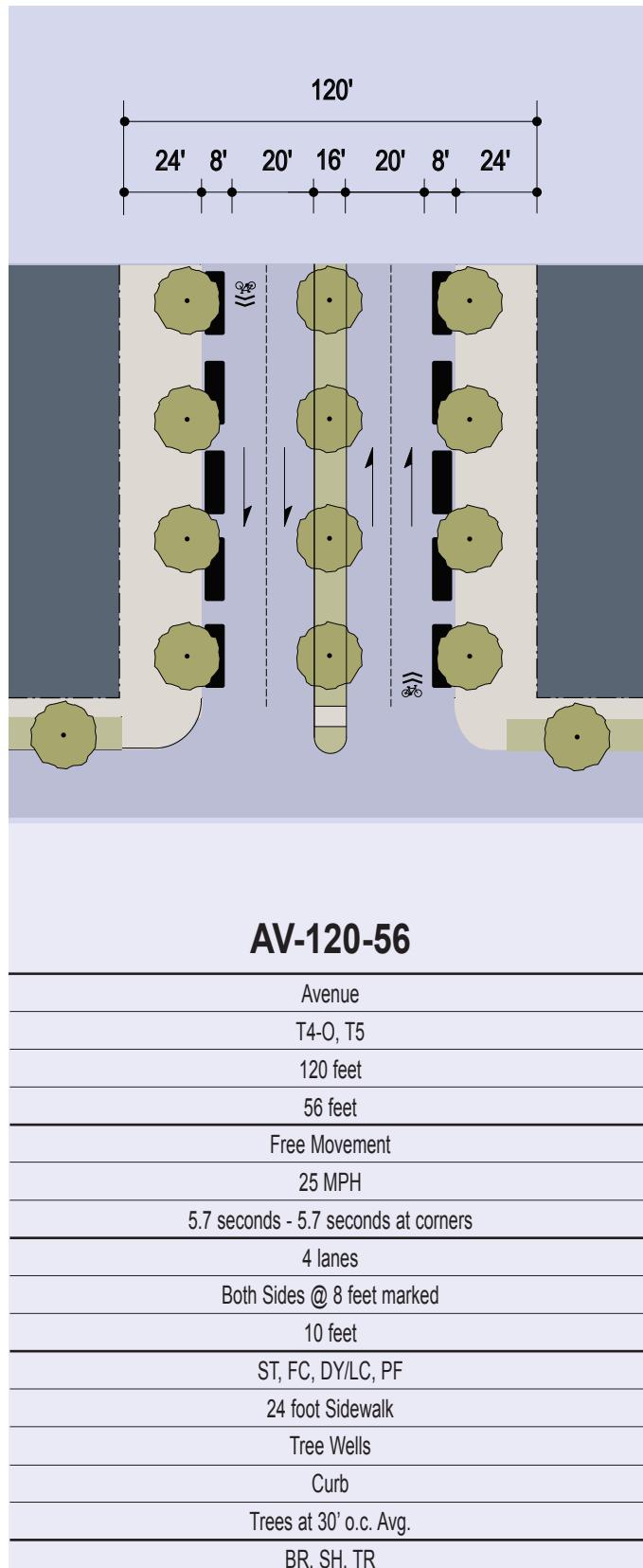
#### THOROUGHFARE TYPES

HW: Highway  
 BV: Boulevard  
 AV: Avenue  
 CS: Commercial Street  
 ST: Street  
 DR: Drive  
 RD: Road  
 RA: Rear Alley  
 RL: Rear Lane

#### TRANSPORTATION TYPES

BL: Bicycle Lane  
 BT: Bicycle Trail  
 BR: Bicycle Route  
 SH: Sharrow  
 PT: Path  
 TR: Transit Route

Thoroughfare Type	
Transect Zone	
Right-of-Way Width	
Pavement Width	
Movement	
Vehicular Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Public Frontage Type	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	





**TABLE 6.2. THOROUGHFARE ASSEMBLIES**

<b>KEY</b>	
ST-57-20-SH	
Thoroughfare Type	
Right of Way Width	
Pavement Width	
Transportation	

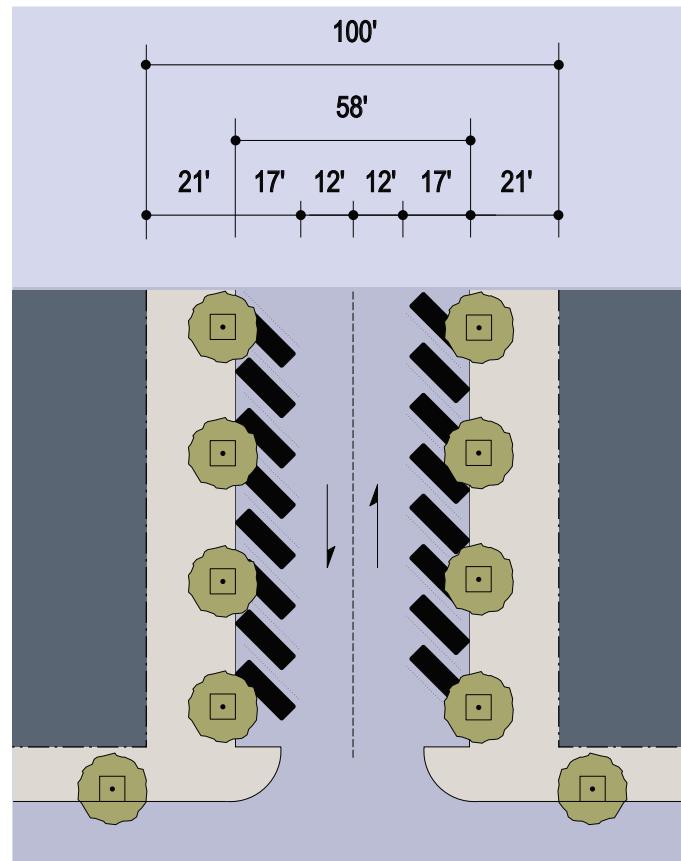
#### THOROUGHFARE TYPES

HW: Highway  
 BV: Boulevard  
 AV: Avenue  
 CS: Commercial Street  
 ST: Street  
 DR: Drive  
 RD: Road  
 RA: Rear Alley  
 RL: Rear Lane

#### TRANSPORTATION TYPES

BL: Bicycle Lane  
 BT: Bicycle Trail  
 BR: Bicycle Route  
 SH: Sharrow  
 PT: Path  
 TR: Transit Route

Thoroughfare Type	
Transect Zone	
Right-of-Way Width	
Pavement Width	
Movement	
Vehicular Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Public Frontage Type	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	



#### CS-100-58

Commercial Street	
T4-O, T5, T6	
100 feet	
58 feet	
Slow Movement	
25 MPH	
8.5 seconds	
2 lanes	
Reverse Diagonal Both Sides @ 17 feet marked	
10 feet	
ST, FC, DY/LC, PF	
21 foot Sidewalk	
Tree Wells	
Curb	
Trees at 30' o.c. Avg.	
BR, SH, TR	



**TABLE 6.2. THOROUGHFARE ASSEMBLIES**

KEY	
ST-57-20-SH	
Thoroughfare Type	
Right of Way Width	
Pavement Width	
Transportation	

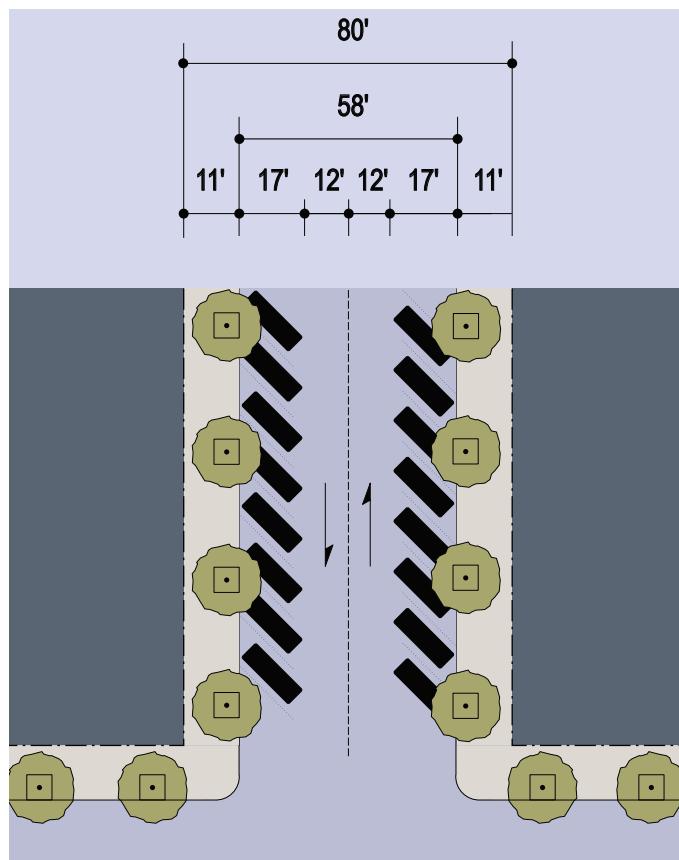
#### THOROUGHFARE TYPES

HW: Highway  
 BV: Boulevard  
 AV: Avenue  
 CS: Commercial Street  
 ST: Street  
 DR: Drive  
 RD: Road  
 RA: Rear Alley  
 RL: Rear Lane

#### TRANSPORTATION TYPES

BL: Bicycle Lane  
 BT: Bicycle Trail  
 BR: Bicycle Route  
 SH: Sharrow  
 PT: Path  
 TR: Transit Route

Thoroughfare Type	
Transect Zone	
Right-of-Way Width	
Pavement Width	
Movement	
Vehicular Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Public Frontage Type	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	



**CS-80-58**

Commercial Street	
T4-O, T5	
80 feet	
58 feet	
Slow Movement	
20 MPH	
5.7 seconds	
2 lanes	
Reverse Diagonal Both Sides @ 17 feet marked	
10 feet	
Shopfront/Awning	
11 foot Sidewalk	
Tree Wells	
Curb	
Trees at 30' o.c. Avg.	
BR, SH, TR	



**TABLE 6.2. THOROUGHFARE ASSEMBLIES**

<b>KEY</b>	
<b>ST-57-20-SH</b>	
Thoroughfare Type	
Right of Way Width	
Pavement Width	
Transportation	

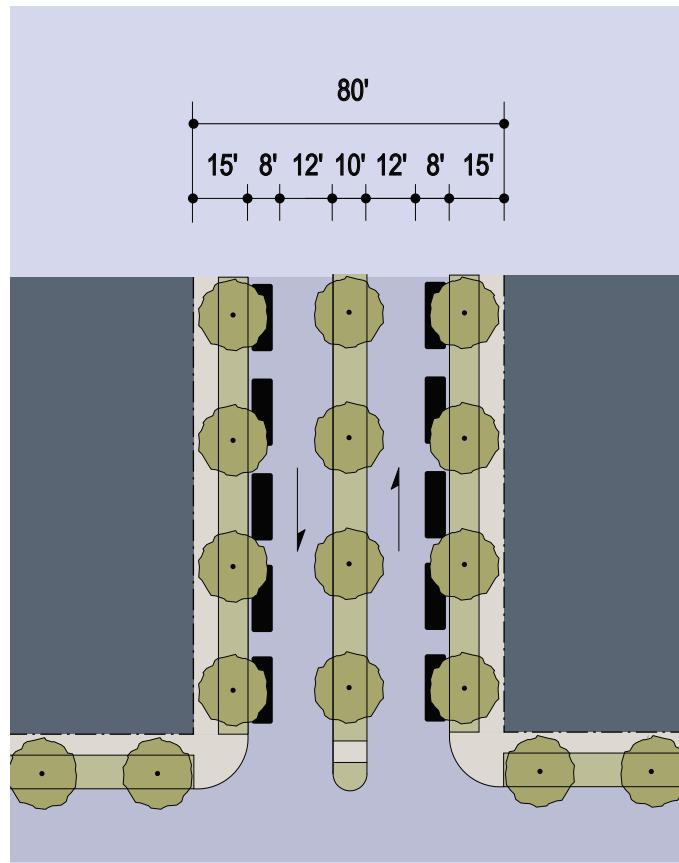
**THOROUGHFARE TYPES**

HW: Highway  
 BV: Boulevard  
 AV: Avenue  
 CS: Commercial Street  
 ST: Street  
 DR: Drive  
 RD: Road  
 RA: Rear Alley  
 RL: Rear Lane

**TRANSPORTATION TYPES**

BL: Bicycle Lane  
 BT: Bicycle Trail  
 BR: Bicycle Route  
 SH: Sharrow  
 PT: Path  
 TR: Transit Route

Thoroughfare Type	
Transect Zone	
Right-of-Way Width	
Pavement Width	
Movement	
Vehicular Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Public Frontage Type	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	



**AV-80-40**

Avenue	
T3, T4-R, T4-O, T5	
80 feet	
40 feet	
Slow Movement	
25 MPH	
5.7 seconds - 5.7 seconds	
2 lanes	
Both Sides @ 8 feet marked	
10 feet	
ST, FC, DY/LC, PF	
6 foot Sidewalk	
Planting Strip	
Curb or Swale	
Trees at 30' o.c. Avg.	
BR, SH, TR	



**TABLE 6.2. THOROUGHFARE ASSEMBLIES**

KEY	
ST-57-20-SH	
Thoroughfare Type	
Right of Way Width	
Pavement Width	
Transportation	

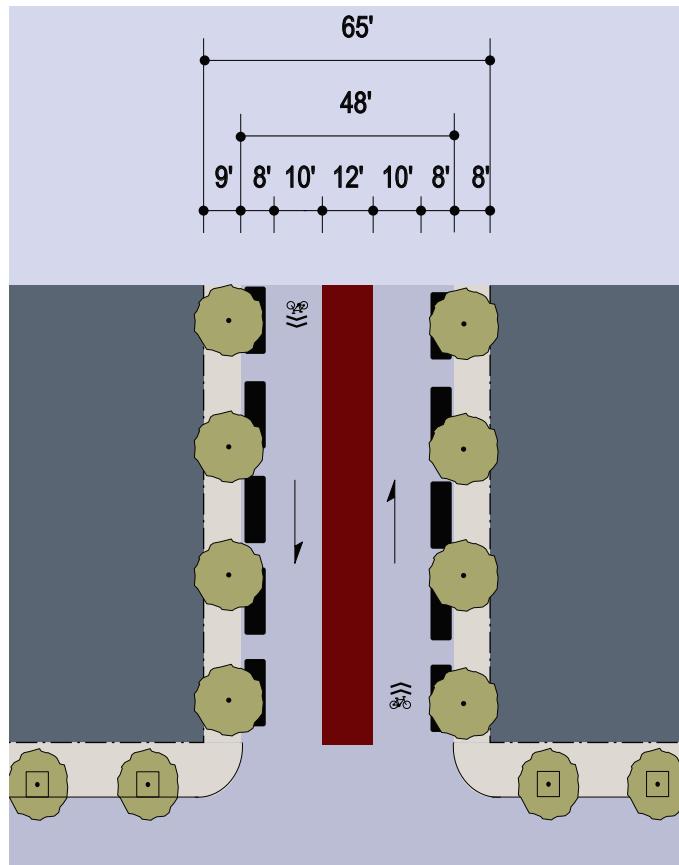
#### THOROUGHFARE TYPES

HW: Highway  
 BV: Boulevard  
 AV: Avenue  
 CS: Commercial Street  
 ST: Street  
 DR: Drive  
 RD: Road  
 RA: Rear Alley  
 RL: Rear Lane

#### TRANSPORTATION TYPES

BL: Bicycle Lane  
 BT: Bicycle Trail  
 BR: Bicycle Route  
 SH: Sharrow  
 PT: Path  
 TR: Transit Route

Thoroughfare Type	
Transect Zone	
Right-of-Way Width	
Pavement Width	
Movement	
Vehicular Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Public Frontage Type	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	



#### ST-65-48

Commercial Street	
T4-O, T5, T6	
65 feet	
48 feet	
Free Movement	
25 MPH	
16 seconds	
2 lanes	
Both Sides @ 8 feet marked	
10 feet	
Gallery/Arcade, Shopfront/Awning	
9/8 foot Sidewalk	
Tree Wells	
Curb; Center flush median with ribbon curb	
Trees at 30' o.c. Avg.	
BR, SH, TR	



**TABLE 6.2. THOROUGHFARE ASSEMBLIES**

<b>KEY</b>	
ST-57-20-SH	
Thoroughfare Type	Streets
Right of Way Width	57'
Pavement Width	20'
Transportation	

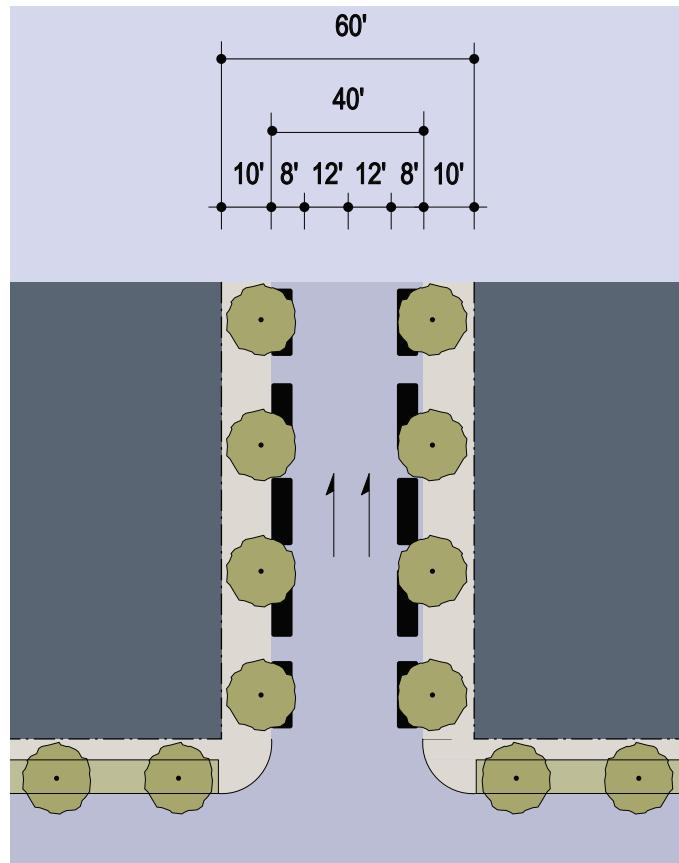
#### THOROUGHFARE TYPES

HW: Highway  
 BV: Boulevard  
 AV: Avenue  
 CS: Commercial Street  
 ST: Street  
 DR: Drive  
 RD: Road  
 RA: Rear Alley  
 RL: Rear Lane

#### TRANSPORTATION TYPES

BL: Bicycle Lane  
 BT: Bicycle Trail  
 BR: Bicycle Route  
 SH: Sharrows  
 PT: Path  
 TR: Transit Route

Thoroughfare Type	ST-57-20-SH
Transect Zone	Commercial
Right-of-Way Width	57'
Pavement Width	20'
Movement	Two-Lane, One-Way
Vehicular Design Speed	30 MPH
Pedestrian Crossing Time	9.7 seconds
Traffic Lanes	2 lanes, one way
Parking Lanes	Both Sides @ 8 feet marked
Curb Radius	10 feet
Public Frontage Type	ST, FC, DY/LC, PF
Walkway Type	10 foot Sidewalk
Planter Type	Tree Wells
Curb Type	Curb
Landscape Type	Trees at 30' o.c. Avg.
Transportation Provision	BR, SH, TR



#### CS-60-40

Commercial Street	
T4-O, T5, T6	
60 feet	
40 feet	
Speed Movement	
30 MPH	
Pedestrian Crossing Time	9.7 seconds
Traffic Lanes	2 lanes, one way
Parking Lanes	Both Sides @ 8 feet marked
Curb Radius	10 feet
Public Frontage Type	ST, FC, DY/LC, PF
Walkway Type	10 foot Sidewalk
Planter Type	Tree Wells
Curb Type	Curb
Landscape Type	Trees at 30' o.c. Avg.
Transportation Provision	BR, SH, TR



**TABLE 6.2. THOROUGHFARE ASSEMBLIES**

KEY	
ST-57-20-SH	
Thoroughfare Type	
Right of Way Width	
Pavement Width	
Transportation	

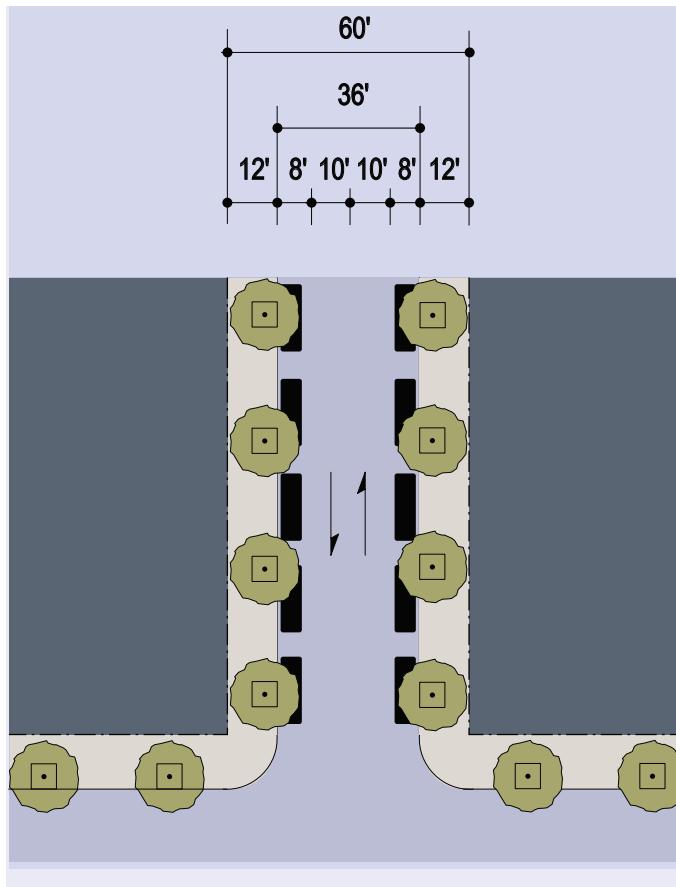
#### THOROUGHFARE TYPES

HW: Highway  
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 AV: Avenue  
 CS: Commercial Street  
 ST: Street  
 DR: Drive  
 RD: Road  
 RA: Rear Alley  
 RL: Rear Lane

#### TRANSPORTATION TYPES

BL: Bicycle Lane  
 BT: Bicycle Trail  
 BR: Bicycle Route  
 SH: Sharrow  
 PT: Path  
 TR: Transit Route

Thoroughfare Type	
Transect Zone	
Right-of-Way Width	
Pavement Width	
Movement	
Vehicular Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Public Frontage Type	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	



**CS-60-36**

Main Street	
T4-O, T5, T6	
60 feet	
36 feet	
Slow Movement	
20 MPH	
10 seconds	
2 lanes	
Both Sides @ 8 feet marked	
10 feet	
Gallery/Arcade, Shopfront/Awning	
12 foot Sidewalk	
Tree Wells	
Curb	
Trees at 30' o.c. Avg.	
BR, SH, TR	



**TABLE 6.2. THOROUGHFARE ASSEMBLIES**

<b>KEY</b>	
ST-57-20-SH	
Thoroughfare Type	
Right of Way Width	
Pavement Width	
Transportation	

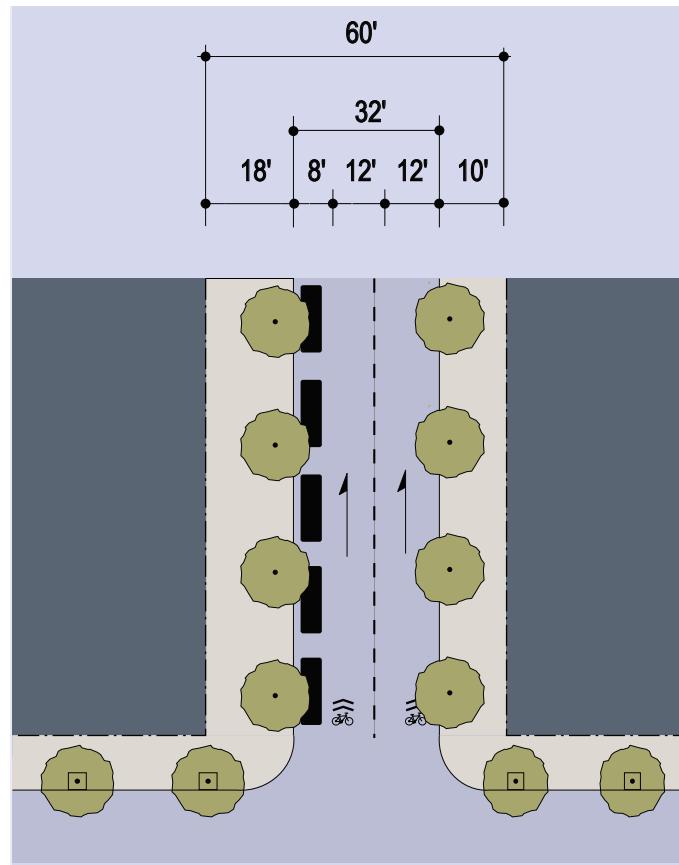
#### THOROUGHFARE TYPES

HW: Highway  
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 AV: Avenue  
 CS: Commercial Street  
 ST: Street  
 DR: Drive  
 RD: Road  
 RA: Rear Alley  
 RL: Rear Lane

#### TRANSPORTATION TYPES

BL: Bicycle Lane  
 BT: Bicycle Trail  
 BR: Bicycle Route  
 SH: Sharrow  
 PT: Path  
 TR: Transit Route

Thoroughfare Type	
Transect Zone	
Right-of-Way Width	
Pavement Width	
Movement	
Vehicular Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Public Frontage Type	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	



**CS-60-32**

Commercial Street	
T4-O, T5, T6	
60 feet	
32 feet	
Free Movement	
30 MPH	
9.7 seconds	
2 lanes	
One Side @ 8 feet marked	
10 feet	
ST, FC, DY/LC, PF	
18/10 foot Sidewalk	
Tree Wells	
Curb	
Trees at 30' o.c. Avg.	
BR, SH, TR	



**TABLE 6.2. THOROUGHFARE ASSEMBLIES**

KEY	
ST-57-20-SH	
Thoroughfare Type	
Right of Way Width	
Pavement Width	
Transportation	

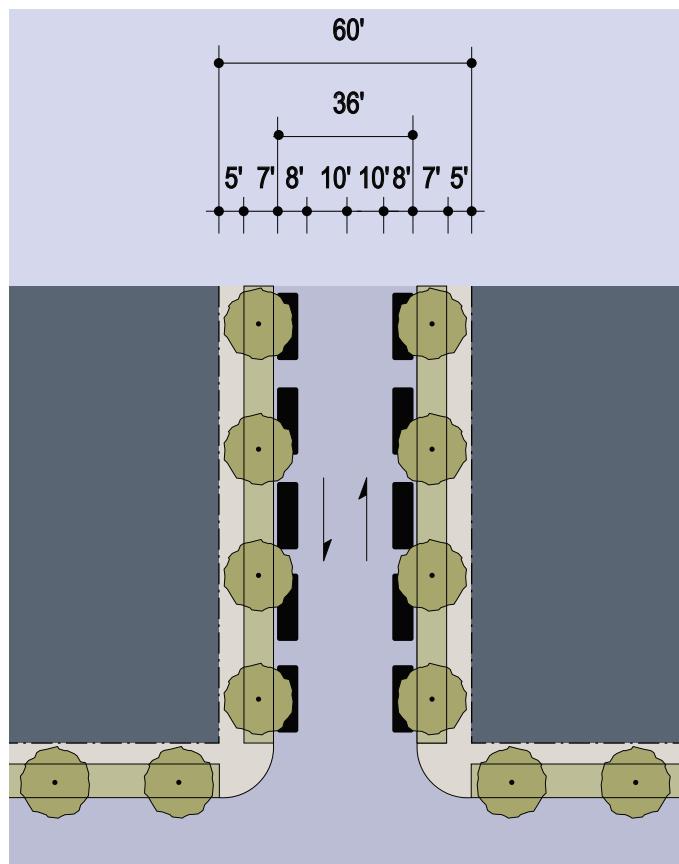
#### THOROUGHFARE TYPES

HW: Highway  
 BV: Boulevard  
 AV: Avenue  
 CS: Commercial Street  
 ST: Street  
 DR: Drive  
 RD: Road  
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 RL: Rear Lane

#### TRANSPORTATION TYPES

BL: Bicycle Lane  
 BT: Bicycle Trail  
 BR: Bicycle Route  
 SH: Sharrow  
 PT: Path  
 TR: Transit Route

Thoroughfare Type	
Transect Zone	
Right-of-Way Width	
Pavement Width	
Movement	
Vehicular Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Public Frontage Type	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	



#### ST-60-36

Street	
T4-O, T5, T6	
60 feet	
36 feet	
Slow Movement	
20 MPH	
9.7 seconds	
2 lanes	
Both Sides @ 8 feet marked	
10 feet	
ST, FC, DY/LC, PF	
5 foot Sidewalk	
Planting Strip	
Curb or Swale	
Trees at 30' o.c. Avg.	
BR, SH	



**TABLE 6.2. THOROUGHFARE ASSEMBLIES**

<b>KEY</b>	
<b>ST-57-20-SH</b>	
Thoroughfare Type	
Right of Way Width	
Pavement Width	
Transportation	

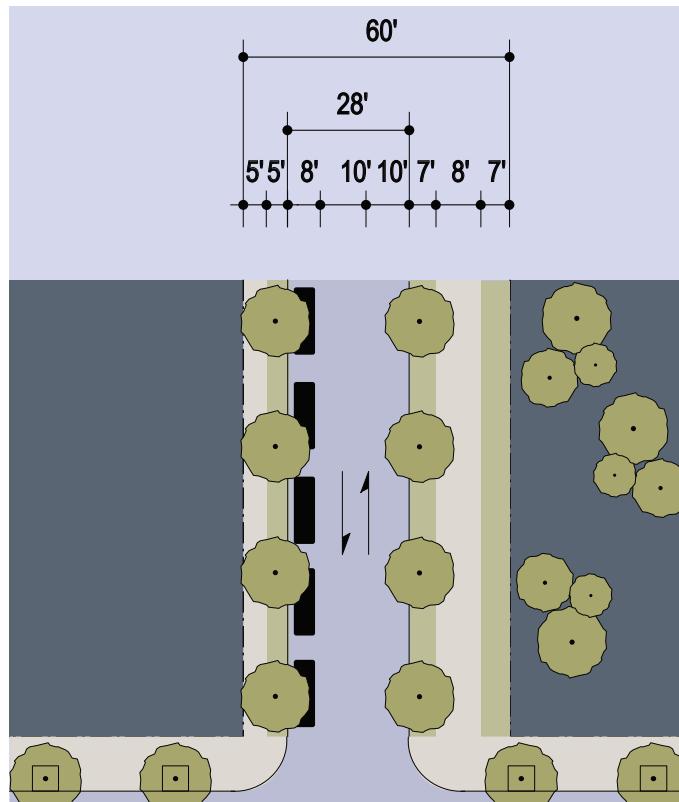
#### THOROUGHFARE TYPES

HW:	Highway
BV:	Boulevard
AV:	Avenue
CS:	Commercial Street
ST:	Street
DR:	Drive
RD:	Road
RA:	Rear Alley
RL:	Rear Lane

#### TRANSPORTATION TYPES

BL:	Bicycle Lane
BT:	Bicycle Trail
BR:	Bicycle Route
SH:	Sharrows
PT:	Path
TR:	Transit Route

Thoroughfare Type	
Transect Zone	
Right-of-Way Width	
Pavement Width	
Movement	
Vehicular Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Public Frontage Type	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	



#### DR-60-28

Drive	
T3, T4-R	
60 feet	
28 feet	
Speed Movement	
25 MPH	
9 seconds	
2 lanes	
One Side @ 8 feet marked	
10 feet	
Porch and Fence, Common Lawn	
5' Sidewalk, 8' Shared-use Path	
Planting Strip	
Curb	
Trees 30' o.c. Avg.	
BR, SH, TR	



**TABLE 6.2. THOROUGHFARE ASSEMBLIES**

KEY	
ST-57-20-SH	
Thoroughfare Type	
Right of Way Width	
Pavement Width	
Transportation	

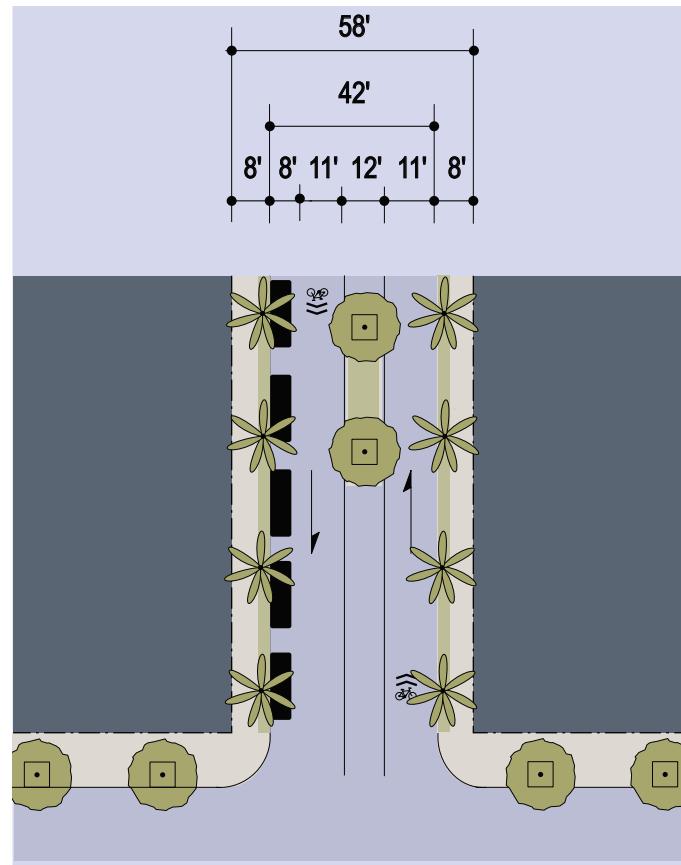
#### THOROUGHFARE TYPES

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 AV: Avenue  
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 ST: Street  
 DR: Drive  
 RD: Road  
 RA: Rear Alley  
 RL: Rear Lane

#### TRANSPORTATION TYPES

BL: Bicycle Lane  
 BT: Bicycle Trail  
 BR: Bicycle Route  
 SH: Sharrow  
 PT: Path  
 TR: Transit Route

Thoroughfare Type	
Transect Zone	
Right-of-Way Width	
Pavement Width	
Movement	
Vehicular Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Public Frontage Type	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	



#### ST-58-42

Street	
T4-O, T5, T6	
58 feet	
42 feet	
Free Movement	
30 MPH	
12.5 seconds	
2 lanes	
One Side @ 8 feet marked	
10 feet	
Gallery/Arcade, Shopfront/Awning	
5 foot Sidewalk	
Planting Strip	
Curb; 40' long median mid-block	
Trees at 15' o.c. ; Thatch Palm or equal	
BR, SH, TR	



**TABLE 6.2. THOROUGHFARE ASSEMBLIES**

<b>KEY</b>	
<b>ST-57-20-SH</b>	
Thoroughfare Type	
Right of Way Width	
Pavement Width	
Transportation	

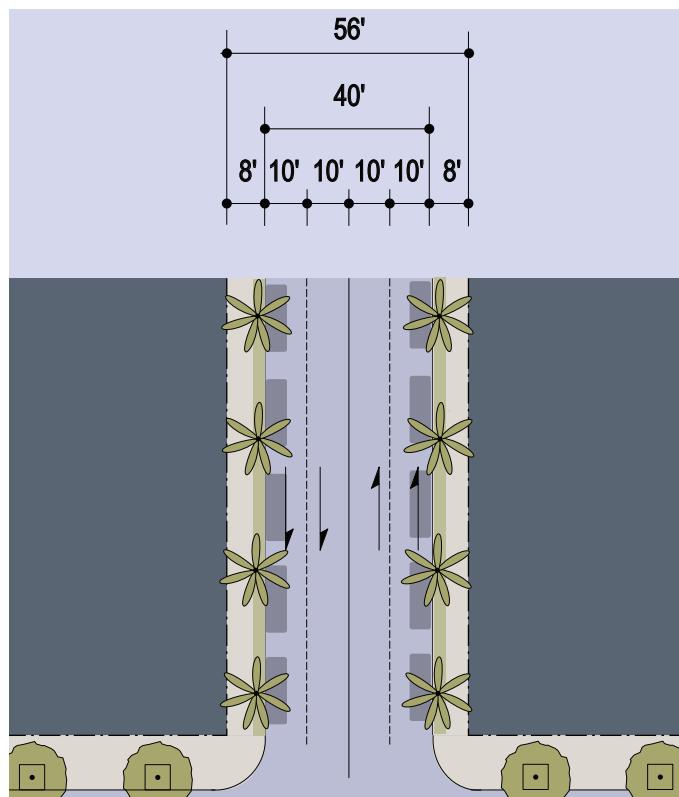
#### THOROUGHFARE TYPES

HW: Highway  
 BV: Boulevard  
 AV: Avenue  
 CS: Commercial Street  
 ST: Street  
 DR: Drive  
 RD: Road  
 RA: Rear Alley  
 RL: Rear Lane

#### TRANSPORTATION TYPES

BL: Bicycle Lane  
 BT: Bicycle Trail  
 BR: Bicycle Route  
 SH: Sharrow  
 PT: Path  
 TR: Transit Route

Thoroughfare Type	
Transect Zone	
Right-of-Way Width	
Pavement Width	
Movement	
Vehicular Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Public Frontage Type	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	



#### ST-56-40

Street	
T4-O, T5	
56 feet	
40 feet	
Speed Movement	
30 MPH	
12.5 seconds	
2 lanes	
Two Sides @ 8 feet, unmarked, off-peak hours	
10 feet	
Gallery/Arcade, Shopfront/Awning	
5 foot Sidewalk	
Planting Strip	
Curb	
Trees at 15' o.c. ; Thatch Palm or equal	
TR	



TABLE 6.2. THOROUGHFARE ASSEMBLIES

KEY	
ST-57-20-SH	
Thoroughfare Type	
Right of Way Width	
Pavement Width	
Transportation	

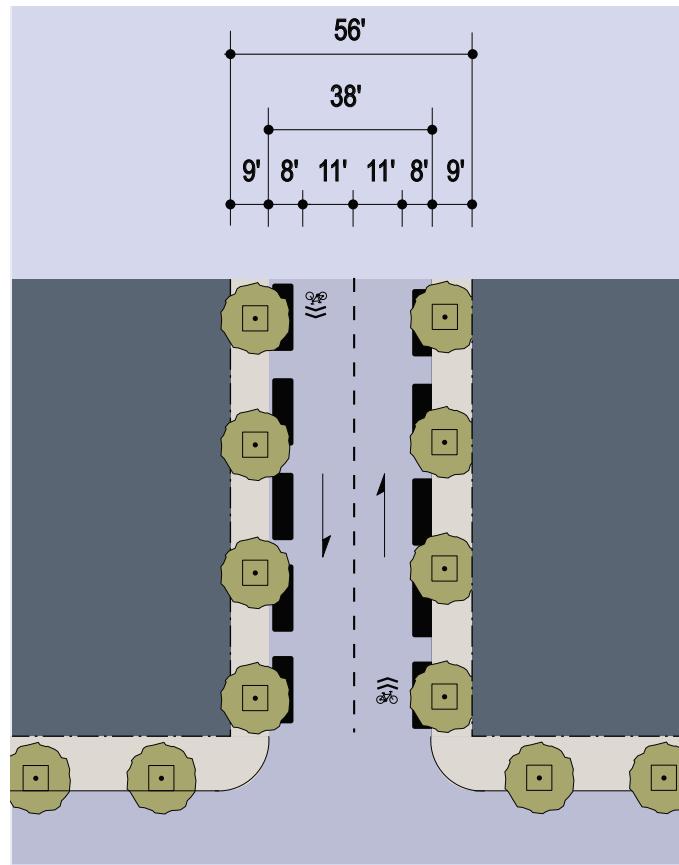
#### THOROUGHFARE TYPES

HW: Highway  
 BV: Boulevard  
 AV: Avenue  
 CS: Commercial Street  
 ST: Street  
 DR: Drive  
 RD: Road  
 RA: Rear Alley  
 RL: Rear Lane

#### TRANSPORTATION TYPES

BL: Bicycle Lane  
 BT: Bicycle Trail  
 BR: Bicycle Route  
 SH: Sharrow  
 PT: Path  
 TR: Transit Route

Thoroughfare Type	
Transect Zone	
Right-of-Way Width	
Pavement Width	
Movement	
Vehicular Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Public Frontage Type	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	



ST-56-38

Street	
T4-O, T5	
56 feet	
38 feet	
Free Movement	
25 MPH	
12.5 seconds	
2 lanes	
Both Sides @ 8 feet marked	
10 feet	
Gallery/Arcade, Shopfront/Awning	
9 foot Sidewalk	
Tree Wells	
Curb	
Trees at 30' o.c. Avg.	
BR, SH, TR	



**TABLE 6.2. THOROUGHFARE ASSEMBLIES**

<b>KEY</b>	
<b>ST-57-20-SH</b>	
Thoroughfare Type	
Right of Way Width	
Pavement Width	
Transportation	

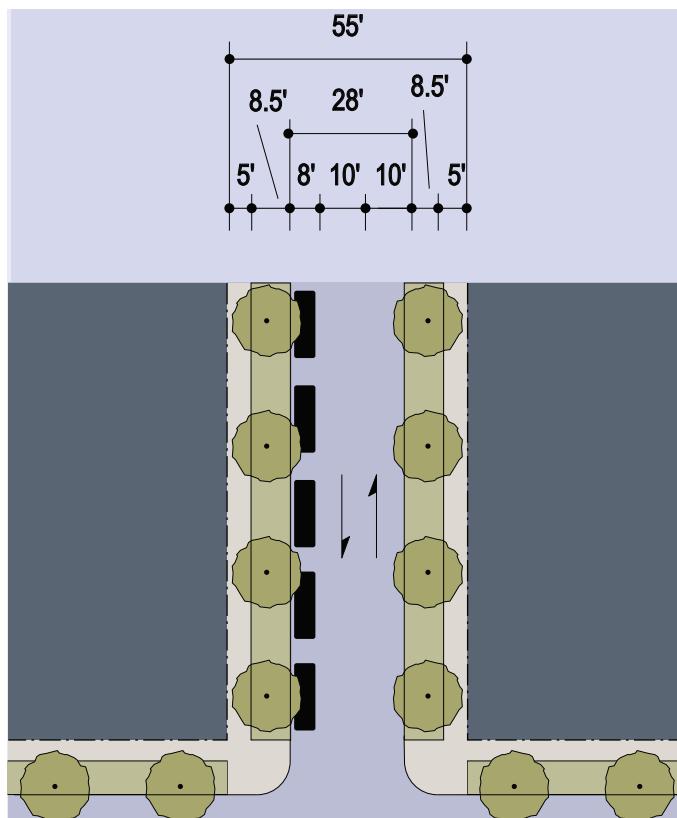
#### THOROUGHFARE TYPES

HW: Highway  
 BV: Boulevard  
 AV: Avenue  
 CS: Commercial Street  
 ST: Street  
 DR: Drive  
 RD: Road  
 RA: Rear Alley  
 RL: Rear Lane

#### TRANSPORTATION TYPES

BL: Bicycle Lane  
 BT: Bicycle Trail  
 BR: Bicycle Route  
 SH: Sharrow  
 PT: Path  
 TR: Transit Route

Thoroughfare Type	
Transect Zone	
Right-of-Way Width	
Pavement Width	
Movement	
Vehicular Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Public Frontage Type	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	



#### ST-55-28

Street	
T3, T4-R	
55 feet	
28 feet	
Slow Movement	
20 MPH	
6.0 seconds	
2 lanes	
One Side @ 8 feet marked	
10 feet	
ST, FC, DY/LC	
5 foot Sidewalk	
Planting Strip	
Curb	
Trees at 30' o.c. Avg.	
BR, SH, TR	



**TABLE 6.2. THOROUGHFARE ASSEMBLIES**

KEY	
ST-57-20-SH	
Thoroughfare Type	
Right of Way Width	
Pavement Width	
Transportation	

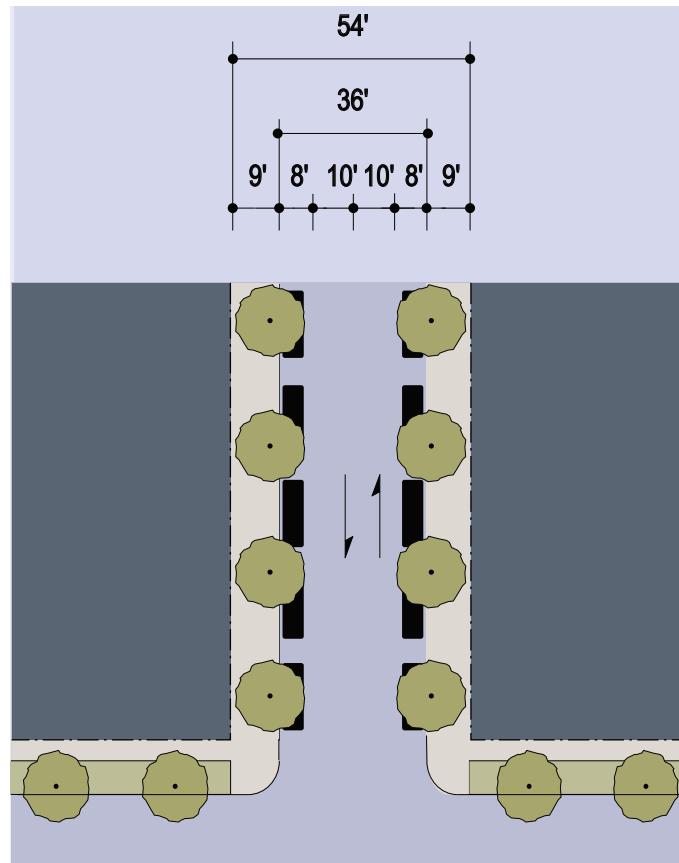
#### THOROUGHFARE TYPES

HW: Highway  
 BV: Boulevard  
 AV: Avenue  
 CS: Commercial Street  
 ST: Street  
 DR: Drive  
 RD: Road  
 RA: Rear Alley  
 RL: Rear Lane

#### TRANSPORTATION TYPES

BL: Bicycle Lane  
 BT: Bicycle Trail  
 BR: Bicycle Route  
 SH: Sharrow  
 PT: Path  
 TR: Transit Route

Thoroughfare Type	
Transect Zone	
Right-of-Way Width	
Pavement Width	
Movement	
Vehicular Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Public Frontage Type	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	



#### ST-54-36

Street	
T4-R, T4-O, T5	
54 feet	
36 feet	
Slow Movement	
20 MPH	
12 seconds	
2 lanes	
Two Sides @ 8 feet marked	
10 feet	
ST, FC, DY/LC	
9 foot Sidewalk	
Tree Wells	
Curb	
Trees at 30' o.c. Avg.	
BR, SH, TR	



**TABLE 6.2. THOROUGHFARE ASSEMBLIES**

<b>KEY</b>	
<b>ST-57-20-SH</b>	
Thoroughfare Type	
Right of Way Width	
Pavement Width	
Transportation	

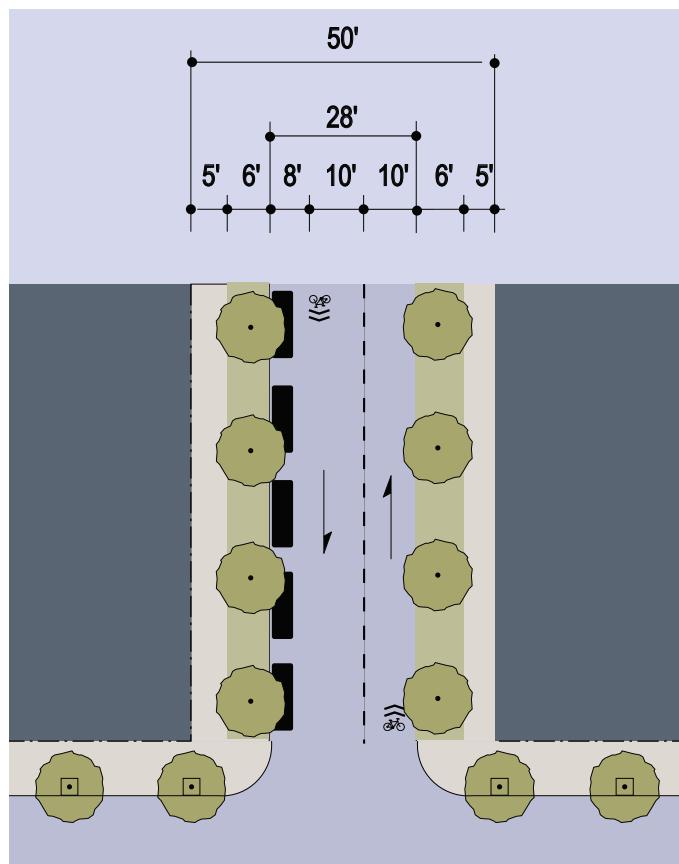
#### THOROUGHFARE TYPES

HW: Highway  
 BV: Boulevard  
 AV: Avenue  
 CS: Commercial Street  
 ST: Street  
 DR: Drive  
 RD: Road  
 RA: Rear Alley  
 RL: Rear Lane

#### TRANSPORTATION TYPES

BL: Bicycle Lane  
 BT: Bicycle Trail  
 BR: Bicycle Route  
 SH: Sharrow  
 PT: Path  
 TR: Transit Route

Thoroughfare Type	
Transect Zone	
Right-of-Way Width	
Pavement Width	
Movement	
Vehicular Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Public Frontage Type	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	



#### ST-50-28

Street	
T3, T4-R	
50 feet	
28 feet	
Free Movement	
30 MPH	
9.7 seconds	
2 lanes	
One Side @ 8 feet marked	
10 feet	
ST, FC, DY/LC, PF	
5 foot Sidewalk	
Planting Strip	
Curb	
Trees at 30' o.c. Avg.	
BR, SH	

**TABLE 6.2. THOROUGHFARE ASSEMBLIES**

KEY	
<b>ST-57-20-SH</b>	
Thoroughfare Type	
Right of Way Width	
Pavement Width	
Transportation	

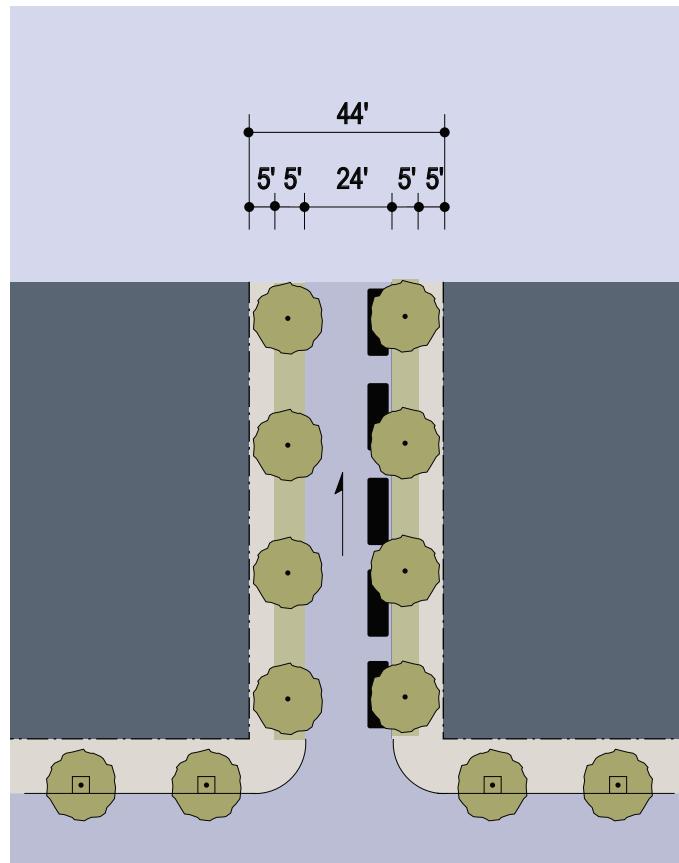
**THOROUGHFARE TYPES**

HW: Highway  
 BV: Boulevard  
 AV: Avenue  
 CS: Commercial Street  
 ST: Street  
 DR: Drive  
 RD: Road  
 RA: Rear Alley  
 RL: Rear Lane

**TRANSPORTATION TYPES**

BL: Bicycle Lane  
 BT: Bicycle Trail  
 BR: Bicycle Route  
 SH: Sharrow  
 PT: Path  
 TR: Transit Route

Thoroughfare Type	
Transect Zone	
Right-of-Way Width	
Pavement Width	
Movement	
Vehicular Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Public Frontage Type	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	

**ST-44-24**

Street	
T3, T4-R	
44 feet	
24 feet	
One Way	
15 MPH	
8 seconds	
2 lanes	
One Side, unmarked	
10 feet	
Gallery/Arcade, Shopfront/Awning	
5 foot Sidewalk	
Planting Strip	
Curb	
Trees at 30' o.c. Avg.	
BR	



**TABLE 6.2. THOROUGHFARE ASSEMBLIES**

KEY	
<b>ST-57-20-SH</b>	
Thoroughfare Type	
Right of Way Width	
Pavement Width	
Transportation	

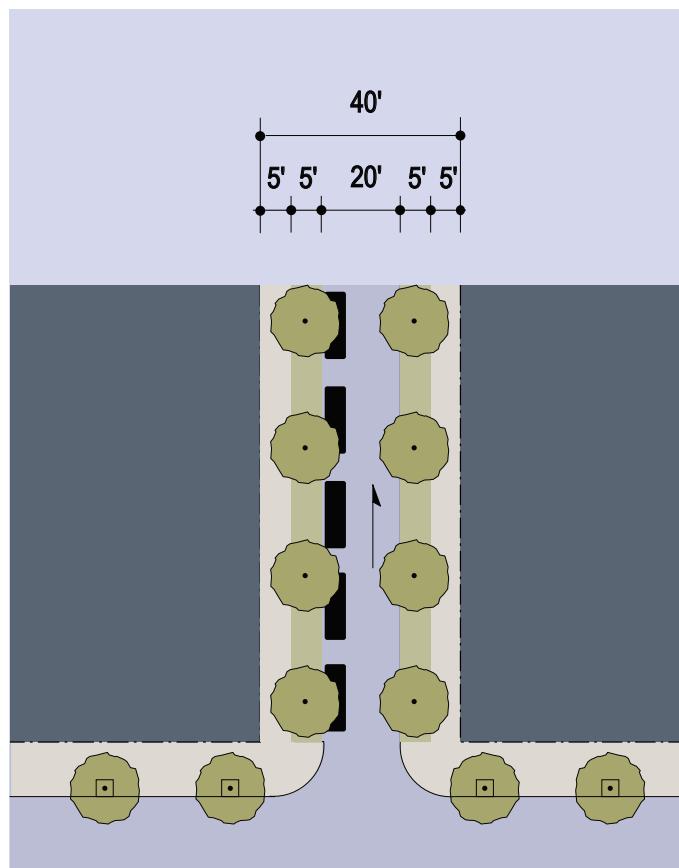
#### THOROUGHFARE TYPES

HW: Highway  
 BV: Boulevard  
 AV: Avenue  
 CS: Commercial Street  
 ST: Street  
 DR: Drive  
 RD: Road  
 RA: Rear Alley  
 RL: Rear Lane

#### TRANSPORTATION TYPES

BL: Bicycle Lane  
 BT: Bicycle Trail  
 BR: Bicycle Route  
 SH: Sharrow  
 PT: Path  
 TR: Transit Route

Thoroughfare Type	
Transect Zone	
Right-of-Way Width	
Pavement Width	
Movement	
Vehicular Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Public Frontage Type	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	



**ST-40-20**

Street	
T3, T4-R	
40 feet	
20 feet	
One Way	
15 MPH	
3 seconds	
1 lane	
One Side, unmarked	
15 feet	
A/G, SF/AW, ST, DY/LC	
5 foot Sidewalk	
Planting Strip	
Curb	
Trees at 30' o.c. Avg.	
BR	



**TABLE 6.2. THOROUGHFARE ASSEMBLIES**

<b>KEY</b>	
<b>ST-57-20-SH</b>	
Thoroughfare Type	
Right of Way Width	24'
Pavement Width	24'
Transportation	

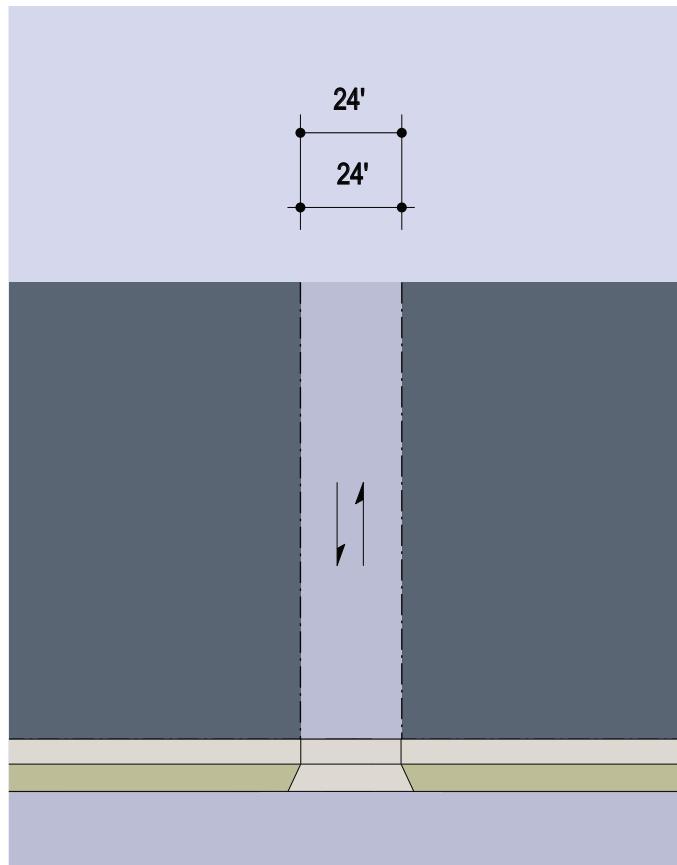
#### THOROUGHFARE TYPES

HW: Highway  
BV: Boulevard  
AV: Avenue  
CS: Commercial Street  
ST: Street  
DR: Drive  
RD: Road  
RA: Rear Alley  
RL: Rear Lane

#### TRANSPORTATION TYPES

BL: Bicycle Lane  
BT: Bicycle Trail  
BR: Bicycle Route  
SH: Sharrow  
PT: Path  
TR: Transit Route

Thoroughfare Type
Transect Zone
Right-of-Way Width
Pavement Width
Movement
Vehicular Design Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Public Frontage Type
Walkway Type
Planter Type
Curb Type
Landscape Type
Transportation Provision



#### RA-24-24

Rear Alley
T4-O, T5, T6
24 feet
24 feet
Slow Movement
10 MPH
4 seconds
n/a
None
Taper
None
None
None
Inverted Crown
None
None



**TABLE 6.2. THOROUGHFARE ASSEMBLIES**

<b>KEY</b>	
<b>ST-57-20-SH</b>	
Thoroughfare Type	
Right of Way Width	
Pavement Width	
Transportation	

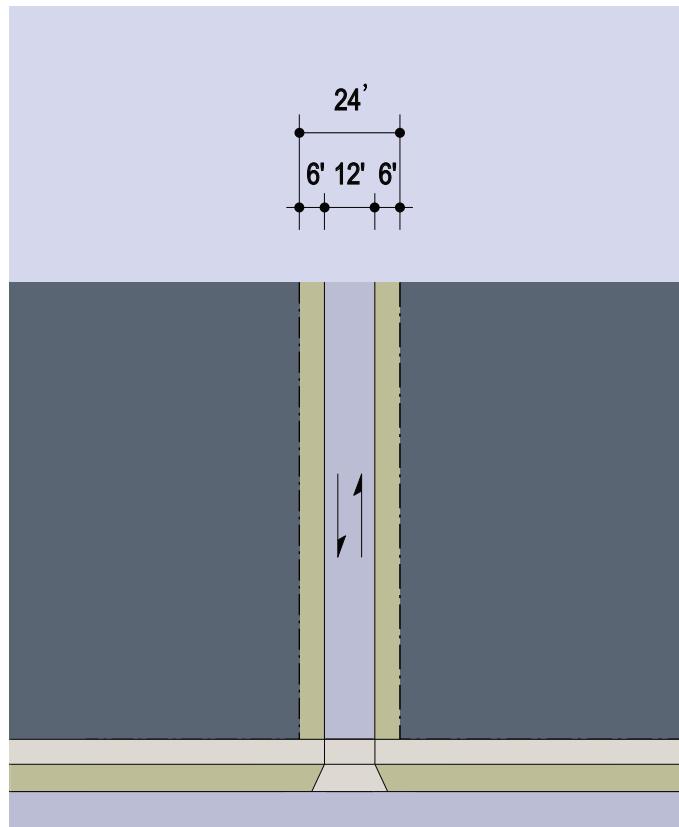
#### THOROUGHFARE TYPES

- HW: Highway
- BV: Boulevard
- AV: Avenue
- CS: Commercial Street
- ST: Street
- DR: Drive
- RD: Road
- RA: Rear Alley
- RL: Rear Lane

#### TRANSPORTATION TYPES

- BL: Bicycle Lane
- BT: Bicycle Trail
- BR: Bicycle Route
- SH: Sharrow
- PT: Path
- TR: Transit Route

Thoroughfare Type	
Transect Zone	
Right-of-Way Width	
Pavement Width	
Movement	
Vehicular Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Public Frontage Type	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	



<b>RL-24-12</b>	
Rear Lane	
T3, T4-R, T4-O	
24 feet	
12 feet	
Yield Movement	
10 MPH	
3.5 seconds	
n/a	
None	
Taper	
None	
None	
None	
Inverted Crown	
None	
None	

**TABLE 6.3. VEHICULAR/PARKING ASSEMBLIES**

**TABLE 6.3: Vehicular Lane Dimensions.** This table assigns maximum lane widths and curb radii to specific **movement types** (described below) in each Transect Zone. Movement types describe expected driver experience on a given thoroughfare. The **design speed** for pedestrian safety and mobility is the determinant for each of these movement types. Typical assemblies are shown in Table 6.4. Dimensions and thoroughfare designs, and specific locations requiring transit bus and truck routes and truck loading are subject to review by Fire and Public Works Departments and PCD Director.

**MOVEMENT TYPES**

**YIELD:** Drivers must proceed slowly and with extreme care and must yield in order to pass a parked car or approaching vehicle. Functional equivalent of traffic calming. Bike facility type is Bike Route. Design speed of 20 mph or less.

**SLOW:** Drivers can proceed carefully with an occasional stop to allow a pedestrian to cross or another car to park. Character of the street should make drivers reluctant to exceed design speed due to presence of parked cars, enclosure, tight turn radii, and other design elements. Bike facility type is Bike Route or **Sharrow/Shared Lane** facility type. Design speed of 20-25 mph.

**FREE:** Drivers can expect to travel generally without delay at the design speed; street design supports safe pedestrian movement at the higher design speed. This movement type is appropriate for thoroughfares designed to traverse longer distances or connect to higher intensity locations. Bike facility type is Sharrow/Shared Lane. Design speed of 25-30 mph.

**SPEED:** Drivers can expect travel similar to conventional street design, but with continued emphasis on pedestrian safety and comfort. Bike facility type is Sharrow/Shared Lane. Design speed of 30-35 mph.

**RURAL:** Conventional street design in which drivers can expect a separation of modes - e.g., bike lanes, walking paths, and roads -- allowing automobile travel unimpeded by pedestrians or walkability concerns. This movement is rarely used in traditional town planning but may be needed when traveling through T3 transect zones. Bike facility type is Bike Lane. Design speed above 30 mph.

MOVEMENT TYPE	DESIGN SPEED	TRAVEL LANE WIDTH	T3	T4-R	T4-O	T5	T6
free	25-30 mph	10 feet	□	□	□	□	□
speed	30-35 mph	10-12 feet	□	□	□	□	□
rural	Above 35 mph	12 feet	□	□	□	□	□

- BY RIGHT
- BY EXCEPTION

MOVEMENT TYPE	DESIGN SPEED	PARKING LANE WIDTH**					
slow	20-25 mph	(Parallel) 7-8 feet	□	□	□	□	□
slow, free	20-30 mph	(Angle) 16-18 feet		□	□	□	□
free, speed	25-35 mph	(Parallel) 8 feet	□	□	□	□	□

MOVEMENT TYPE	DESIGN SPEED	CURB RADIUS WITH PARKING*					
slow	20-25 mph	8-15 feet	□	□	□	□	□
free	25-30 mph	8-20 feet	□	□	□	□	□
speed	30-35 mph	10-30 feet		□	□	□	□

\* Dimensions with parking on each leg of intersection. Both tangent sections adjacent to the curb return must be parked, or else curb radii must be evaluated using "design vehicle" and AutoTurn or turning templates. See Table 4.14 Definitions Illustrated, b. Turning Radius.

\*\* Dimension is to face of the curb.



**TABLE 6.4. VEHICULAR LANE ASSEMBLIES**

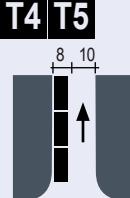
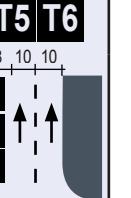
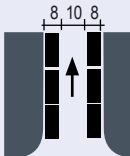
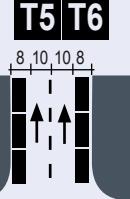
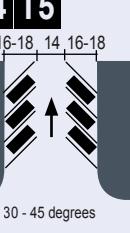
**TABLE 6.4: Vehicular Lane/Parking Assemblies.** Requirements for pedestrian safety and mobility establish thoroughfare design speed. Design speed then determines the dimension of each thoroughfare element, such as vehicular lanes and turning radii. Dimensions and thoroughfare designs are subject to review by Fire and Public Works Departments and PCD Director.

		2 LANES			4 LANES		
DESIGN SPEED	20-25	25-30	30-35	25-30	30-35		
NO PARKING							
ONE SIDE PARKING							
TWO SIDE PARKING							
ANGLE PARKING (may be head-in or reverse angle)							
MEDIANS PARKED							



**TABLE 6.5. VEHICULAR LANE ASSEMBLIES - ONE WAY STREETS**

**TABLE 6.5: Vehicular Lane/Parking Assemblies For One Way Streets.** One way streets display higher vehicle speeds than comparably-sized two-way streets and should be used very carefully. One way street assemblies are provided here for reference, as they are occasionally necessary to address particular circulation constraints or problems. Dimensions and thoroughfare designs are subject to review by Fire and Public Works Departments and PCD Director.

	1 LANE	2 LANES		
TARGET SPEED	20-25	20-25	25-30	30-35
ONE SIDE PARKING	<b>T4   T5</b> 			<b>T4   T5   T6</b> 
TWO SIDE PARKING	<b>T4   T5</b> 		<b>T5   T6</b> 	
ANGLE PARKING <small>(may be head-in or reverse angle)</small>			<b>T4   T5</b> 	



## ARTICLE 6. THOROUGHFARE STANDARDS

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### 7.1 INSTRUCTIONS

#### 7.1.1 Landscape Plan Requirements

- a. Landscape Plans shall be prepared in conjunction with the design development and construction documents for Special requirements, and 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 PCD Department.

### 7.2 INTENT

#### 7.2.1 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:
  - i. coordinating public Frontages and Private Frontages
  - ii. providing spatial definition to the public realm
  - iii. providing screening of unsightly places and /or mitigation of noisy activities or machinery, including but not limited to the edges of Special Districts
  - iv. celebrating Bradenton's unique community character by emphasizing species native to Bradenton, Manatee County, and Florida over exotic species introduced from other countries.
- 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:
  - i. improve air quality
  - ii. mitigate noise pollution
  - iii. provide seasonal shade, sun and temperature regulation
  - iv. reduce reflected light
  - v. mitigate wind gusts
  - vi. reduce damage to property by selecting trees, especially native trees, that are adapted to hurricane-force and tropical storm-force winds
  - vii. provide a partial barrier between sidewalks and vehicular lanes
  - viii. encourage self-sufficiency, local, organic food production and access to fresh produce
- c. Ecology/Energy. These standards should provide ecological benefits including but not limited to:
  - i. increasing biodiversity by creating and restoring native habitats
  - ii. increasing biodiversity by discouraging invasive exotics
  - iii. conservation of energy used in buildings through strategic shading
  - iv. interception of precipitation by vegetative canopies
  - v. percolation of precipitation through pervious landscape areas
  - vi. sequestration of carbon dioxide and other greenhouse gasses and pollutants
  - vii. filtering of particulate pollution
  - viii. reduction in the insolation of pavements and other hard surfaces associated with urban heat islands through vegetative canopy cover



## ARTICLE 7. LANDSCAPE STANDARDS

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- ix. conservation of soil and prevention of soil erosion through vegetative cover, root growth and wind breaks
- x. conservation of water through Florida-Friendly Landscape strategies including but not limited to:
  1. The application and maintenance of landscape mulch to retain soil moisture
  2. The limiting of turfgrass areas and reduction of water use, fertilizers and labor associated with their maintenance and upkeep
  3. Emphasizing native and drought tolerant plants adapted to local site conditions
  4. The design and operation of efficient irrigation systems, including micro-irrigation on non-turf areas
- d. Alignment with USGBC's LEED Rating Systems, Florida Green Building Coalition, and Green Globes Assessment and Rating System. The following are examples of USGBC's LEED Rating Systems prerequisites and credits that are reinforced by these Landscape Standards, and which may assist in achieving green building certification as found on Table 4.4, Bonuses for Height. Satisfying the requirements of the Landscape Standards does not guarantee achieving prerequisites or credits of LEED or other rating systems.
  - i. LEED NC:
    1. Sustainable Sites (SS) Prerequisite 1: Construction Activity Pollution Prevention
    2. SS Credit 5.1: Site Development: Protect or Restore Habitat
    3. SS Credit 7.1: Heat Island Effect: Non-Roof
    4. Water Efficiency (WE) Credit 1.1: Water Efficient Landscaping: Reduce by 50%
    5. WE Credit 1.2: Water Efficient Landscaping: No Potable Water Use or No Irrigation
  - ii. LEED ND (potentially applicable for Article 2 and Article 3 of this Form-Based Code):
    1. Smart Location and Linkage (SLL) Prerequisite 2: Imperiled Species and Ecological Communities
    2. SLL Prerequisite 4: Agricultural Land Conservation
    3. SLL Credit 7: Site Design for Habitat or Wetland and Water Body Conservation
    4. SLL Credit 8: Restoration of Habitat or Wetlands and Water Bodies
    5. SLL Credit 9: Long-Term Conservation Management of Habitat or Wetlands and Water Bodies
    6. Neighborhood Pattern and Design (NPD) Credit 13: Local Food Production
    7. NPD Credit 14: Tree-Lined and Shaded Streets
    8. Green Infrastructure and Buildings (GIB) Prerequisite 4: Construction Activity Pollution Prevention
    9. GIB Credit 4: Water-Efficient Landscaping
    10. GIB Credit 7: Minimized Site Disturbance in Design and Construction
    11. GIB Credit 9: Heat Island Reduction



### 7.3 GENERAL REQUIREMENTS

#### 7.3.1 General to thoroughfares

- a. Allowed Street-tree species can be found on Table 7.1. Consult Table 7.2 for additional allowed trees, shrubs, groundcovers, grasses, ferns, and vines.
- b. Maximum spacing of street-trees is 30 feet on center.
- c. Street-trees may consist solely of palms only on planting strips or medians equal to or less than 3 feet wide, or on streets historically planted with palms. Shade-providing street-trees may have palms or clusters of palms interspersed as long as maximum spacing between shade-providing street trees is 35 feet on center.

#### 7.3.2 General to zones T3, T4-R, T4-O, T5, T6

- a. Landscape Design Standards
  - i. All parking and vehicular use areas, that contain more than ten (10) parking spaces or two thousand square feet of paved vehicular storage space, with the exception of those accessed by rear alleys or rear access lanes, or front access lanes included as part of a multi-way boulevard section, shall be landscaped in accordance with this section. Unpaved parking areas, such as those used infrequently, those for recreational facilities, or overflow parking areas, are also exempt.
  - ii. Plant species shall be selected in accordance with "Invasive Species Prohibited Trees" of Section 2.2.3.1 of City of Bradenton's LURs and should be selected in accordance with Table 7.2 and Table 7.3 of this Form-Based Code. Additional guidance regarding species selection may be found on Table 7.4, Table 7.5, Table 7.6, and Table 7.7.
  - iii. Protected species are listed in Table 7.2 subgroup "Protected Species" and shall be preserved. Exception: In order to allow for reconfiguration of the public r.o.w., street tree transplanting, and the shallow setbacks required by the Form-Based Code, Buttonwoods (*Conocarpus erectus*) located in the public r.o.w. and in the First and Second Layers are not protected.
  - iv. Tree species whose roots are known to cause damage to sewer, gas, and water lines shall not be planted closer than 12 feet to such public utilities unless the tree root system is completely contained with a barrier or is otherwise approved by the PCD Director and director of public works.
  - v. Where hedges are required, shrubs shall be placed a maximum of 24 inches on center and maintained so as to form a continuous, unbroken, solid visual screen within a maximum of two years of planting.
  - vi. Vines shall be a minimum of 24 inches at the time of planting, and must be attached to a fence, screen, trellis, or other support.
  - vii. The spacing and placement of plants shall be adequate and appropriate for the typical size, shape and habit of the plant species at maturity.
  - viii. No trees shall be planted within any utility easement. Trees with a mature height greater than 20 feet shall not be planted under power lines.
  - ix. All shrubs located within an easement shall be maintained at six feet or less in height.



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- x. No Plants shall be placed in an easement if such plants will adversely affect or restrict the intended use of the easement.
- xi. No alteration of drainage easements such as the addition of berms or other grading, shall be made without the written approval of the director of public works.
- xii. Proposed Trees shall be centered horizontally and minimally:
  1. Two (2) feet from walkways, curbing, and other impervious pavements when planted in a tree well or continuous planter;
  2. Three (3) feet from walkways, curbing, and other impervious pavements when planted in a continuous swale;
  3. Five (5) feet from street lights, underground utilities, utility meters and service lines, fences, walls and other ground level obstructions
  4. Five (5) feet from porch eaves, and awnings and similar overhead obstructions associated with the ground level of buildings;
  5. Eight (8) feet from balconies, verandas, building eaves and cornices, and similar overhead obstructions associated with the upper stories of buildings.
- xiii. Proposed Trees shall be a minimum height of seven (7) feet or two (2) inches DBH.
- xiv. Proposed Shrubs shall be 24" minimum height. Shrubs should be of a minimum one gallon container size. Shrubs shall be 18"-24" minimum clear from any sidewalks or pavement edge at the Lot line.
- xv. 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.
- xvi. 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:
  1. Naturally occurring dunes, rock outcroppings, sand scrub barrens or similar landscape features typically lacking in vegetation
  2. Planting beds seasonally tilled for cultivation
  3. Clay or sand surfaces associated with recreation fields and facilities
- xvii. Artificial plants or artificial turf are prohibited.
- xviii. All required Landscape Areas shall be irrigated until established. Once established, most native species require little or no irrigation, but should be irrigated if signs of stress or wilting are evident due to dryness. Fruit trees and planting beds that have edible species should be irrigated according to the water needs of the plant. Required Landscape Areas should be irrigated with harvested rainwater or recycled graywater if available. Drip irrigation or micro-irrigation is also a preferred method of water conservation and may avoid overwatering. All irrigation routines must comply with current local water restrictions, which may change periodically.
- xix. Constructed water features such as fountains, streams, and ponds that operate with water recirculation systems shall be designed to prevent seepage and leaks and should be recharged with harvested rainwater or recycled graywater.
- xx. Buffers and screening elements shall be used to screen parking areas from public view, to screen service yards and other objects or places that



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are unsightly, such as dumpsters, trash cans, and off-street loading areas.

b. Landscape Construction Standards

- i. 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.
- ii. The topsoil within the construction area's limits of disturbance shall be removed, stored, amended, and restored to the disturbed portion of the site.
- iii. Wind erosion shall be mitigated and controlled through dust abatement and similar practices during the period of site work and construction.
- iv. Erosion due to rain shall be mitigated and controlled through sedimentation prevention methods such as erection of silt fences.
- v. 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.
- vi. Plants shall be Florida Grade 1 and have normal, well-developed branches and vigorous root systems.
- vii. Temporary micro-irrigation, spray, or drip irrigation systems may be used to establish seeded/planted areas for grass, groundcover, shrubs, and trees.

c. Landscape Maintenance

- i. If fertilized, grass and vegetation shall be lightly dusted, sprayed, or mulched with organic fertilizer, preferably compost or compost tea to avoid fertilizer pollution to groundwater and bodies of water. Application of fertilizer is not required.
- ii. No disturbed ground shall be left exposed. Approved and appropriate groundcovers or mulch shall cover all non-paved and non-built developed areas.
- iii. Mulch derived from eucalyptus, melaleuca, or from other landscape material resulting from grinding branches, trunks, and leaves from legal pruning and trimming is encouraged. Pine straw derived from native Florida pine trees is preferred over mulch derived from pine bark. Mulch derived from cypress trees or other native Florida species harvested for mulch production are allowed but discouraged. Dyed, pigmented, or chemically treated mulches are allowed but discouraged.
- iv. River stones, decorative unpainted rocks, and boulders may be used to create rain gardens and other percolation areas instead of mulch.
- v. It shall be the responsibility of the property owner(s) or assigned agent(s) to: maintain and keep all screening and fencing in good condition at all times; and maintain plants properly pruned and disease-free; and replace any required planting(s) which are significantly damaged, removed, 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, or recreated or restored native habitat such as pine flatwoods, hardwood hammock, mangrove forest, wetlands, or sand scrub habitats.



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- vi. Excessive pruning, including "limbing up," "hatracking," "topping," which results in weakened new growth branches, top-heavy or lopsided form, is prohibited. Any other activity that can effectively destroy or weaken a tree, such as trunk girdling, excessive root cutting, or use of tree-killing chemicals and herbicides, is prohibited. Exempt from this provision are any Invasive Exotic Trees as defined by "Invasive Species Prohibited Trees" of Section 2.2.3.1 of City of Bradenton's LURs and Table 7.4 and Table 7.5. Exempt from this provision are any utility providers trimming trees in accordance with the law.
- vii. Any native tree removed must be replaced with an equal amount (100%) of native tree canopy. Removal of specimen-sized trees is allowed only at the discretion of the PCD Department. Native State, County, or City champion Trees (largest in Florida, Manatee County, or Bradenton for that particular species), may not be removed, unless dead or diseased, and only at the discretion of the PCD Department. Palms may not be used to replace canopy of shade trees. Palms may be used to replace canopy lost by destruction or removal of palm trees. If there is insufficient space to replace canopy lost on development site, canopy may be replaced by planting trees in a mitigation area, public park, or other parcel if the City and the owner of parcel agree to the number, placement, and species selected for that parcel. In lieu of on-site or off-site replacement, applicant shall make payment into the tree fund.
- viii. Any non-invasive, healthy, fruit tree greater than 6" DBH that is removed must be replaced with an equal amount of fruit tree canopy or native tree canopy.
- ix. Any species of any size or DBH, if listed on "Invasive Species Prohibited Trees" of Section 2.2.3.1 of City of Bradenton's LURs or on Table 7.4 and Table 7.5, may be removed without a tree removal permit and may be removed without replacing the tree or plant. If replacement occurs, a native or fruit-bearing non-invasive tree or plant shall be selected.
- x. Any species, if listed on "Invasive Species Prohibited Trees" of Section 2.2.3.1 of City of Bradenton's LURs is not creditable toward tree replacement or landscaping requirements.
- xi. Food gardens that include one or more of the following: fruits, vegetables, herbs, vines, tubers, rhizomes, grasses shall be planted in bordered planting beds if located in the First Layer. If located in the First or Second Lot Layers, planting beds shall be kept weed-free, with the exception of crop cover species such as rye. If located in the Third Lot Layer, there is no restriction on configuration, shape, or maintenance of food gardens.

### 7.3.3 General to zones T3 and T4-R

- a. The minimum required landscape area shall be thirty (30) percent of the first Layer of the Principal Frontage and the Secondary Frontage. The application shall not have less than twenty (20) percent landscaped area for the entire site.
- b. Preservation of on-site native or edible existing trees and vegetation is encouraged and may be used to fulfill the landscape requirements. Any spe-



cies, if listed on “Invasive Species Prohibited Trees” of Section 2.2.3.1 of City of Bradenton’s LURs is not creditable toward tree replacement or landscaping requirements.

- i. The root zones of existing Trees and vegetation to be preserved shall be protected from clearing or construction activities.
- ii. Already established Natural Communities and Native habitat are exempt from installation of irrigation.
- iii. Noxious or invasive plants species identified in “Invasive Species Prohibited Trees” of Section 2.2.3.1 of City of Bradenton’s LURs should be removed.
- iv. The size and limits of existing vegetation shall be indicated on the landscape plan.
- v. Priority shall be given to preserving and protecting significant Native Trees that provide screening, buffering, wildlife habitat and/or linkages to wildlife habitat.
  1. The applicant may remove mature, healthy, non-invasive Trees only within areas of a lot that are inside the proposed footprint of the primary structure, and only by Adjustment.
  2. The applicant shall replace mature Trees that are removed on the site with Trees of the same or similar species according to Table 7.2 and Table 7.3 and with guidance from Table 7.6 and Table 7.7 or whose combined DBH dimensions equal that of the Tree removed.
- vi. During construction, the root zone of existing vegetation to be preserved shall be enclosed by a temporary protective fence.

### 7.4 SPECIFIC REQUIREMENTS

#### 7.4.1 Specific to zone T3

- a. A minimum of Two (2) Trees and twenty (20) shrubs shall be planted within the first Layer for every 800 square feet of Landscape Area.
  - i. Substitutions:
    1. One (1) of the Two (2) required trees for every 800 square feet of Landscape Area may be substituted for ten (10) Shrubs.
  - ii. Tree Preservation Credit:
    1. One (1) Tree may be substituted for an existing Tree to be preserved provided that: It is four (4) Inches DBH or greater; possesses a healthy and full canopy; has an unmolested CRZ; has incurred no damage that would undermine its long-term vitality and quality.
    2. One (1) additional Tree may be substituted for each additional four (4) Inches DBH of existing Tree to be preserved.
    3. If a tree in the public right of way or on a neighboring lot has a twelve (12) inch DBH and has branches or canopy that make it difficult for a shade tree to be planted and flourish on the First Layer, then in the landscape plan the proposed shade tree should be substituted with understory shrubs and groundcover in accordance with species listed in Table 7.2.
- b. Turfgrass lawn is allowed provided that it does not occupy more than 25% of the lot area. Exception: There is no restriction on the amount of turfgrass if composed of Native grasses listed on Table 7.2. Furthermore, PCD Director



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may authorize a greater percentage of Turfgrass lawn provided that Turfgrass does not occupy lot area needed to carry out planting requirements specified in 7.4.1 a,b.

### 7.4.2 Specific to zone T4-R

- a. A minimum of one (1) Tree and ten (10) shrubs shall be planted within the first Layer for every 500 square feet of first layer Landscape Area.
- b. In order to encourage biodiversity, trees, if planted, should be of a different species than adjacent Street Trees on the Public Frontage.
- c. Turfgrass lawn is allowed provided that it does not occupy more than 25% of the lot area. Exception: There is no restriction on the amount of turfgrass if composed of Native grasses listed on Table 7.2. Furthermore, PCD Director may authorize a greater percentage of Turfgrass lawn provided that Turfgrass does not occupy lot area needed to carry out planting requirements specified in 7.4.2 a,b.
- d. Parking spaces shall be broken with landscape islands every ten (10) spaces. Parking spaces may be broken with landscape islands more frequently than at every ten (spaces).
- e. In lieu of islands every ten spaces, vegetated bioswales or linear filtration gardens may be included.
- f. Landscape islands, vegetated bioswales, or linear filtration gardens must be planted with native trees, shrubs, and groundcover or grasses. Smooth pebbles may be incorporated within such features, especially for the purpose of increasing groundwater recharge.
- g. The landscape islands, vegetated bioswales, or linear filtration gardens shall be distributed throughout the lot and may be combined as a component of a stormwater management plan to facilitate water harvesting and/or groundwater recharge. Landscape islands, vegetated bioswales, or linear filtration gardens may be omitted for solar panel installations.
- h. Parking areas that exceed one hundred and twenty (120) spaces shall include a minimum of four (4) foot wide pedestrian walkway running perpendicular to drive aisles. The pedestrian walkway shall be lined by native shade trees to be planted on each side of the walkway, except for where the walkway crosses a drive aisle.
- i. Porous paving materials are encouraged in order to increase storm water infiltration on site.

### 7.4.3 Specific to zones T4-O, T5 and T6

- a. Landscape islands in interior parking lots shall occur at the end of drive aisles, and flanking pedestrian walkways.
- b. In lieu of landscape islands vegetated bioswales or linear filtration gardens may be added.
- c. Porous paving materials are encouraged in order to increase storm water infiltration on site.

### 7.4.4 Specific to Special Districts

- a. Buffers and screening elements shall be used to screen parking areas from public view, to screen service yards and other places that are unsightly, and to



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buffer between the Special District and the adjacent Transect Zone.

- i. 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.
  1. A minimum of one (1) tree shall be planted within the first Layer for every 400 square feet of Frontage Landscape Buffer. Fifty (50) percent or more of the Frontage Landscape Buffer must have shrubs and vegetative groundcover.
- ii. An Interior Landscape Buffer located along common property lines shall be required between a SD and an adjacent T-zone.
  1. A minimum of one (1) tree shall be planted within the first Layer for every 400 square feet of Frontage Landscape Buffer.
  2. Fifty (50) percent of the Interior Landscape Buffer shall be covered with shrubs and vegetative groundcover.
- iii. Shrubs shall be 24" inches minimum height, and of a type that, within two years of planting, will provide a continuous opaque screen at least thirty-six (36) inches in height.
- iv. Proposed Trees shall be a minimum height of seven (7) feet or two (2) inches DBH.
- v. Plant species shall be selected in accordance in accordance with Table 7.2, Table 7.3, and "Invasive Species Prohibited Trees" of Section 2.2.3.1 of City of Bradenton's LURs. Additional guidance regarding species selection may be found on Table 7.4, Table 7.5, Table 7.6, and Table 7.7.



**TABLE 7.1. PUBLIC PLANTING**

**TABLE 7.1: Public Planting.** This table shows street trees native to Florida and their corresponding shapes and appropriateness within the Transect Zones. Species from Tables 7.2 and 7.3 may also be planted in lots and the public right of way. Note: Certain species listed below are historically found growing in Florida Counties to the north or south of Manatee County, but may reach maturity in Manatee County and SW Florida if planted and maintained correctly, if selected for local soil conditions, and if sheltered during freezes while in the sapling stage.

	T3	T4-R	T4-O	T5	T6	SD	Appropriate Species for Bradenton
Palm		.	.	.	.	.	Cabbage Palm ( <i>Sabal palmetto</i> ) Florida Royal Palm ( <i>Roystonea elata</i> ) Keys Thatch Palm ( <i>Thrinax morrisii</i> ) Praerotis Palm ( <i>Acoelorrhaphe wrightii</i> ) Sargent's Palm, Buccaneer Palm ( <i>Pseudophoenix sargentii</i> ) Silver Palm ( <i>Coccothrinax argentata</i> ) Thatch Palm ( <i>Thrinax radiata</i> )
Oval		.	.	.	.	.	Dahoon Holly ( <i>Ilex cassine</i> ) Fringe Tree ( <i>Chionanthus virginicus</i> ) Jamaica Caper ( <i>Capparis cynophallophora</i> ) Live Oak var. highrise ( <i>Quercus virginiana</i> var. <i>highrise</i> ) Magnolia Sweet-bay ( <i>Magnolia virginiana</i> ) Red Maple ( <i>Acer rubrum</i> ) Satinleaf ( <i>Chrysophyllum oliviforme</i> ) Southern Magnolia ( <i>Magnolia grandiflora</i> ) Wild Mastic ( <i>Sideroxylon foetidissimum</i> ) Yaupon Holly ( <i>Ilex vomitoria</i> var. <i>pendula</i> )
Ball		.	.	.	.	.	Black Ironwood ( <i>Krugiodendron ferreum</i> ) Buttonwood ( <i>Conocarpus erectus</i> ) Gumbo Limbo ( <i>Bursera simaruba</i> ) Live Oak ( <i>Quercus virginiana</i> ) Mahogany ( <i>Swietenia mahagoni</i> ) Myrtle Oak ( <i>Quercus myrtifolia</i> ) Orange Geiger Tree ( <i>Cordia sebestena</i> ) Red Bay ( <i>Persea borbonia</i> ) Red Maple ( <i>Acer rubrum</i> Aceraceae) Southern Magnolia ( <i>Magnolia grandiflora</i> ) Sugarberry ( <i>Celtis laevigata</i> )
Pyramid		.	.	.	.	.	Bald Cypress ( <i>Taxodium distichum</i> ) East Palatka Holly ( <i>Ilex attenuata</i> ) Pond Cypress ( <i>Taxodium ascendens</i> ) Southern Cedar ( <i>Juniperus silicicola</i> ) Yaupon Holly ( <i>Ilex vomitoria</i> var. <i>Will Fleming</i> )
Umbrella		.	.	.	.	.	Buttonwood ( <i>Conocarpus erectus</i> ) Florida Elm ( <i>Ulmus americana</i> var. <i>floridana</i> ) Hog-plum ( <i>Ximenia americana</i> ) Lancewood ( <i>Ocotea coriacea</i> ) Live Oak ( <i>Quercus virginiana</i> ) Paradise Tree ( <i>Simarouba glauca</i> ) Persimmon ( <i>Diospyros virginiana</i> ) Red Mulberry ( <i>Morus rubra</i> ) Sand Live Oak ( <i>Quercus geminata</i> ) Seagrape ( <i>Coccoloba uvifera</i> ) Wild Tamarind ( <i>Lysiloma latisiliquum</i> ) Winged Elm ( <i>Ulmus alata</i> )
Vase		.	.	.	.	.	Bald Cypress ( <i>Taxodium distichum</i> ) Slash Pine ( <i>Pinus Elliottii</i> ) South Florida Slash Pine ( <i>Pinus Elliottii</i> var. <i>densa</i> ) Loblolly Pine ( <i>Pinus taeda</i> ) Longleaf Pine ( <i>Pinus palustris</i> )  <i>may be planted along thoroughfares in T5, T6 if wide undisturbed swale is available</i>

**TABLE 7.2. RECOMMENDED PLANT SPECIES**

**TABLE 7.2: Recommended Plant Species.** This table shows species that are native to Florida and appropriate for planting in all Transect Zones. Note: Certain species listed below are historically found growing in Florida Counties to the north or south of Manatee County, but may reach maturity in Manatee County and SW Florida if planted and maintained correctly, if selected for local soil conditions, and if sheltered during freezes while in the sapling stage.

<u>Trees</u>	<u>Palms</u>
Autograph Tree ( <i>Clusia rosea</i> )	Cabbage Palm ( <i>Sabal palmetto</i> )
Black Cherry ( <i>Prunus serotina</i> )	Dwarf Palmetto ( <i>Sabal minor</i> )
Bald Cypress ( <i>Taxodium distichum</i> )	Florida Royal Palm ( <i>Roystonea elata</i> )
Black Cherry ( <i>Prunus serotina</i> )	Keys Thatch Palm ( <i>Thrinax morrisii</i> )
Black Ironwood ( <i>Krugiodendron ferreum</i> )	Needle Palm ( <i>Rhapidophyllum hystrix</i> )
Buttonwood ( <i>Conocarpus erectus</i> )	Paurotis Palm ( <i>Acoelorraphe wrightii</i> )
Dahoon Holly ( <i>Ilex cassine</i> )	Sargent's Palm, Buccaneer Palm ( <i>Pseudophoenix sargentii</i> )
East Palatka Holly ( <i>Ilex attenuata</i> )	Saw Palmetto ( <i>Serenoa repens</i> )
Eastern Redbud ( <i>Cercis canadensis</i> )	Scrub Palmetto ( <i>Sabal etonia</i> )
Fiddlewood ( <i>Citharexylum fruticosum</i> )	Silver Palm ( <i>Coccothrinax argentata</i> )
Flatwoods Plum ( <i>Prunus umbellata</i> )	Thatch Palm ( <i>Thrinax radiata</i> )
Florida Elm ( <i>Ulmus americana</i> var. <i>floridana</i> )	
Fringe Tree ( <i>Chionanthus virginicus</i> )	
Gumbo Limbo ( <i>Bursera simaruba</i> )	
Hog-plum ( <i>Ximenia americana</i> )	
Jamaica Dogwood ( <i>Piscidia piscipula</i> )	
Jamaican Caper ( <i>Capparis cynophallophora</i> )	
Lancewood ( <i>Ocotea coriacea</i> )	
Laurel Oak ( <i>Quercus laurifolia</i> )	
Live Oak ( <i>Quercus virginiana</i> )	
Live Oak var. highrise ( <i>Quercus virginiana</i> var. <i>highrise</i> )	
Loblolly Pine ( <i>Pinus taeda</i> )	
Longleaf Pine ( <i>Pinus palustris</i> )	
Magnolia Sweet-bay ( <i>Magnolia virginiana</i> )	
Mahogany ( <i>Swietenia mahagoni</i> )	
Mockernut Hickory ( <i>Carya alba</i> )	
Myrtle Oak ( <i>Quercus myrtifolia</i> )	
Orange Geiger Tree ( <i>Cordia sebestena</i> )	
Paradise Tree ( <i>Simarouba glauca</i> )	
Persimmon ( <i>Diospyros virginiana</i> )	
Pineland Acacia ( <i>Acacia pinetorum</i> )	
Pond Cypress ( <i>Taxodium ascendens</i> )	
Red Bay ( <i>Persia borbonia</i> )	
Red Maple ( <i>Acer rubrum</i> Aceraceae)	
Red Mulberry ( <i>Morus rubra</i> )	
Sand Live Oak ( <i>Quercus geminata</i> )	
Satinleaf ( <i>Chrysophyllum oliviforme</i> )	
Sea Grape ( <i>Coccoloba uvifera</i> )	
Slash Pine ( <i>Pinus Elliottii</i> )	
South Florida Slash Pine ( <i>Pinus Elliottii</i> var. <i>densa</i> )	
Southern Crabapple ( <i>Malus angustifolia</i> )	
Southern Magnolia ( <i>Magnolia grandiflora</i> )	
Southern Red Cedar ( <i>Juniperus silicicola</i> )	
Southern White Cedar ( <i>Chamaecyparis thyoides</i> )	
Sugarberry ( <i>Celtis laevigata</i> )	
Sweet Acacia ( <i>Acacia farnesiana</i> )	
Sweet Gum ( <i>Liquidambar styraciflua</i> )	
Water Hickory ( <i>Carya aquatica</i> )	
Wild Lime ( <i>Zanthoxylum fagara</i> )	
Wild Mastic ( <i>Sideroxylon foetidissimum</i> )	
Wild Tamarind ( <i>Lysiloma latisiliquum</i> )	
Winged Elm ( <i>Ulmus alata</i> )	
Yaupon Holly ( <i>Ilex vomitoria</i> var. <i>pendula</i> and var. <i>Will Fleming</i> )	

**TABLE 7.2. RECOMMENDED PLANT SPECIES (CONT'D)**

<p><u>Groundcovers</u></p> <p>Ageratum, Mistflower (<i>Conoclinium coelestinum</i>) Beach Sunflower (<i>Helianthus debilis</i>) Blanket Flower (<i>Gaillardia pulchella</i>) Blue Curls (<i>Trichostema dichotomum</i>) Blue-eyed Grass (<i>Sisyrinchium atlanticum</i>) Blue Porterweed (<i>Stachytarpheta jamaicensis</i>) Dayflower (<i>Commelinia erecta</i>) Florida Aster, Golden Aster (<i>Chrysopsis spp.</i>) Florida Peperomia (<i>Peperomia spp.</i>) Goldenrod (<i>Solidago spp.</i>) Golden-creeper (<i>Ernodea littoralis</i>) Iris (<i>Iris spp.</i>) Liatris (<i>Liatris spp.</i>) Mimosa (<i>Mimosa strigillosa</i>) Palafoxia (<i>Palafoxia spp.</i>) Partridge Pea (<i>Cassia fasciculata</i>) Pineland heliotrope (<i>Heliotropium polypyllum</i>) Pennroyal (<i>Piloblephis rigida</i>) Purple Coneflower (<i>Echinacea purpurea</i>) Ruellia, Wild Petunia (<i>Ruellia caroliniensis</i>) Runner Oak (<i>Quercus margarettae</i>) Sea Ox-Eye Daisy (<i>Borrichia arborescens</i>) Sea Purslane (<i>Sesuvium portulacastrum</i>) Sea Rocket (<i>Cakile lanceolata</i>) Seaside Gentian (<i>Eustoma exaltatum</i>) Spiderwort (<i>Tradescantia ohiensis</i>) Stokes' Aster (<i>Stokesia laevis</i>) Tampa Verbena (<i>Verbena tampensis</i>) Tillandsia (<i>Tillandsia balbisiana</i>) Tropical Sage, Scarlet Sage (<i>Salvia coccinea</i>) White Penstemon (<i>Penstemon multiflorus</i>) Wood Sage (<i>Teucrium canadense</i>) Yellowtop (<i>Flaveria linearis</i>) Zephyr Lily (<i>Zephyranthes atamasco</i>)</p> <p><u>Protected Species</u></p> <p>Black Mangrove (<i>Avicennia germinans</i>) *Buttonwood (<i>Conocarpus erectus</i>) Red Mangrove (<i>Rhizophora mangle</i>) White Mangrove (<i>Laguncularia racemosa</i>)</p> <p>* Buttonwoods located in the public r.o.w. and in the 1st and 2nd lot layers are not protected</p>	<p><u>Grasses</u></p> <p>Blue Paspalum, Blue Crowngrass (<i>Paspalum caespitosum</i>) Common Fingergrass, Pinewoods Fingergrass (<i>Estachys petraea</i>) Eastern Gammagrass, Fakahatchee Grass (<i>Tripsacum dactyloides</i>) Elliott's Love Grass (<i>Eragrostis elliottii</i>) Florida Gamagrass (<i>Tripsacum floridanum</i>) Gulf Cordgrass (<i>Spartina spartinae</i>) Lopsided Indian Grass (<i>Sorghastrum secundum</i>) Marshhay Cordgrass, Saltmeadow Cordgrass (<i>Spartina patens</i>) Muhlygrass (<i>Muhlenbergia capillaris</i>) Narrowleaf Blue-eyed Grass (<i>Sisyrinchium angustifolium</i>) Narrowleaf Silkglass (<i>Pityopsis graminifolia</i>) Nash's Blue-eyed Grass (<i>Sisyrinchium nashii</i>) Needleleaf Witchgrass (<i>Dichanthelium aciculare</i>) Pineweeds, Orangegrass (<i>Hypericum gentianoides</i>) Saltgrass (<i>Distichlis spicata</i>) Sand Cordgrass (<i>Spartina bakeri</i>) Southern Wiregrass (<i>Aristida beyrichiana</i>) Variable Witchgrass (<i>Dickanthes commutatum</i>) Woodsgrass, Basketgrass (<i>Opisismenus hirtellus</i>)</p> <p><u>Ferns</u></p> <p>Boston Fern (<i>Nephrolepsis exaltata 'Bostoniensis'</i>) Bracken (<i>Pteridium aquilinum</i>) Fishtail Fern (<i>Nephrolepsis biserrata 'Furcans'</i>) Florida Tree Fern (<i>Ctenitis sloanei</i>) Giant Sword Fern (<i>Nephrolepsis biserrata</i>) Golden Polypody, Serpent Fern (<i>Polypodium aureum</i>) Leather Fern (<i>Acrostichum danaeifolium</i>) Resurrection Fern (<i>Polypodium polypodioides</i>) Royal Fern (<i>Osmunda regalis</i>) Strap Fern (<i>Polypodium phyllitidis</i>) Swamp Fern (<i>Blechnum serrulatum</i>)</p> <p><u>Vines</u></p> <p>Beach Morning Glory (<i>Ipomoea stolonifera</i>) Blue Jacquemontia (<i>Jacquemontia pentantha</i>) Coral Honeysuckle (<i>Lonicera sempervirens</i>) Florida Peperomia (<i>Peperomia spp.</i>) Muscadine Grape (<i>Vitis rotundifolia</i>) Passionflower, Maypop (<i>Passiflora incarnata</i>) Railroad Vine (<i>Ipomoea pes-caprae</i>) Wild Allamanda (<i>Urechites lutea</i>)</p>
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**TABLE 7.3. EDIBLE PLANT SPECIES**

**TABLE 7.3: Edible Plant Species.** The majority of species listed in this table are not native to Florida but are deemed appropriate for planting due to food production capacity, adaptability to local climate, nutritional value, commercial availability, status as perennials, and/or historical importance. Note: Certain species listed below are found growing in Florida Counties to the north or south of Manatee County, but may reach maturity in Manatee County and SW Florida if planted and maintained correctly, if selected for local soil conditions, and if sheltered during freezes while still in the sapling stage.

<u>Trees</u> Avocado ( <i>Persea americana</i> ) Barbados Cherry ( <i>Malpighia emarginata</i> or <i>glabra</i> ) * Black Cherry ( <i>Prunus serotina</i> ) Bay Laurel ( <i>Laurus nobilis</i> ) Calamondin ( <i>Citrus x microcarpa</i> ) Canistel ( <i>Pouteria campechiana</i> ) Carambola, Starfruit ( <i>Averrhoa carambola</i> ) Custard Apple ( <i>Annona reticulata</i> ) Fig ( <i>Ficus carica</i> ) Grapefruit ( <i>Citrus x paradisi</i> ) Jaboticaba ( <i>Myrciaria cauliflora</i> ) Jackfruit ( <i>Artocarpus heterophyllus</i> ) Kumquat ( <i>Citrus japonica</i> ) Lemon ( <i>Citrus x limon</i> ) Limequat ( <i>Citrus x microcarpa 'Floridana'</i> ) Longan ( <i>Dimocarpus longan</i> ) Loquat ( <i>Eriobotrya japonica</i> ) Lychee ( <i>Litchi chinensis</i> ) Mamey ( <i>Pouteria sapota</i> ) Mandarin ( <i>Citrus reticulata</i> ) Mango ( <i>Mangifera indica</i> ) Mexican Lime, Key Lime ( <i>Citrus aurantifolia</i> ) Orange ( <i>Citrus sinensis</i> ) Papaya ( <i>Carica papaya</i> ) Peach, low chill varieties ( <i>Prunus persica</i> ) Persian Lime ( <i>Citrus latifolia</i> ) *Persimmon ( <i>Diospyros virginiana</i> ) Pumelo ( <i>Citrus maxima</i> ) *Red Mulberry ( <i>Morus rubra</i> ) *Satinleaf ( <i>Chrysophyllum oliviforme</i> ) *Seagrape ( <i>Coccoloba uvifera</i> ) Star Apple, Caimito ( <i>Chrysophyllum cainito</i> ) Tamarind ( <i>Tamarindus indica</i> ) Tangelo ( <i>Citrus x tangelo</i> ) and other edible, non-invasive trees	<u>Palms</u> Banana, Plantain ( <i>Musa</i> spp.) Coconut ( <i>Cocos nucifera</i> ) and other edible, non-invasive palms
	<u>Shrubs</u> *Bird Pepper ( <i>Capsicum annum</i> ; sp) *Blackberry ( <i>Rubus</i> spp.) *Chickasaw Plum ( <i>Prunus angustifolia</i> ) *Elderberry ( <i>Sambucus</i> spp.) *Highbush Blueberry ( <i>Vaccinium corymbosum</i> ) Pomegranate ( <i>Punica granatum</i> ) Roselle ( <i>Hibiscus sabdariffa</i> ) *Shiny Blueberry ( <i>Vaccinium myrsinifolium</i> ) and other edible non-invasive shrubs
	<u>Groundcovers</u> Aloe ( <i>Aloe</i> spp.) Pineapple ( <i>Ananas comosus</i> ) Strawberry ( <i>Fragaria</i> spp.) and other edible, non-invasive groundcovers
	<u>Grasses</u> Lemongrass, Citronella Grass ( <i>Cymbopogon citratus</i> ) Maize/American Corn ( <i>Zea mays</i> ) and other edible, non-invasive groundcovers
	<u>Herbs</u> Basil ( <i>Ocimum sanctum</i> ) Fennel ( <i>Foeniculum vulgare</i> ) Garlic Chive ( <i>Allium tuberosum</i> ) Oregano ( <i>Oreganum</i> spp.) Rosemary ( <i>Rosemary officinalis</i> ) and other edible, non-invasive herbs
	<u>Vines</u> Dragon Fruit, Pitaya ( <i>Hylocereus</i> spp.) Kiwi ( <i>Actinidia deliciosa</i> ) *Muscadine Grape, Scuppernong ( <i>Vitis rotundifolia</i> ) Passion Fruit ( <i>Passiflora edulis</i> ) and other edible, non-invasive vines

\* Denotes Native plant species

**TABLE 7.4. INVASIVE PLANT SPECIES (CATEGORY I)**

**TABLE 7.4: Discouraged Species. Florida Exotic Pest Plant Council's List of Category 1 Invasive Plant Species.** Category I invasive exotics are altering native plant communities by displacing native species, changing community structures or ecological functions, or hybridizing with natives. *This definition does not rely on the economic severity or geographic range of the problem, but on the documented ecological damage caused.* This list includes those species deemed invasive at the time of the adoption of this code. As additional species may be added over time, please consult the Florida Exotic Pest Plant Council for the current list.

Air-potato ( <i>Dioscorea bulbifera</i> ) Arrowhead Vine ( <i>Syngonium podophyllum</i> ) Asian Sword Fern ( <i>Nephrolepis brownii</i> (= <i>N. multiflora</i> )) Asparagus-fern ( <i>Asparagus aethiopicus</i> ( <i>A. sprengeri</i> ; <i>A. densiflorus</i> misapplied)) Australian-pine, Beach Sheoak ( <i>Casuarina equisetifolia</i> ) Bishopwood ( <i>Bischofia javanica</i> )) Brazilian Jasmine ( <i>Jasminum fluminense</i> ) Brazilian-pepper ( <i>Schinus terebinthifolius</i> ) Burma Reed, Cane Grass ( <i>Neyraudia reynaudiana</i> ) Camphor Tree ( <i>Cinnamomum camphora</i> ) Carrotwood ( <i>Cupaniopsis anacardioides</i> ) Cat's Claw Vine ( <i>Macfadyena unguis-cati</i> ) Catclaw Mimosa ( <i>Mimosa pigra</i> ) Chinese Privet, Hedge Privet ( <i>Ligustrum sinense</i> ) Climbing Cassia, Christmas Cassia, Christmas Senna ( <i>Senna pendula</i> var. <i>glaberrima</i> (= <i>Cassia coluteoides</i> )) Cogon Grass ( <i>Imperata cylindrica</i> ( <i>I. brasiliensis</i> misapplied)) Coral Ardisia ( <i>Ardisia crenata</i> (= <i>A. crenulata</i> misapplied)) Downy Rose-myrtle ( <i>Rhodomyrtus tomentosa</i> ) Earleaf Acacia ( <i>Acacia auriculiformis</i> ) Glossy Privet ( <i>Ligustrum lucidum</i> ) Gold Coast Jasmine ( <i>Jasminum dichotomum</i> ) Green Hygro ( <i>Hygrophila polysperma</i> ) Guava ( <i>Psidium guajava</i> ) Hydrilla ( <i>Hydrilla verticillata</i> ) Incised Halberd Fern ( <i>Tectaria incisa</i> ) Jambolan Plum, Java Plum ( <i>Syzygium cumini</i> ) Japanese Climbing Fern ( <i>Lygodium japonicum</i> ) Japanese Honeysuckle ( <i>Lonicera japonica</i> ) Kudzu ( <i>Pueraria montana</i> var. <i>lobata</i> (= <i>P. lobata</i> )) Lantana, Shrub Verbena ( <i>Lantana camara</i> (= <i>L. strigocamara</i> )) Lather Leaf ( <i>Colubrina asiatica</i> ) Laurel Fig ( <i>Ficus microcarpa</i> ( <i>F. nitida</i> and <i>F. retusa</i> var. <i>nitida</i> misapplied)) Melaleuca, Paper Bark ( <i>Melaleuca quinquenervia</i> ) Mexican Petunia ( <i>Ruellia brittoniana</i> ( <i>R. tweediana</i> misapplied)) Mimosa, Silk Tree ( <i>Albizia julibrissin</i> ) Nandina, Heavenly Bamboo ( <i>Nandina domestica</i> ) Napier Grass ( <i>Pennisetum purpureum</i> )	Natal Grass ( <i>Melinis repens</i> (= <i>Rhynchelytrum repens</i> )) Old World Climbing Fern ( <i>Lygodium microphyllum</i> ) Orchid Tree ( <i>Bauhinia variegata</i> ) Para Grass ( <i>Urochloa mutica</i> (= <i>Brachiaria mutica</i> )) Peruvian Primrosewillow ( <i>Ludwigia peruviana</i> ) Popcorn Tree, Chinese Tallow Tree ( <i>Sapium sebiferum</i> (= <i>Triadica sebifera</i> )) Rosary Pea ( <i>Abrus precatorius</i> ) Santa Maria (names 'mast wood,' 'Alexandrian Laurel' used in cultivation) ( <i>Calophyllum antillanum</i> ( <i>C. calaba</i> and <i>C. inophyllum</i> misapplied)) Sapodilla ( <i>Manilkara zapota</i> ) Scaevola, Half-flower, Beach Naupaka ( <i>Scaevola taccada</i> (= <i>S. sericea</i> ; <i>S. frutescens</i> )) Schefflera, Queensland Umbrella Tree ( <i>Schefflera actinophylla</i> (= <i>Brassaia actinophylla</i> )) Seaside Mahoe ( <i>Thespesia populnea</i> ) Sewer Vine, Onion Vine ( <i>Paederia cruddasiana</i> ) Shoebutton Ardisia ( <i>Ardisia elliptica</i> ( <i>A. humilis</i> misapplied)) Skunk Vine ( <i>Paederia foetida</i> ) Small-leaf Spiderwort ( <i>Tradescantia fluminensis</i> ) Snowflake ( <i>Nymphoides cristata</i> ) Strawberry Guava ( <i>Psidium cattleianum</i> (= <i>P. littorale</i> )) Suckering Australian-pine, Gray Sheoak ( <i>Casuarina glauca</i> ) Surinam-cherry ( <i>Eugenia uniflora</i> ) Sword Fern ( <i>Nephrolepis cordifolia</i> ) Torpedo Grass ( <i>Panicum repens</i> ) Tropical American Water Grass ( <i>Luziola subintegra</i> ) Tropical Soda Apple ( <i>Solanum viarum</i> ) Water Spangles ( <i>Salvinia minima</i> ) Water-hyacinth ( <i>Eichornia crassipes</i> ) Water-lettuce ( <i>Pistia stratiotes</i> ) Water-spinach ( <i>Ipomoea aquatica</i> ) West Indian Marsh Grass ( <i>Hymenachne amplexicaulis</i> ) Wetland Nightshade, Aquatic Soda Apple ( <i>Solanum tampicense</i> (= <i>S. houstonii</i> )) Wild Taro ( <i>Colocasia esculenta</i> ) Winged Yam ( <i>Dioscorea alata</i> ) Woman's Tongue ( <i>Albizia lebbeck</i> ) Wright's Nutrush ( <i>Scleria lacustris</i> )
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**TABLE 7.5. INVASIVE PLANT SPECIES (CATEGORY II)**

**TABLE 7.5: Florida Exotic Pest Plant Council's List of Category 2 Invasive Plant Species.** Category II invasive exotics have increased in abundance or frequency but have not yet altered Florida plant communities to the extent shown by Category I species. *These species may become ranked Category I, if ecological damage is demonstrated.* This list includes those species deemed invasive at the time of the adoption of this code. As additional species may be added over time, please consult the Florida Exotic Pest Plant Council for the current list.

Alligator Weed ( <i>Alternanthera philoxeroides</i> )	Limpo Grass ( <i>Hemarthria altissima</i> )
Arabian Jasmine ( <i>Jasminum sambac</i> )	Mahoe, Sea Hibiscus ( <i>Talipariti tiliaceum</i> (= <i>Hibiscus tiliaceus</i> ))
Asian Marshweed ( <i>Limnophila sessiliflora</i> )	Malanga, Elephant Ear ( <i>Xanthosoma sagittifolium</i> Molassesgrass <i>Melinis minutiflora</i> )
Australian-almond ( <i>Terminalia muelleri</i> )	Nettle-leaf Porterweed ( <i>Stachytarpheta cayennensis</i> (= <i>S. urticifolia</i> ))
Bamboo Palm ( <i>Chamaedorea seifrizii</i> )	Orange-jessamine ( <i>Murraya paniculata</i> )
Bottlebrush, Weeping Bottlebrush ( <i>Callistemon viminalis</i> )	Oyster Plant ( <i>Tradescantia spathacea</i> (= <i>Rhoeo spathacea</i> ; <i>Rhoeo discolor</i> ))
Bowstring Hemp ( <i>Sansevieria hyacinthoides</i> )	Paper Mulberry ( <i>Broussonetia papyrifera</i> )
Caesar's Weed ( <i>Urena lobata</i> )	Philippine Pittosporum, Taiwanese Cheesewood ( <i>Pittosporum pentandrum</i> )
Calico Flower ( <i>Aristolochia littoralis</i> )	Pothos ( <i>Epipremnum pinnatum</i> cv. <i>Aureum</i> )
Castor Bean ( <i>Ricinus communis</i> )	Puncture Vine, Burr-nut ( <i>Tribulus cistoides</i> )
Chinaberry ( <i>Melia azedarach</i> )	Purple Sesban, Rattlebox ( <i>Sesbania punicea</i> )
Chinese Brake Fern ( <i>Pteris vittata</i> )	Queen Palm ( <i>Syagrus romanzoffiana</i> (= <i>Arecastrum romanzoffianum</i> ))
Chinese Fan Palm ( <i>Livistona chinensis</i> )	Red Sandalwood ( <i>Adenanthera pavonina</i> )
Chinese Wisteria ( <i>Wisteria sinensis</i> )	River Sheoak, Australian-pine ( <i>Casuarina cunninghamiana</i> )
Coral Vine ( <i>Antigonon leptopus</i> )	Roundleaf Toothcup, Dwarf Rotala ( <i>Rotala rotundifolia</i> )
Day Jessamine ( <i>Cestrum diurnum</i> )	Rubber Vine ( <i>Cryptostegia madagascariensis</i> )
Devil Tree ( <i>Alstonia macrophylla</i> )	Senegal Date Palm ( <i>Phoenix reclinata</i> )
Durban Crowfootgrass ( <i>Dactyloctenium aegyptium</i> )	Shrub Morning-glory ( <i>Ipomoea carnea</i> ssp. <i>fistulosa</i> (= <i>I. fistulosa</i> ))
Dwarf Papyrus ( <i>Cyperus prolifer</i> )	Silverberry, Autumn Olive ( <i>Elaeagnus umbellata</i> )
Eurasian Water-milfoil ( <i>Myriophyllum spicatum</i> )	Silverthorn, Thorny Olive ( <i>Elaeagnus pungens</i> )
False Banyan, Council Tree ( <i>Ficus altissima</i> )	Simple-leaf Chaste Tree ( <i>Vitex trifolia</i> )
Flamegold Tree ( <i>Koelreuteria elegans</i> ssp. <i>formosana</i> (= <i>K. formosana</i> ; <i>K. paniculata</i> misapplied))	Sisal Hemp ( <i>Agave sisalana</i> )
Ganges Primrose ( <i>Asystasia gangetica</i> )	Solitaire Palm ( <i>Ptychosperma elegans</i> )
Golden Bamboo ( <i>Phyllostachys aurea</i> )	Spotted Duckweed ( <i>Landoltia punctata</i> (= <i>Spirodela punctata</i> ))
Governor's Plum ( <i>Flacourtie indica</i> )	Susumber, Turkey Berry ( <i>Solanum torvum</i> )
Green Fountain Grass ( <i>Pennisetum setaceum</i> )	Tropical-almond ( <i>Terminalia catappa</i> )
Green Shrimp Plant, Browne's Blechum ( <i>Blechum pyramidatum</i> )	Trumpet Tree ( <i>Cecropia palmata</i> )
Guinea Grass ( <i>Panicum maximum</i> )	Tung Oil Tree ( <i>Aleurites fordii</i> (= <i>Vernicia fordii</i> ))
Inch Plant, Spironema ( <i>Callisia fragrans</i> )	Two-flowered Passion Vine ( <i>Passiflora biflora</i> )
Indian Rosewood, Sissoo ( <i>Dalbergia sissoo</i> )	Two-leaf Nightshade ( <i>Solanum diphyllum</i> )
Jamaica Nightshade ( <i>Solanum jamaicense</i> )	Umbrella Plant ( <i>Cyperus involucratus</i> ( <i>C. alternifolius</i> misapplied))
Japanese Clematis ( <i>Clematis terniflora</i> )	Washington Fan Palm ( <i>Washingtonia robusta</i> )
Jaragua ( <i>Hyparrhenia rufa</i> )	Wax Begonia ( <i>Begonia cucullata</i> )
Lead Tree ( <i>Leucaena leucocephala</i> )	Wedelia ( <i>Sphagneticola trilobata</i> (= <i>Wedelia trilobata</i> ))
Life Plant ( <i>Kalanchoe pinnata</i> )	Wood-rose ( <i>Merremia tuberosa</i> )

**TABLE 7.6. ALTERNATIVES TO INVASIVE EXOTIC SPECIES**

**TABLE 7.6: Alternatives to Invasive Exotic Species.** If a site is already infested with invasive exotics, or if a landscape designer or property owner wishes to substitute an invasive exotic species in a landscape plan or on a lot, then this table may be consulted in order to select a native species that provides a similar appearance or function while assisting in the creation of habitat and biodiversity.

Invasive Exotic Species	Preferred Native Species
Asian Sword Fern ( <i>Nephrolepis brownii</i> (= <i>N. multiflora</i> ))	Giant Sword Fern ( <i>Nephrolepsis biserrata</i> ) Table 7.2 Ferns
Australian-pine, Beach Sheoak ( <i>Casuarina equisetifolia</i> )	Sea Grape ( <i>Coccoloba uvifera</i> ) Slash Pine ( <i>Pinus Elliottii</i> ) South Florida Slash Pine ( <i>Pinus Elliottii</i> var. <i>densa</i> ) Buttonwood ( <i>Conocarpus erectus</i> )
Bamboo Palm ( <i>Chamaedorea seifrizii</i> )	Paurotis Palm ( <i>Acoelorrhaphe wrightii</i> )
Bottlebrush ( <i>Callistemon viminalis</i> )	Black Cherry ( <i>Prunus serotina</i> )
Brazilian Jasmine ( <i>Jasminum fluminense</i> )	White Indigo Berry ( <i>Randia aculeata</i> )
Brazilian Pepper ( <i>Schinus terebinthifolius</i> )	East Palatka Holly ( <i>Ilex attenuata</i> ) Dahoon Holly ( <i>Ilex cassine</i> )
Catclaw Mimosa ( <i>Mimosa pigra</i> )	Pineland Acacia ( <i>Acacia pinetorum</i> ) Sweet Acacia ( <i>Acacia farnesiana</i> )
Chinese Brake Fern ( <i>Pteris vittata</i> )	Giant Sword Fern ( <i>Nephrolepsis biserrata</i> ) Table 7.2 Ferns
Chinese Fan Palm ( <i>Livistona chinensis</i> )	Cabbage Palm ( <i>Sabal palmetto</i> ) Florida Thatch Palm ( <i>Roystonea elata</i> )
Green Fountain Grass ( <i>Pennisetum setaceum</i> )	Table 7.2 Grasses
Lantana, Shrub Verbena ( <i>Lantana camara</i> (= <i>L. strigocamara</i> ))	Lantana depressa ( <i>Lantana depressa</i> ) Lantana involucrata ( <i>Lantana involucrata</i> )
Melaleuca ( <i>Melaleuca quinquenervia</i> )	Bald Cypress ( <i>Taxodium distichum</i> ) Slash Pine ( <i>Pinus Elliottii</i> ) South Florida Slash Pine ( <i>Pinus Elliottii</i> var. <i>densa</i> )
Mexican Petunia ( <i>Ruellia brittoniana</i> ( <i>R. tweediana</i> misapplied))	Ruellia, Wild Petunia ( <i>Ruellia carolinensis</i> )
Nettle-leaf Porterweed ( <i>Stachytarpheta cayennensis</i> (= <i>S. urticifolia</i> ))	Blue Porterweed ( <i>Stachytarpheta jamaicensis</i> )
Orchid Tree ( <i>Bauhinia variegata</i> )	Jamaica Dogwood ( <i>Piscidia piscipula</i> )
Oyster Plant ( <i>Tradescantia spathacea</i> )	Florida Peperomia ( <i>Peperomia</i> spp.)
Queen Palm ( <i>Syagrus romanzoffiana</i> )	Sargent's Palm/Buccaneer Palm ( <i>Pseudophoenix sargentii</i> )
Scaevola, Half-flower, Beach Naupaka ( <i>Scaevola taccada</i> (= <i>S. sericea</i> ; <i>S. frutescens</i> ))	Inkberry ( <i>Scaevola plumieri</i> )
Schefflera ( <i>Schefflera actinophylla</i> )	Paradise Tree ( <i>Simarouba glauca</i> )
Shoebottom Ardisia ( <i>Ardisia elliptica</i> ( <i>A. humilis</i> misapplied))	Marlberry ( <i>Ardisia escallonioides</i> )
Solitaire Palm ( <i>Ptychosperma elegans</i> )	Sargent's Palm/Buccaneer Palm ( <i>Pseudophoenix sargentii</i> )
Suriname Cherry ( <i>Eugenia uniflora</i> )	Spanish Stopper ( <i>Eugenia foetida</i> ) White Stopper ( <i>Eugenia axillaris</i> ) Redberry Stopper ( <i>Eugenia confusa</i> ) Red Stopper ( <i>Eugenia rhombea</i> ) Simpson Stopper ( <i>Myrcianthes fragrans</i> )



**TABLE 7.6. ALTERNATIVES TO INVASIVE EXOTIC SPECIES (CONT'D)**

Invasive Exotic Species	Preferred Native Species
Tropical-almond ( <i>Terminalia catappa</i> )	Autograph Tree ( <i>Clusia rosea</i> )
Trumpet Tree ( <i>Cecropia palmata</i> )	Jamaica Dogwood ( <i>Piscidia piscipula</i> )
Washington Fan Palm ( <i>Washingtonia robusta</i> )	Cabbage Palm ( <i>Sabal palmetto</i> ) Florida Thatch Palm ( <i>Roystonea elata</i> )
Woman's Tongue ( <i>Albizia lebbeck</i> )	Wild Tamarind ( <i>Lysiloma latisiliquum</i> )

**TABLE 7.7. ALTERNATIVES TO EXOTIC SPECIES**

**TABLE 7.7: Alternatives to Non-invasive Exotic Species.** The following chart provides guidance on how to select a native plant that exhibits at least some of the characteristics shown by its exotic counterpart: size, color, appearance of leaves, flower color, overall shape or habit. The left column contains the non-invasive exotic plant; the right column contains the preferred native.

Non-invasive Exotic Species	Preferred Native Species
Areca Palm ( <i>Areca lutescens</i> )	Paurotis Palm ( <i>Acoelorrhaphe wrightii</i> )
Asiatic Jasmine ( <i>Trachelospermum asiaticum</i> )	Golden-creeper ( <i>Ernodea littoralis</i> ) Pineland heliotrope ( <i>Heliotropium polyphyllum</i> ) Runner Oak ( <i>Quercus margarettae</i> ) Pennroyal ( <i>Piloblephis rigida</i> ) Mimosa ( <i>Mimosa strigillosa</i> )
Bismarck Palm ( <i>Bismarckia nobilis</i> )	Keys Thatch Palm ( <i>Thrinax morissii</i> )
Black Olive ( <i>Bucida buceras</i> )	Mahogany ( <i>Swietenia mahagoni</i> ) Black Ironwood ( <i>Krugiadendron ferreum</i> )
Bottle Palm ( <i>Hyophorbe lagenicaulis</i> )	Sargent's Palm/Buccaneer Palm ( <i>Pseudophoenix sargentii</i> )
Bougainvillea ( <i>Bougainvillea</i> ssp.)	Beautyberry ( <i>Callicarpa americana</i> ) Jamaican Caper ( <i>Capparis cynophallophora</i> ) Marlberry ( <i>Ardisia escallonioides</i> ) Fringe Tree ( <i>Chionanthus virginicus</i> )
California Palm ( <i>Washingtonia filifera</i> )	Cabbage Palm ( <i>Sabal palmetto</i> ) Thatch Palm ( <i>Thrinax radiata</i> )
Cardboard Palm ( <i>Zamia furfuracea</i> )	Coontie ( <i>Zamia pumila</i> )
Chinese Juniper ( <i>Juniperus horizontalis</i> )	Golden-creeper ( <i>Ernodea littoralis</i> ) Pineland heliotrope ( <i>Heliotropium polyphyllum</i> ) Runner Oak ( <i>Quercus margarettae</i> ) Pennroyal ( <i>Piloblephis rigida</i> ) Mimosa ( <i>Mimosa strigillosa</i> )
Chinese Yew Pine, Japanese Yew ( <i>Podocarpus macrophyllus</i> )	Southern Red Cedar ( <i>Juniperus silicicola</i> ) Southern White Cedar ( <i>Chamaecyparis thyoides</i> ) Yaupon Holly ( <i>Ilex vomitoria</i> var. <i>Will Fleming</i> ) East Palatka Holly ( <i>Ilex attenuata</i> )
Christmas Palm ( <i>Adonidia merrillii</i> )	Sargent's Palm/Buccaneer Palm ( <i>Pseudophoenix sargentii</i> )
Coleus ( <i>Solenostemon</i> ssp.)	Firebush ( <i>Hamelia patens</i> 'African')
Common Juniper ( <i>Juniperus communis</i> )	Golden-creeper ( <i>Ernodea littoralis</i> ) Pineland heliotrope ( <i>Heliotropium polyphyllum</i> ) Runner Oak ( <i>Quercus margarettae</i> ) Pennroyal ( <i>Piloblephis rigida</i> ) Mimosa ( <i>Mimosa strigillosa</i> )
Copperleaf ( <i>Acalypha</i> ssp.)	Firebush ( <i>Hamelia patens</i> 'African')
Crape Myrtle ( <i>Lagerstroemia indica</i> )	Eastern Redbud ( <i>Cercis canadensis</i> ) Southern Crabapple ( <i>Malus angustifolia</i> ) Wax Myrtle ( <i>Myrica cerifera</i> )
Creeping Juniper ( <i>Juniperus horizontalis</i> )	Golden-creeper ( <i>Ernodea littoralis</i> ) Pineland heliotrope ( <i>Heliotropium polyphyllum</i> ) Runner Oak ( <i>Quercus margarettae</i> ) Pennroyal ( <i>Piloblephis rigida</i> ) Mimosa ( <i>Mimosa strigillosa</i> )



**TABLE 7.7. ALTERNATIVES TO ALLOWED EXOTIC SPECIES CONT'D)**

Non-invasive Exotic Species	Preferred Native Species
Dwarf Schefflera (Schefflera arboricola)	Cocoplum (Chrysobalanus icaco) Varnish Leaf (Dodonea viscosa) Myrsine (Rapanea punctata) Wild Coffee (Psychotria nervosa)
European Fan Palm (Chamaerops humilis)	Saw Palmetto (Serenoa repens)
Ficus (Ficus Benjamin)	Sugarberry (Celtis laevigata) Gumbo Limbo (Bursera simaruba)
Fiji Fan Palm (Pritchardia pacifica)	Cabbage Palm (Sabal palmetto) Thatch Palm (Thrinax radiata)
Foxtail Palm (Wodyetia bifurcata)	Florida Royal Palm (Roystonea elata)
Frangipani (Plumeria ssp.)	Inkberry (Scaevola plumieri) Seven-Year Apple (Genipa clusiifolia)
Guadalupe Palm (Brahea edulis)	Cabbage Palm (Sabal palmetto) Thatch Palm (Thrinax radiata)
Impatiens (Impatiens ssp.)	Ruellia, Wild Petunia (Ruellia caroliniensis) Zephyr Lily (Zephyranthes atamasco) Seaside Gentian (Eustoma exaltatum) Tampa Verbena (Verbena tampensis) Beach Sunflower (Helianthus debilis) Blanket Flower (Gaillardia pulchella)
Indian Hawthorn (Rhaphiolepis indica)	Elderberry (Sambucus simspionii) Beautyberry (Callicarpa americana) White Indigoberry (Randia aculeata)
Ixora (Ixora ssp.)	Firebush (Hamelia patens) Marlberry (Ardisia escallonioides)
Japanese Boxwood (Buxus microphylla ssp. japonica)	Florida Privet (Forestiera segregata) Florida Boxwood (Schaefferia frutescens)
Jatropha (Jatropha ssp.)	Firebush (Hamelia patens) Marlberry (Ardisia escallonioides)
King Palm, Alexandra Palm (Archontophoenix alexandrae)	Florida Royal Palm (Roystonea elata) Sargent's Palm/Buccaneer Palm (Pseudophoenix sargentii)
Ligustrum (Ligustrum ssp.)	Wax Myrtle (Myrica cerifera) Florida Privet (Forestiera segregata) Necklace Pod (Sophora tomentosa)
Liriope (Liriope muscari)	Florida Gamagrass (Tripsacum floridanum) Zephyr Lily (Zephyranthes atamasco)
Mediterranean Cypress (Cupressus sempervirens)	Southern Red Cedar (Juniperus silicicola) Southern White Cedar (Chamaecyparis thyoides) Yaupon Holly (Ilex vomitoria var. Will Fleming) East Palatka Holly (Ilex attenuata)
Mondo Grass (Ophiopogon japonicus)	Florida Gamagrass (Tripsacum floridanum) Zephyr Lily (Zephyranthes atamasco)
Norfolk Island Pine (Araucaria heterophylla)	Slash Pine (Pinus Elliottii) South Florida Slash Pine (Pinus Elliottii var. densa)

**TABLE 7.7. ALTERNATIVES TO EXOTIC SPECIES (CONT'D)**

Non-invasive Exotic Species	Preferred Native Species
Oleander ( <i>Nerium oleander</i> )	West Indies Lilac ( <i>Tetrazygia bicolor</i> )
Other Exotic Ferns	Table 7.2 Ferns
Philodendron ( <i>Philodendron</i> ssp.)	Needle Palm ( <i>Rhapidophyllum hystrix</i> )
Pink Trumpet Tree ( <i>Tabebuia heterophylla</i> )	Jamaica Dogwood ( <i>Piscidia piscipula</i> )
Podocarpus ( <i>Podocarpus</i> ssp.)	Yaupon Holly ( <i>Ilex vomitoria</i> var. <i>Will Fleming</i> ) Bay Cedar ( <i>Suriana maritima</i> ) Green Buttonwood ( <i>Conocarpus erectus</i> ) Sea Lavender, Sea Rosemary ( <i>Argusia gnaphalodes</i> )
Pygmy Date Palm ( <i>Phoenix roebelenii</i> )	Silver Palm ( <i>Coccothrinax argentata</i> )
Royal Poinciana ( <i>Delonix regia</i> )	Wild Tamarind ( <i>Lysiloma latisiliquum</i> ) Orange Geiger Tree ( <i>Cordia sebestena</i> )
Ruellia ( <i>Ruellia</i> ssp.)	Ruellia, Wild Petunia ( <i>Ruellia carolinensis</i> )
Sago Palm ( <i>Cycas revoluta</i> )	Coontie ( <i>Zamia pumila</i> )
Spirea ( <i>Spirea</i> ssp.)	Elderberry ( <i>Sambucus simponii</i> ) Beautyberry ( <i>Callicarpa americana</i> ) White Indigo Berry ( <i>Randia aculeata</i> )
Triangle Palm ( <i>Dypsis decaryi</i> )	Sargent's Palm/Buccaneer Palm ( <i>Pseudophoenix sargentii</i> )
Variegated Croton ( <i>Codiaeum variegatum</i> )	Firebush ( <i>Hamelia patens</i> 'African')
Yellow Trumpet Tree ( <i>Tabebuia caraiba</i> )	Jamaica Dogwood ( <i>Piscidia piscipula</i> )



### 8.1 INTENT

8.1.1 These provisions are intended to control the use of outdoor artificial illuminating devices emitting rays into the night sky which have a detrimental effect upon circadian rhythms of plants and animals. It is the intention of these rules to encourage good lighting practices such that lighting systems are designed to conserve energy and money, while increasing nighttime safety, utility, security and productivity.

### 8.2 INSTRUCTIONS

8.2.1 All outdoor artificial illuminating devices shall be installed in conformance with the provisions of this section.

8.2.2 The provisions of this section are not intended to prevent the use of any material or method of installation not specifically mentioned by this section.

8.2.3 As new lighting technology develops which is useful in reducing light above the horizontal, consideration shall be given to use of state of the art technology in keeping with the intent of the this section.

8.2.4 Outdoor light fixtures are defined as outdoor artificial illuminating devices, outdoor fixtures, lamps and other devices, permanent or portable, used for illumination or advertisement. Such devices shall include, but are not limited to, search, spot or flood lights for:

- Building and structures;
- Recreational areas;
- Parking lot lighting;
- Landscape lighting;
- Billboards and other signage (advertising or other);
- Street lighting.

8.2.5 An approved bottom-mounted outdoor advertising fixture design shall mean a system of lighting which is installed at the lower portion of an outdoor advertising sign board and consists of no more than four individual fixtures (or lamps) per sign face; produces a maximum of 40,000 lumens per fixture; and spills or casts beyond the sign face no more than 1,017 lumens per fixture.

8.2.6 Except as described below, all outdoor lighting installed after the date of effect of this code shall comply with these requirements. This includes, but is not limited to, new lighting, replacement lighting, or any other lighting whether attached to structures, poles, the earth, or any other location, including lighting installed by any third party.

### 8.3 GENERAL REQUIREMENTS

8.3.1 Shielding: All exterior illuminating devices, except those exempt, shall be fully or partially shielded.

- “Fully Shielded” shall mean that those fixtures so designated shall be shielded in such a manner that light rays emitted by the fixture, either directly from the lamp or indirectly from the fixture, are projected below a horizontal plane running through the lowest point of the fixture where light is emitted.
- “Partially shielded” shall mean that those fixtures so designated shall conform to the classification of “Cutoff”, defined as follows:
  - A luminaire light distribution is designated as cutoff when the candle-power per 1,000 lamp lumens does not numerically exceed 25 lumens (two and one-half percent) at an angle of 90 degrees above Nadir (hori-



## ARTICLE 8. LIGHTING STANDARDS

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zontal), and 100 lumens (ten percent) at a vertical angle of 80 degrees above Nadir. This applies to any lateral angle around the luminaire.

- 8.3.2 Filtration: Those outdoor light fixtures requiring a filter in Table 8.1 shall have glass, acrylic or translucent enclosures (Quartz Glass does not meet this requirement).
- 8.3.3 General to Zones T3, T4-R, T4-O, T5, T6
  - a. Streetlights shall be of a general type illustrated in Table 8.2.
  - b. Public Works Director shall approve model type and placement.
  - c. All street lighting shall have no light emitted above 90 degrees.
- 8.3.4 Specific to Zones T3, T4-R
  - a. No lighting level measured at the building Frontage Line shall exceed 1.0 fc.
- 8.3.5 Specific to Zones T4-O, T5
  - a. No lighting level measured at the building Frontage Line shall exceed 2.0 fc.
- 8.3.6 Specific to Zone T6
  - a. No lighting level measured at the building Frontage Line shall exceed 5.0 fc.

### 8.4 PROHIBITION

- 8.4.1 The following is a list of prohibitions:

- a. Searchlights: The operation of searchlights for advertising purposes is prohibited between the hours of 11:00 p.m. and sunrise.
- b. Recreational Facilities: No outdoor recreational facility, public or private, shall be illuminated by non-conforming means after 11:00 p.m., except to conclude a specific recreational or sporting event or any other activity conducted at a ball park, outdoor amphitheater, arena, or similar facility in progress prior to 11:00 p.m.
- c. Outdoor Building or Landscaping Illumination: The unshielded outdoor illumination of any building, landscaping, signing or other purpose is prohibited.
- d. Mercury Vapor: The installation of Mercury Vapor fixtures is prohibited effective 90 days after the date of adoption of this code.
- e. Cobra Head Lights

### 8.5 EXEMPTIONS

- 8.5.1 The following is a list of exemptions:

- a. Bottom-Mounted Outdoor Advertising Lighting: Outdoor advertising sign boards which exceed 301 square feet per sign face and consist of panels which are designed to be removed from the top of the sign board are exempt from the provisions of this code if illuminated by an approved bottom-mounted outdoor advertising fixture equipped with an automatic device which shuts off the fixture between midnight and sunrise.
- b. Low Intensity Fixtures: Any outdoor lighting fixture which has a maximum candle power of less than 1,000 candelas is exempt from these provisions, if equipped with an automatic device which shuts off the fixture between the hours of midnight and sunrise.



**TABLE 8.1. REQUIREMENTS FOR SHIELDING AND FILTERING**

**TABLE 8.1: Requirements for Shielding and Filtering.** The requirements for shielding and filtering light emissions from outdoor light fixtures shall be as set forth in the following table.

FIXTURE LAMP TYPE	SHIELDED	FILTERED
Low pressure sodium <sup>1</sup>	No	No
High pressure sodium	Fully	No
Metal halide <sup>5</sup>	Fully	Yes
Fluorescent <sup>7</sup>	Fully <sup>4</sup>	Yes <sup>2</sup>
Quartz <sup>3</sup>	Fully	No
Mercury vapor	Fully <sup>6</sup>	Yes <sup>6</sup>
Glass tubes filled with noble gasses (neon, argon, krypton)	No	No
Other sources	Approval required	

1. This is the preferred light source to minimize undesirable light into the night sky.
2. Warm white and natural lamps are preferred to minimize detrimental effects.
3. For the purposes of this ordinance, quartz lamps shall not be considered an incandescent light source.
4. Outdoor advertising signs of the type constructed of translucent material and wholly illuminated from within do not require shielding.
5. Metal Halide display lighting shall not be used for security lighting after 11:00 p.m. (or after closing hours if before 11:00 p.m.) unless fully shielded. Metal Halide lamps shall be in enclosed luminaries.
6. Recommended for existing fixtures. The installation of Mercury Vapor Fixtures is prohibited effective ninety (90) days after the date of adoption of this code.
7. Outdoor advertising signs may use fluorescent fixtures. These fixtures must be mounted at the top of the sign structure and may be partially shielded, but not filtered.

**TABLE 8.2. PUBLIC LIGHTING**

**TABLE 8.2: Public Lighting.** Lighting varies in brightness and also in the character of the fixture according to the Transect. The table shows four common types.

	T3	T4-R	T4-O	T5	T6	SD
Pipe		.	.			.
Post		.	.	.	.	.
Column		.	.	.	.	.
Double Column				.	.	.



## ARTICLE 9. LIGHT IMPRINT STORMWATER MANAGEMENT

### 9.1 INTENT

9.1.1 Light imprint stormwater management controls water at the source – both rainfall and storm water runoff – which is known as 'source-control' technology. It is a decentralized system that distributes storm water across a site in order to replenish groundwater supplies rather than sending it into a system of storm drain pipes and channelized networks that control water downstream in a large storm water management facility. This approach promotes the use of various devices that filter water and infiltrate water into the ground. It promotes the use of roofs of buildings, parking lots, and other horizontal surfaces to convey water to either distribute it into the ground or collect it for reuse. This approach differs from conventional conveyance systems as it promotes the highest and best use of the intrinsic land form and built structure(s) to both distribute storm water and collect rainwater.

### 9.2 APPLICABILITY

9.2.1 General to Zones T3, T4-R, T4-O, T5, T6

- a. Trees should be planted below the grade of the sidewalk and the street in structural cells with sufficient root space.
- b. Rain Gardens and Bioswales should be installed to infiltrate runoff from parking lots, Thoroughfares, Plazas and other impervious surfaces.
- c. Where vegetative solutions are not feasible, porous concrete or porous asphalt should be specified for Sidewalks, parking lots, and Plazas to infiltrate stormwater.
- d. Buildings may be equipped with roofs of shallow 4-inch soils and drought-tolerant plants. Buildings approved for Intensive Green Roofs may hold soils deeper than 4" and larger plants and trees.
- e. Balconies should be equipped with planter boxes designed to capture runoff from the balcony.
- f. Green walls, if provided, shall be restricted to native species.
- g. Cisterns may be used to capture and recirculate stormwater from buildings.
- h. Permeable paving or landscaping should be used to break up expanses of impervious surfaces.
- i. Runoff should be directed into or across vegetated areas to help filter runoff and encourage groundwater recharge.
- j. Naturally vegetated areas that are in close proximity to parking areas, buildings, and other impervious expanses are encouraged in order to slow runoff, filter out pollutants, and facilitate infiltration.
- k. Curbs and gutters should not be required for parking areas and parking islands, allowing storm water sheet flow into vegetated areas.
- l. Devices such as bioretention cells, vegetated swales, infiltration trenches, and dry wells should be used to increase storage volume and facilitate infiltration.
- m. Sites should be graded to encourage sheet flow and lengthen flow paths to increase the runoff travel time in order to modify the peak flow rate.
- n. Roof downspouts should be allowed to direct storm water into vegetated areas or into water collection devices.
- o. Cisterns or sub-surface retention facilities should be used to capture rainwater for use in irrigation and non-potable uses.
- p. Vegetated roofs or garden roofs are encouraged.

9.2.2 Specific to Zone T3



## ARTICLE 9. LIGHT IMPRINT STORMWATER MANAGEMENT

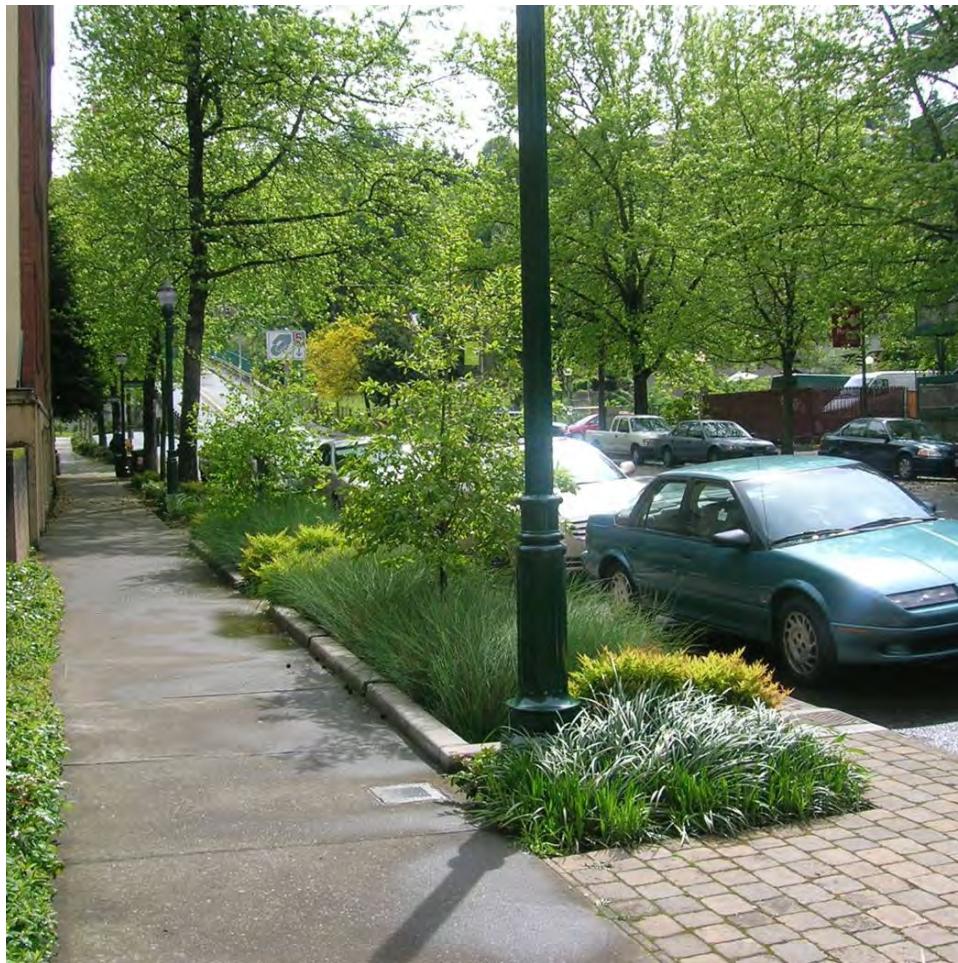
- a. The landscape installed shall consist primarily of native and/or edible species requiring minimal irrigation, fertilization, and maintenance.

9.2.3 Specific to Zones T3, T4-R

- a. Native plant and/or edible perennial landscapes should replace turf grass wherever possible and be highly diverse. These should be placed lower than walkways, not mounded up.

9.2.4 Specific to Zones T4-O, T5, T6

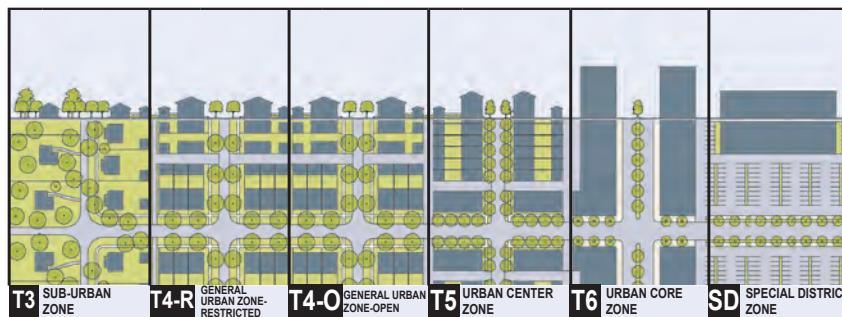
- a. The landscape installed shall consist primarily of durable species tolerant of soil compaction.
- b. Planter boxes should be bottomless, flow-through boxes with native plants, placed next to buildings and designed to capture building runoff. They may be placed in courtyards or adjacent sidewalks with runoff sent to them via French drains or hidden pipes.



Rainwater planters work by intercepting rainwater before it has a chance to accumulate in larger concentrated flows. Breaks in curbs between the sidewalk and street allow water to accumulate in small, controlled landscape depressions. When planters are designed for infiltration, the collected water can be infiltrated back into the ground, aiding in aquifer recharge.



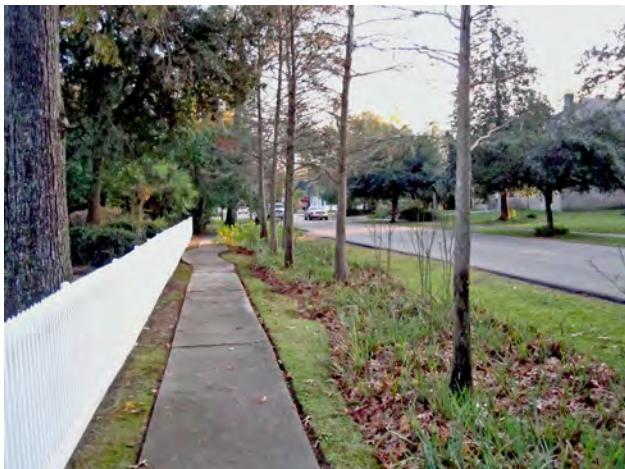
TABLE 9.1. LIGHT IMPRINT STORMWATER DRAINAGE MATRIX



	T3 SUB-URBAN ZONE	T4-R GENERAL URBAN ZONE- RESTRICTED	T4-O GENERAL URBAN ZONE-OPEN	T5 URBAN CENTER ZONE	T6 URBAN CORE ZONE	SD SPECIAL DISTRICT ZONE	Maint.	Cost
a. PAVING								
Compacted Earth	▪						L	\$
Wood Planks	▪						H	\$\$\$
Plastic Mesh/Geomat	▪	▪		▪			L	\$
Cast/Pressed Concrete Paver Block	▪	▪	▪	▪	▪		L	\$\$
Grassed Cellular Plastic	▪	▪	▪	▪	▪		M	\$\$\$
Grassed Cellular Concrete	▪	▪	▪	▪	▪	▪	M	\$\$\$
Pervious Asphalt	▪	▪	▪	▪	▪	▪	L	\$\$
Asphalt	▪	▪	▪	▪	▪	▪	L	\$
Concrete	▪	▪	▪	▪	▪	▪	L	\$\$
Pervious Concrete	▪	▪	▪	▪	▪	▪	L	\$\$
Stamped Asphalt	▪	▪	▪	▪	▪	▪	L	\$\$\$
Stamped Concrete	▪	▪	▪	▪	▪	▪	L	\$\$\$
Stone/Masonry Paving Blocks		▪	▪	▪	▪	▪	L	\$\$
Wood Paving Blocks on Concrete		▪	▪	▪	▪	▪	L	\$\$\$
Asphalt Paving Blocks					▪	▪	M	\$\$
b. CHANNELING								
Terracing	▪						M	\$\$
Vegetative Swale	▪	▪					L	\$
Drainage Ditch	▪	▪					L	\$
Stone/Rip Rap Channels	▪	▪	▪	▪	▪		L	\$\$
Vegetative/Stone Swale	▪	▪	▪	▪	▪		L	\$
Grassed Cellular Plastic	▪	▪	▪	▪	▪		M	\$\$\$
Grassed Cellular Concrete	▪	▪	▪	▪	▪		M	\$\$\$
Soakway Trench	▪	▪	▪	▪	▪		M	\$\$\$
Slope Avenue	▪	▪	▪	▪	▪		M	\$\$\$
French Drain	▪	▪	▪	▪	▪		M	\$
Shallow Channel Footpath/Rainwater Conveyor	▪	▪	▪	▪	▪	▪	L	\$
Concrete Pipe	▪	▪	▪	▪	▪	▪	L	\$\$
Gutter	▪	▪	▪	▪	▪	▪	L	\$\$
Planting Strip Trench	▪	▪	▪	▪	▪	▪	L	\$
Masonry Trough	▪	▪	▪	▪	▪	▪	L	\$\$
Canal	▪	▪	▪	▪	▪	▪	H	\$\$\$
Sculpted Watercourse i.e. Cascades					▪	▪	M	\$\$\$
Concrete Trough					▪	▪	L	\$
Archimedean Screw					▪	▪	L	\$\$\$
c. STORAGE								
Irrigation Pond	▪						L	\$
Retention Basin with Sloping Bank	▪						L	\$\$
Retention Basin with Fence	▪	▪	▪	▪	▪		L	\$\$
Retention Hollow	▪	▪	▪	▪	▪		M	\$
Detention Pond	▪	▪	▪	▪	▪		L	\$
Vegetative Purification Bed	▪	▪	▪	▪	▪		M	\$\$
Flowing Park	▪	▪	▪	▪	▪		M	\$\$
Retention Pond	▪	▪	▪	▪	▪		M	\$\$
Landscaped Tree Well	▪	▪	▪	▪	▪		L	\$\$
Pool/Fountain		▪	▪	▪	▪	▪	H	\$\$\$
Underground Vault/Pipe/Cistern-Corrugated Metal		▪	▪	▪	▪	▪	L	\$\$
Underground Vault/Pipe/Cistern-Precast Concrete		▪	▪	▪	▪	▪	L	\$\$
Underground Vault/Pipe/Cistern-Cast in Place Concrete		▪	▪	▪	▪	▪	L	\$\$
Grated Tree Well					▪	▪	L	\$\$
Underground Vault/Pipe/Cistern-Plastic					▪	▪	L	\$\$\$
Paved Basin					▪	▪	M	\$\$\$
Rain Barrels	▪		▪	▪	▪	▪	L	\$
d. FILTRATION								
Shallow Marsh	▪						M	\$
Surface Landscape	▪						L	\$
Natural Vegetation	▪	▪	▪	▪	▪	▪	L	\$
Constructed Wetland	▪						M	\$
Bioretention Swale	▪	▪	▪	▪	▪		M	\$\$
Purification Biotope	▪	▪	▪	▪	▪		H	\$\$
Green Finger	▪	▪	▪	▪	▪	▪	L	\$\$\$
Roof Garden	▪	▪	▪	▪	▪	▪	M	\$\$\$
Rain Garden	▪	▪	▪	▪	▪	▪	M	\$\$
Detention Pond	▪	▪	▪	▪	▪		L	\$
Grassed Cellular Plastic	▪	▪	▪	▪	▪		M	\$\$\$
Grassed Cellular Concrete	▪	▪	▪	▪	▪		M	\$\$\$
Waterrapes					▪	▪	H	\$\$\$

\*NOTE - Maintenance is denoted as L=Low, M=Medium, H=High.

## ARTICLE 9. LIGHT IMPRINT STORMWATER MANAGEMENT



Bioswales remove silt and pollution from surface runoff water on-site rather than sending it to conventional stormwater infrastructure.



After storm events, depression greens allow stormwater to slowly filter into the ground; in dry times they can be used for recreation.



Wooden boardwalks along pedestrian paths allow stormwater to infiltrate the ground through gaps between the boards.



Sculpted watercourses serve the purpose of channeling and moving stormwater in an aesthetically pleasing manner.



### 10.1 INTENT

10.1.1 The goal of sustainable development is to meet the needs of the present while ensuring that future generations have the same or better opportunities. Food security and self-sufficiency promise to become a critical sustainability issue in the near future. While fossil fuels will undoubtedly continue to supply most energy needs in the near term, alternative fuels like solar and wind power are quickly gaining ground. These regulations seek to provide a strong foundation for future growth while keeping these issues in mind.

### 10.2 URBAN FARMING

10.2.1 Urban farming contributes nutritious and fresh food to the community through local food production. Local food production can save energy through diminished transportation needs and reduced reliance upon mechanical equipment associated with large-scale agriculture. Additionally, urban farmers and residents benefit as the local economy is enhanced and social bonds strengthen neighborhoods. Table 10.1 indicates which food production methods are appropriate for each transect zone.

- a. Crop Agriculture. An area of land managed and maintained by an individual or group of individuals to grow and harvest food crops and horticultural products (including flowers, trees, and bees and apiary products) for off-site sale in locations where retail sales are an allowed use. Crop agriculture may be a principal or accessory use.
  - i. Garden and farm-related buildings and structures must comply with the accessory structure setback requirements that apply in the subject zoning district. Crop areas must be set back at least 3 feet from all property lines. The required setback must be covered with ground cover plants or mulch.
  - ii. In zones T3, T4-R, T4-O, T5, and T6, garden and farm-related buildings and structures may not exceed 20 feet in height. In special districts, they are subject to principal building height limits.
  - iii. In zones T3, T4-R, T4-O, T5, and T6, the combined building footprint (ground level building coverage) of all garden and farm-related buildings, excluding greenhouses and hoophouses, may not exceed 15% of the lot area.
- b. Home Garden. A garden maintained by one or more individuals who reside in a dwelling unit located on the subject property. Food and horticultural products grown in the home garden may be used for personal consumption or for donation or sale on-site. A home garden is an accessory use to a principal residential use.
- c. Community Garden. An area of land managed and maintained by a group of individuals to grow and harvest food and horticultural products for personal or group consumption or for sale or donation. A community garden area may be divided into separate garden plots for cultivation by one or more individuals or may be farmed collectively by members of the group. A community garden may include common areas (e.g., hand tool storage sheds) maintained and used by the group. Sales and donation of food and horticultural products grown in the community garden may occur on-site. A community garden may be a principal or accessory use.



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- d. Community Supported Agriculture (CSA). An area of land managed and maintained by an individual or group of individuals to grow and harvest food and horticultural products for shareholder consumption or for sale or donation. Under the CSA model, shareholders may arrange to work on the farm in exchange for a share of the crops and/or pay for a portion of the crop in advance. A CSA may be a principal or accessory use.
  - i. Community Supported Agriculture (CSA) Standards
    - 1. Garden and farm-related buildings and structures must comply with the accessory structure setback requirements that apply in the subject zoning district. Crop areas must be set back at least 3 feet from all property lines. The required setback must be covered with ground cover plants or mulch.
    - 2. In zones T3, T4-R, T4-O, T5, and T6, garden and farm-related buildings and structures may not exceed 20 feet in height. In special districts, they are subject to principal building height limits.
    - 3. In zones T3, T4-R, T4-O, T5, and T6, the combined building footprint (ground level building coverage) of all garden and farm-related buildings, excluding greenhouses and hoop houses, may not exceed 15% of the lot area.
    - 4. Shareholders may pick up produce at the site and may work at the site.
  - e. Green Roofs. A green roof is a roof of a building that is partially or completely covered with vegetation and a growing medium, planted over a waterproofing membrane. It may also include additional layers such as a root barrier and drainage and irrigation systems. Also known as "living roofs", green roofs serve several purposes for a building, such as absorbing rainwater, providing insulation, creating a habitat for wildlife, and helping to lower urban air temperatures and combat the heat island effect.
    - i. Rooftop greenhouses are allowed a 15 foot exception to height limits as a rooftop feature, if the greenhouse is dedicated to food production.

### 10.3 COMPOSTING AND RECYCLING

10.3.1 Composting is the controlled breakdown of biodegradable yard and kitchen wastes. Compost is generally dark in color, resembles topsoil, and makes a useful soil conditioner. Table 10.2 indicates which type of composting facility or recycling facility is appropriate for each transect zone.

- a. Recommended Compostable Materials
  - i. Yard Wastes: leaves, grass clippings, trees, plant/shrub trimmings, wood chips/sawdust, garden trimmings
  - ii. Kitchen Wastes: coffee grounds, tea bags, raw vegetable scraps, fruit skins/cores/rinds, corn husks
- b. Materials that should not be composted
  - i. These materials easily attract animals and emit odors and should be avoided: Meat, Bones, Fats, Grease, Oils, Dairy Products, and Raw manure.
- c. Location of Compost Pile
  - i. Compost Pile shall be screened from street view in a confined area no larger than 25 square feet in area.



- ii. Compost Pile should be located no less than 10 feet from a house and at least 5 feet from a property boundary line or any wood structure, excluding fences.
- iii. Compost Pile shall not be located in a drainage way or the first lot layer.

### 10.4 WIND POWER

10.4.1 Small wind turbines are electric generators that utilize wind energy to produce clean, emissions-free power for individual homes and small businesses. With this simple and increasingly popular technology, individuals can generate their own power and cut their energy bills while helping to protect the environment. These regulations allow the use of small, urban-scale wind turbines while limiting potential negative effects of these devices. Table 10.3 indicates which type of wind energy generation devices are appropriate for each transect zone.

- a. Setbacks and Height. The height of the turbine is measured to the tip of the rotor blade at its highest point. For pole mounted turbines, height is measured from grade at the base of the pole. For building mounted turbines, height is measured from the base point of the building.
  - i. Pole mounted turbines must meet the following. Distances between lot lines and the pole and turbine are measured at the closest points.
    - 1. The pole and turbine are not allowed in a required front setback.
    - 2. The pole and turbine must be set back at least 10 feet from all lot lines.
  - ii. Building mounted turbines must meet the following.
    - 1. Building mounted turbines are subject to the minimum building setbacks of the building they are mounted upon.
- b. Noise. In zones T3 and T4-R, turbines must have an American Wind Energy Association (AWEA) rated sound level of 45 dBA or less.
- c. Excess power production is allowed provided that on-site usage is the primary purpose and the production is non-commercial. Exemption: Excess power production is encouraged if it is sold back to the grid or power provider.
- d. Wind farms are subject to approval by the PCD Department.
- e. Wind power generation devices used as street furniture or located within public spaces are subject to approval by the PCD Department.

### 10.5 SOLAR POWER

10.5.1 Solar technologies are broadly characterized as either active solar or passive solar depending on the way they capture, convert and distribute solar energy. Active solar techniques include the use of photovoltaic panels and solar thermal collectors to harness the energy. Passive solar techniques include orienting a building to the Sun, selecting materials with favorable thermal mass or light dispersing properties, and designing spaces that naturally circulate air. Table 10.4 indicates which type of solar energy devices are appropriate for each transect zone.

- a. Active Solar
  - i. Freestanding solar collectors are not allowed in a required front setback. Freestanding solar collectors must be set back at least 10 feet from all lot lines.
  - ii. Structurally attached panels are not permitted to project vertically above the peak of any sloped roof on which they are installed or project more



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than five feet above any flat roof on which they are installed.

- iii. Roof mounted solar panels on structures within Historic Districts shall not be visible from the street.
- iv. Roof mounted solar panels are permitted on accessory units.
- v. Excess power production is allowed provided that on-site usage is the primary purpose and the production is non-commercial.
- vi. Solar farms are subject to approval by the PCD Department.
- vii. Solar collection systems used as street furniture or located within public spaces are subject to approval by the PCD Department.

b. Passive Solar

- i. Site elements shall not excessively shade potential solar system locations on adjacent properties.



**TABLE 10.1. URBAN FARMING**

This table shows ways of incorporating types of food production along the Transect.

	T3	T4-R	T4-O	T5	T6	SD
Farm						
Agricultural Plots		.				.
Vegetable Garden		.	.	.		
Urban Farm		.	.	.		
Community Garden		.	.	.	.	
Green Roof						
- Extensive	.	.	.	.	.	.
- Semi Intensive		.	.	.	.	.
- Intensive			.	.	.	.
Vertical Farm				.	.	.

**TABLE 10.2. COMPOSTING AND RECYCLING**

This table prescribes opportunities for the placement of composting and recycling facilities within the Transect.

	T3	T4-R	T4-O	T5	T6	SD	
On-Site Organics Processing	■						■
Optional/Competitive Collection	■						
Curbside Collection		■	■	■	■	■	■
Centralized Composting Systems							■
Smaller Regional Composting	■						
On-Site Composting	■	■	■	■	■	■	■
Re-Use Centers			■	■	■	■	■
Recycling Processing Centers			■	■	■	■	■
Once-Used Materials Storage	■						■
Transfer Stations	■	■	■	■	■	■	■



**TABLE 10.3. WIND POWER**

This table prescribes opportunities for the placement of types of wind-powered devices within the Transect.

	T3	T4-R	T4-O	T5	T6	SD
Wind Farm						.
						.
Horizontal Axis		.				.
	.					.
Vertical Axis		.	.	.	.	.
	.	.	.	.	.	.
Public Furniture	.	.	.	.	.	.
	.	.	.	.	.	.

**TABLE 10.4. SOLAR POWER**

This table shows opportunities for the placement of types of solar-powered devices within the Transect.

	T3	T4-R	T4-O	T5	T6	SD
Solar Farm						.
Roof Mounted Solar Panels / Solar Water Heaters	.	.	.	.	.	.
Public Furniture	.	.	.	.	.	.





### 11.1 INTENT

11.1.1 Public art makes a city more livable and more visually stimulating. The experience of public art makes the public realm and public areas of buildings and their grounds more welcoming and may provide an opportunity for contemplation and meditation. Public art may illuminate the natural history and culture of a city or capture timeless themes that may be considered universal. A city rich in art encourages cultural tourism and provides opportunities to enrich its residents and visitors alike. An artfully embellished public realm ensures that all have access to art.

11.1.2 Public art planning should be integrated into project planning at the earliest possible stage.

### 11.2 DEFINITION

11.2.1 Public art or public works of art is defined as the application of creativity by artists to the production of tangible objects, including but not limited to:

- a. Paintings
- b. Carvings
- c. Collages
- d. Sculptures
- e. Frescoes
- f. Mosaics
- g. Site-specific installations
- h. Mobiles
- i. Statues
- j. Engravings
- k. Bas-reliefs
- l. (note: Murals are administered in City of Bradenton LUR 4.13.14)

11.2.2 Public art or public works of art shall also include the application of skill and creativity to the artistic embellishment of a building or structure. Architects and landscape architects are not considered artists under this definition. Exemption: Architects are considered artists if directly responsible for integrated, permanent building ornament or sculpture. Only those architect fees resulting from the design, production, and installation of integrated, permanent building ornament or sculpture may be counted as public art expense for the project.

11.2.3 The following shall not be considered public art or public works of art:

- a. Reproductions or unlimited copies of original art work
- b. Art objects which are mass-produced
- c. Overall architectural design of a building, functional elements of the architecture or landscape design, except when commissioned from an artist as an integral aspect of a structure or site
- d. Architectural rehabilitation or historical preservation
- e. Logos or interpretations of logos

### 11.3 APPLICABILITY

11.3.1 Any property owner or developer who applies to the City for a building permit to construct or make improvements to a property within Zones T4-O, T5, or T6 that exceed \$250,000 in construction value and whose property falls within one of the following categories:

- a. Residential development consisting of 4 or more units.



## ARTICLE 11. PUBLIC ART

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- b. All commercial or mixed-use development
- c. All public facilities designed for use by the general public constructed by the city or by any other government entity such as Manatee County, State of Florida, or Federal Government within the city's jurisdiction

11.3.2 Exemptions

- a. Utilities and communications facilities including but not limited to substations, cellular transmission towers, and transformers.
- b. Safety improvements including street and/or sidewalk repair.
- c. Public Works projects initiated by the Public Works Department.
- d. Projects wherein public art expenditure is not legally permissible due to the constraints imposed by the funding mechanism.

### 11.4 ARTWORK BUDGET

11.4.1 A budget for public artwork shall be established based upon one quarter of one percent (.0025) of the maximum pre-bonus height construction valuation of the building, including all phases of a multi-phase project.

11.4.2 Artwork budgets may include integrated pedestals, bases, utility extensions, and architect's fees exclusively required for the artwork.

11.4.3 Artwork budgets shall not be used for normally required improvements and development costs including but not limited to land acquisition, grading, paving, sidewalks and landscaping.

11.4.4 An additional voluntary contribution of three quarters of one percent (.0075) of the pre-bonus height construction valuation of the building will allow the applicant to obtain a height bonus according to Table 4.4, Bonuses for Height. Any contribution, mandatory or voluntary, shall be subject to the provisions of this article.

11.4.5 The maximum total contribution that may be required is \$250,000.

### 11.5 CONTRIBUTION OPTIONS

11.5.1 Property owners or developers have the following options for satisfying the public art requirement subject to approval by the PCD Director or his designee:

- a. Make a contribution to the Public Art Fund. This in lieu fund shall be used for public art on public property, with City Council making the final decision on expenditures from the fund. Public Art Fund contributions shall be used exclusively to:
  - i. provide sites for works of art
  - ii. acquire and install works of art
  - iii. maintain works of art
  - iv. support the exhibition of art which is publicly accessible
- b. Provide public art, subject to approval by the PCD Department, on the development site or in a public place off site. Options for providing public art are:
  - i. Purchase an existing piece of artwork
    - 1. The value of existing art works shall be determined by independent appraisal or other evidence of value, such as an artist's price quote or bill of sale. The cost of appraisal is the responsibility of the property owner or developer.
  - ii. Have a specific piece of artwork commissioned
    - 1. The value estimate shall include items that the artist(s) is responsible for creating, and those identified in the eligible artwork budget



identified in 11.4 above.

### **11.6 BUILDING PERMIT APPLICATION AND APPROVAL PROCESS**

- 11.6.1 Prior to the issuance of a building permit, all documentation submitted by the property owner or developer, as outlined on the Application for Public Art form will be reviewed. The PCD Director will not issue a building permit unless the public art requirement has been satisfied.
  - a. Applicants choosing to contribute to the Public Art Fund must complete the application form and submit the form and a check for the required amount (payable to the City of Bradenton) and submitted to the PCD Department.
  - b. Applicants choosing to provide public art must complete the application form and submit it to the PCD Department. A pre-application meeting is suggested in order to achieve a more efficient process.
- 11.6.2 The PCD Director or designee is responsible for reviewing public art applications. In addition to the PCD Director, the Architectural Review Board (ARB) will review public art applications in which the proposed art is integrated into a structure. For public art provided on the development site, the appropriate reviewing body or bodies will approve, deny, or request additional documentation for the proposed contribution.
- 11.6.3 For public art proposed in a public place, the City Council must approve the proposal after receiving a recommendation from the PCD Department or both the PCD Department and ARB, whichever is required per the art type.

### **11.7 DESIGN AND LOCATION REQUIREMENTS**

- 11.7.1 All works of public art shall be installed outside of any and all buildings and shall be completely visible from the adjacent public right-of-way.
- 11.7.2 Public artwork may be located on a publicly viewable building façade, provided such location improves overall public accessibility to the artwork.
- 11.7.3 Public artwork shall be permanent and fixed, and may be integrated into the work of other design professionals.
- 11.7.4 Public artwork shall not be located in sight visibility triangles.
- 11.7.5 Location of art in a proposed or existing right-of-way shall be approved by the Public Works Department.
- 11.7.6 All artwork shall have a label, plaque, or pedestal installed near or upon the artwork that includes the name of the artist, the title of the artwork, the date of the artwork's creation or installation, and the name of the commissioning entity.

### **11.8 INSTALLATION AND ONGOING RESPONSIBILITIES**

- 11.8.1 The installation of the artwork will be done in a manner that will protect the artwork and the public.
- 11.8.2 The private property owner shall have the sole responsibility for maintenance and insurance of the works of public art located on their property. If the artwork is donated to the City, the artist is required to submit maintenance procedures for the artwork, and the City must be given an easement or continuous access to the artwork for maintenance and the ability to relocate the artwork.
- 11.8.3 After a work of art has been approved, it shall be retained on site in its approved location and shall not be moved or removed without approval by PCD Department. Artwork shall be maintained by property owner.

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11.8.4 If the property is sold, responsibilities shall be assumed by the new property owner.

### 11.9 PUBLIC ART FUND

11.9.1 There is hereby created a public art fund that shall consist of all contributions received pursuant to Section 11, cash grants to the City for public art projects from governmental or private sources, and all other funds donated to the City for the provision of public art by private parties. The public art fund shall be used solely for the selection, acquisition, transportation, installation, maintenance and promotion of works of art to be displayed in the City, and all expenditures from the fund shall be approved by the City Council after the recommendations are received by the PCD Director or his designee. Any works of art purchased with such funds shall be and remain the sole property of the City. The public art fund shall be kept in an interest bearing account, separate from general revenues, and all accrued interest shall be deposited in the public art fund.





### 12.1 INTENT

This Article 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 Article, then the CRC shall determine the correct definition. Items in italics refer to Articles, Sections, or Tables in the Code.

**A-GRID:** cumulatively, those Thoroughfares that by virtue of their pre-existing pedestrian-supportive qualities, or their future importance to pedestrian connectivity, are held to the highest standards prescribed by this Code.

**ACCESSORY BUILDING:** an Outbuilding with an Accessory Unit.

**ACCESSORY UNIT:** an Apartment not greater than 650 square feet sharing ownership and utility connections with a Principal Building; it may or may not be within an Outbuilding. (Syn: ancillary unit)

**ADJUSTED PEDESTRIAN SHED:** a Pedestrian Shed that has been adjusted, creating the regulatory boundary of a Community Unit.

**ADJUSTMENT:** a ruling that would permit a practice that is not consistent with a specific provision of this Code, but that is justified by its Intent.

**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.

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

**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.

**ATTIC:** the interior part of a building contained within a pitched roof structure.

**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.

**BAHAMA SHUTTER:** Also known as “Bermuda Shutter,” a shutter that is typically made of wood or metal and which is hinged at the top of the window frame and swings downward to cover the window.

**B-GRID:** cumulatively, those Thoroughfares that by virtue of their use, location, or absence of pre-existing pedestrian-supportive qualities, may meet a standard lower than that of the A-Grid. (Syn: secondary grid.)

**BRT:** see Bus Rapid Transit.

**BACKBUILDING:** a single-Story structure connecting a Principal Building to an Outbuilding.

**BASE DENSITY:** the number of dwelling units per acre before adjustment for other Functions and/or TDR. See Density.



## ARTICLE 12. DEFINITIONS OF TERMS

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**BED AND BREAKFAST:** an owner-occupied Lodging type 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 bicycle way running independently of a vehicular Thoroughfare.

**BIOSWALE:** an extended Rain Garden that sometimes runs the length of the block.

**BLOCK:** the aggregate of private Lots, Passages, Rear Alleys and Rear Lanes, circumscribed by Thoroughfares.

**BLOCK FACE:** the aggregate of all the building Facades on one side of a Block.

**BOULEVARD (BV):** a Thoroughfare designed for high vehicular capacity and moderate speed, traversing an Urbanized area. Boulevards are usually equipped with Slip Roads buffering Sidewalks and buildings.

**BROWNFIELD:** an area previously used primarily as an industrial site.

**BUS RAPID TRANSIT:** a rubber tire system with its own right-of-way or dedicated lane along at least 70% of its route, providing transit service that is faster than a regular bus.

**BY RIGHT:** characterizing a proposal or component of a proposal for a Community Plan or Building Scale Plan that complies with the Code and is permitted and processed administratively, without public hearing. See Warrant and Variance.

**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.

**CASEMENT WINDOW:** a window that is attached to its frame by hinges on the vertical members of the frame. Casement windows are hinged at the side and should open outward.

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

**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 PARKING RESERVE:** Parking Structure or parking lot within a quarter-mile of the site that it serves.

**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.

**CIVIC ZONE:** designation for public sites dedicated for Civic Buildings and Civic Space.



**COLONIAL SHUTTER:** shutters that are hinged to each side or either side of the window frame and latch together when in the closed position. May be louvered, paneled, or board-and-batten. May be composed of folding leaves where there is not enough wall space on either side of the window to accommodate the shutter.

**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.

**COMMUNITY UNIT:** a regulatory category defining the physical form, Density, and extent of a settlement. The three Community Unit types addressed in this Code are CLD, TND, and RCD. Variants of TND and RCD for Infill are called Infill TND and Infill RCD. The TOD Community Unit type may be created by an overlay on TND or RCD.

**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.

**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.

**CURB:** the edge of the vehicular pavement that may be raised or flush to a Swale. It usually incorporates the drainage system.

**DDC:** Development and Design Center.

**DIAMETER AT BREAST HEIGHT (DBH):** a standard method of expressing the diameter or the trunk or bole of a Tree measured 4.5 feet (1.3m) above ground.

**DECIDUOUS:** a Tree or Shrub which sheds its foliage at the end of each growing season.

**DENSITY:** the number of dwelling units within a standard measure of land area.

**DESIGN SPEED:** is 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.

**DEVELOPABLE AREAS:** lands other than those in the O-1 Preserved Open Sector.



## ARTICLE 12. DEFINITIONS OF TERMS

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**DEVELOPMENT AND DESIGN CENTER (DDC):** A component of the Planning Office assigned to advise on the use of this Code and to aid in the design of the Communities and buildings based on it.

**DISPOSITION:** the placement of a building on its Lot.

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

**DOUBLE-HUNG WINDOW:** a sash window with two parts (sashes) that overlap slightly and slide up and down inside the frame.

**DRIVE (DR):** 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.

**DRIVEWAY:** a vehicular lane within a Lot, often leading to a garage.

**EDGEYARD BUILDING:** a building that occupies the center of its Lot with Setbacks on all sides.

**EFFECTIVE PARKING:** the amount of parking required for Mixed Use after adjustment by the Shared Parking Factor.

**EFFECTIVE TURNING RADIUS:** the measurement of the inside Turning Radius taking parked cars into account.

**ELEVATION:** an exterior wall of a building not along a Frontage Line. 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.

**ENDANGERED PLANT:** any plant species which is in danger of extinction throughout all or a significant part of its range in Florida.

**ENFRONT:** to place an element along a Frontage, as in "porches Enfront the street."

**ESTATE HOUSE:** an Edgeyard building type. A single-family dwelling on a very large Lot of rural character, often shared by one or more Accessory Buildings. (Syn: country house, villa)

**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.

**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. Any species appearing on the Florida Exotic Plant Pest Council list of Invasive Exotics (Categories I and II).



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**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. (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.

**EXTENSIVE GREEN ROOF:** a building roof with a planting medium six inches in depth or less, designed to be virtually self-sustaining and requiring a minimum of maintenance. Such roofs are intended to function as an ecological protection layer. They are planted with low-lying species designed to provide maximum cover achieving water retention, erosion resistance, and transpiration of moisture.

**FACADE:** the exterior wall of a building that is set along a Frontage Line. See Elevation.

**FORECOURT:** a Private Frontage wherein a portion of the Facade is close to the Frontage Line and the central portion is set back.

**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.

**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.

**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.

**GALLERY:** a Private Frontage conventional for Retail use wherein the Facade is aligned close to the Frontage Line with an attached cantilevered shed or light-weight colonnade overlapping the Sidewalk.

**GIS (GEOGRAPHIC INFORMATION SYSTEM):** a computerized program in widespread municipal use that organizes data on maps. The protocol for preparing a Regional Plan should be based on GIS information.

**GREEN:** a Civic Space type for unstructured recreation, spatially defined by landscaping rather than building Frontages.

**GREEN ROOF:** a building roof partially or completely covered with vegetation and soil, or a growing medium, over a waterproofing membrane. Green roofs may be categorized as Extensive, Semi-Intensive, or Intensive, depending on the depth of the planting medium and the amount of maintenance required. (Syn: eco-roof, living roof, greenroof)

**GREENFIELD:** an area that consists of open or wooded land or farmland that has not been previously developed.

**GREENWAY:** an Open Space Corridor in largely natural conditions which may include trails for bicycles and pedestrians.

**GREYFIELD:** an area previously used primarily as a parking lot. Shopping centers and shopping malls are typical Greyfield sites. (Variant: Grayfield.)



## ARTICLE 12. DEFINITIONS OF TERMS

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**GROCERY STORE:** a building devoted primarily to the sale of staple foodstuffs and household commodities.

**GROWTH SECTOR:** one of four Sectors where development is permitted By Right in the Code, three for New Communities and one for Infill.

**HATTRACKING:** removing more than 50% of the canopy at one time. Thinning out the interior of the tree so that it resembles a hattrack. This process deprives the tree of nutrients due to reduced photosynthesis. The tree responds by quickly growing "water sprouts" or new growth at the cutting site along each branch. New shoots and branches are susceptible to breaking off in high winds, and wounds make the tree susceptible to infection and decay.

**HIGHWAY (HW):** a rural and suburban Thoroughfare of high vehicular speed and capacity. This type is allocated to the more rural Transect Zones (T-1, T-2, and T-3).

**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.

**HORIZONTAL AXIS WIND TURBINE:** a Wind Turbine with its rotor on the horizontal axis, similar to an airplane propeller.

**HOUSE:** an Edgeyard building type, usually a single-family dwelling on a large Lot, often shared with an Accessory Building in the back yard. (Syn: single.)

**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.

**INFILL RCD:** a Community Unit type within an Urbanized, Greyfield, or Brownfield area based on a Long or Linear Pedestrian Shed and consisting of T-4, T-5, and/or T-6 Zones. An Infill RCD is permitted By Right in the G-4 Infill Growth Sector. (Var: downtown.)

**INFILL TND:** a Community Unit type within an Urbanized, Greyfield, or Brownfield area based on a Standard Pedestrian Shed and consisting of T-3, T-4, and/or T-5 Zones. An Infill TND is permitted By Right in the G-4 Infill Growth Sector. (Var: neighborhood.)

**INN:** a Lodging type, owner-occupied, offering 6 to 12 bedrooms, permitted to serve breakfast in the mornings to guests.

**INTENSIVE GREEN ROOF:** a building roof with a planting medium between 8 inches and 4 feet. It can sustain elaborate plantings that include shrubs and trees. Intensive Green Roofs are heavy and usually installed over concrete roof decks. They require considerable maintenance. In addition to their role in carbon mitigation, they are used for recreation or aesthetics, being park or garden-like.

**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.



## ARTICLE 12. DEFINITIONS OF TERMS

**LAYER:** a range of depth of a Lot within which certain elements are permitted.

**LIGHTWELL:** a Private Frontage type that is a below-grade entrance or recess designed to allow light into basements. (Syn: light court.)

**LIMBING UP:** removing all healthy lateral branches below 20 feet. This practice raises the tree's center of gravity and makes it more susceptible to toppling over in high winds.

**LINEAR PEDESTRIAN SHED:** a Pedestrian Shed that is elongated along an important Mixed Use Corridor such as a main street. A Linear Pedestrian Shed extends approximately 1/4 mile from each side of the Corridor for the length of its Mixed Use portion. The resulting area is shaped like a lozenge. It may be used to structure a TND, RCD, Infill TND, or Infill RCD. (Syn: elongated pedestrian shed.)

**LINER BUILDING:** a building specifically designed to mask a parking lot or a Parking Structure from a Frontage.

**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.

**LONG PEDESTRIAN SHED:** a Pedestrian Shed that is an average 1/2 mile radius or 2640 feet, used when a transit stop (bus or rail) is present or proposed as the Common Destination. A Long Pedestrian Shed represents approximately a ten-minute walk at a leisurely pace. It is applied to structure an RCD Community Unit type. See Pedestrian Shed.

**LOT:** a parcel of land accommodating a building or buildings of unified design. The size of a Lot is controlled by its width in order to determine the grain (i.e., fine grain or coarse grain) of the urban fabric.

**LOT LINE:** the boundary that legally and geometrically demarcates a Lot.

**LOT WIDTH:** the length of the Principal Frontage Line of a Lot.

**MAIN CIVIC SPACE:** the primary outdoor gathering place for a community. The Main Civic Space is often, but not always, associated with an important Civic Building.

**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.

**MEETING HALL:** a building available for gatherings, including conferences, that accommodates at least one room equivalent to a minimum of 10 square feet per projected dwelling unit within the Pedestrian Shed in which it is located.

**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.

**MULCH:** a protective covering consisting of organic materials customarily used in landscaping and placed around plants to retain soil moisture, retard erosion, and inhibit weed growth.



## ARTICLE 12. DEFINITIONS OF TERMS

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**NATIVE SPECIES:** a plant occurring within Florida prior to European 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, hydrology, and wildfires in the region.

**NATURAL COMMUNITY:** a distinct and recurring assemblage of populations of plants, animals, fungi and microorganisms naturally associated with each other and their physical environment.

**NET SITE AREA:** all developable land within a site including Thoroughfares but excluding land allocated as Civic Zones.

**NETWORK PEDESTRIAN SHED:** a Pedestrian Shed adjusted for average walk times along Thoroughfares. This type may be used to structure Infill Community Plans.

**OFFICE:** premises available for the transaction of general business but excluding Retail, artisanal and Manufacturing uses.

**OPEN SPACE:** land intended to remain undeveloped; it may be for Civic Space.

**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.

**PARK:** a Civic Space type that is a natural preserve available for unstructured recreation.

**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.

**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. See Standard, Long, Linear or Network Pedestrian Shed. (Syn: walkshed, walkable catchment.)

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

**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.

**PRINCIPAL BUILDING:** the main building on a Lot, usually located toward the Frontage.

**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 minimum 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.

**PUBLIC FRONTAGE:** the area between the Curb of the vehicular lanes and the Frontage Line.

**RAIN GARDEN:** sunken garden using native plants and sometimes trees.

**RCD:** see Regional Center Development.

**REAR ALLEY (RA):** a vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings and containing utility easements. Rear Alleys should be paved from building face to building face, with drainage by inverted crown at the center or with roll Curbs at the edges.

**REAR LANE (RL):** a vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings and containing utility easements. Rear Lanes shall be paved. The streetscape consists of gravel or landscaped edges, has no raised Curb, and is drained by percolation.

**REARYARD BUILDING:** a building that occupies the full Frontage Line, leaving the rear of the Lot as the sole yard. (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.

**REGIONAL CENTER:** Regional Center Development or RCD.

**REGIONAL CENTER DEVELOPMENT (RCD):** a Community Unit type structured by a Long Pedestrian Shed or Linear Pedestrian Shed, which may be adjoined without buffers by one or several Standard Pedestrian Sheds, each with the individual Transect Zone requirements of a TND. RCD takes the form of a high-Density Mixed Use center connected to other centers by transit. (Var: town center, downtown. (Syn: Regional Center)

**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 the Code.

**RESIDENTIAL:** characterizing premises available for long-term human dwelling.

**RETAIL:** characterizing premises available for the sale of merchandise and food service.

**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 Special Requirements.

**Road (RD):** a local, rural and suburban Thoroughfare of low-to-moderate vehicular speed and capacity. This type is allocated to the more rural Transect Zones (T1-T3).

**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)



## ARTICLE 12. DEFINITIONS OF TERMS

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**RURAL BOUNDARY LINE:** the extent of potential urban growth as determined by existing geographical determinants. The Rural Boundary Line is permanent.

**SECTOR:** a neutral term for a geographic area. In the Code there are six specific Sectors for regional planning that establish the legal boundaries for Open Space and development.

**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.

**SEMI-INTENSIVE GREEN ROOF:** a building roof with specifications between the Extensive and Intensive Green Roof systems. This type requires more maintenance, has higher costs, and weighs more than the Extensive Green Roof.

**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. (Var: build-to-line.)

**SHARED PARKING FACTOR:** an accounting for parking spaces that are available to more than one Function.

**SHARROW:** shared lane marking, per the Manual of Uniform Traffic Control Devices (MUTCD).

**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.

**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 ten (10) feet.

**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.

**SINGLE-HUNG WINDOW:** a sash window in which one sash is movable (usually the bottom one) and the other fixed.

**SLIDING WINDOW:** a window lacking hinges that slides open from side to side along a track.

**SLIP ROAD:** an outer vehicular lane or lanes of a Thoroughfare, designed for slow speeds while inner lanes carry higher speed traffic, and separated from them by a planted median. (Syn: access lane, service lane)

**SOLAR FARM:** a facility where solar powered devices, either photovoltaic (PV) or turbine systems, are clustered. It should be large enough to generate at least one megawatt.

**SOLAR ROOF:** a building roof that supports an array of solar panels, including solar shingles.

**SPECIALIZED BUILDING:** a building that is not subject to Residential, Commercial, or Lodging classification.



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**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 Code. Special Districts may be mapped and regulated at the regional scale or the community scale.

**SPECIAL FLOOD 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.

### SPECIAL FUNCTION & USE:

#### a. RESIDENTIAL USE CATEGORIES:

- ii. **MULTI-FAMILY:** a structure that contains three or more dwelling units that share common walls or floor/ceilings with one or more units. The land underneath the structure is not divided into separate zoning lots. Multi-dwellings include structures commonly called garden apartments and condominiums.
- iii. **SINGLE FAMILY ATTACHED:** a building that contains one primary dwelling unit per zoning lot in which the dwelling unit shares common walls with its neighbor or in which the side wall(s) abut the adjacent building.
- iv. **SINGLE FAMILY SEMI-DETACHED:** a building that contains two or more primary dwelling units on a zoning lot. Each dwelling unit must share a portion of common walls or common floor/ceilings.
- v. **SINGLE FAMILY DETACHED:** a detached dwelling unit located on an individual zoning lot, designed for, or intended to be occupied by one family.
- vi. **ACCESSORY UNIT:** a dwelling unit, for use as a complete independent living facility, located on the same zoning lot as a detached single-family or attached single-family dwelling. The second unit is created auxiliary to, and is always smaller than the detached single-family or attached single-family dwelling.

#### b. LODGING USES: Lodging uses are typically establishments under unified control, and provide for temporary rental to transient individuals or groups. Examples of lodging accommodations include, but are not limited to, hotels, motels, tourist courts, motor courts, inns, Bed & Breakfasts.

- i. **Hotel:** A building or group of buildings, containing eleven or more guest rooms, designed or used primarily for providing sleeping accommodations for travelers and/or tourists on a daily or weekly rate basis. Such establishments shall provide customary hotel services such as linen, maid service, telephone, etc. Said use may also contain such ancillary facilities as conference facilities, restaurant, bar, recreational facilities, ballroom, banquet room, and meeting rooms.
- ii. **Inn:** lodging facility having the exterior appearance of a single family house and providing short-term (less than one month per visit) rental sleeping accommodations. Such structure shall contain at least two (2), but not more than ten (10) bedrooms for rent. Individual bedrooms within a Bed and Breakfast Inn shall not contain any kitchen facilities, and must be accessed through a central internal lobby, foyer, or office. The lodging facility shall also contain the primary living facilities for the resident manager or owner of the facility.



## ARTICLE 12. DEFINITIONS OF TERMS

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- iii. **BED & BREAKFAST:** an owner or operator-occupied single-family detached dwelling unit which contains no more than one kitchen and five or less guest rooms intended or designed to be used, or which are used, rented or hired out to be occupied or which are occupied for sleeping purposes by guests, other than temporary personal guests of the family in the dwelling unit, for compensation with or without meals.
- iv. **BOARDING HOUSE:** a private dwelling in which accommodations and meals are provided for paying guests.
- v. **SCHOOL DORMITORY:** a dwelling containing six or more guest rooms intended to be used for rental purposes for a minimum of thirty (30) days, and in which, a common kitchen and bathroom facility is provided. The property owner or a manager shall reside on the premises. Dormitory does not include a family care or residential care facility. See "rooming and boarding house" for five or fewer guests.

c. **OFFICE USES:** uses conducted in structures or portion of a structures used primarily for conducting the affairs of a business, profession, service, industry, government, or like activity. This includes activities such as providing day-to-day office administrate services, financial management, billing, record keeping, personnel administration and logistics and accessory uses that provide services for office workers such as a restaurant, coffee shop, newspaper or candy stand.

- i. **LIVE/WORK UNIT:** a structure or portion of a structure combining a residential living space with an integrated workspace principally used by one of the residents.

d. **RETAIL:** these uses involve the sale of goods to consumers, or the sale of merchandise to end users.

- i. **SPECIAL EVENTS:** a retail market or sale operated outdoors or beneath unenclosed shelters and doing business on a continuing basis, or for as many as six (6) days during a sixty (60) day period, where inexpensive and/or secondhand items and/or food- stuffs are offered for sale, and including all fruit or vegetable markets, flea markets, rummage sales, garage or attic sales and similar undertakings when operated in such a manner as to fall within the limits of this definition.
- ii. **RETAIL BUILDING:** a building in which the business activities customarily provide retail convenience goods. Typical uses include department stores, variety stores, drug and sundry stores, restaurants, delicatessens, cafeterias, grocery and markets, gift shops, wearing apparel, home and auto supply, furniture and appliances, hardware, package stores, cocktail lounges, taverns, newsstands, book and stationery stores, shoe repair shops, luggage shops, bakeries and candy shops (provided that products made on the premises are sold on the premises), camera and photo supply shops, radio and television sales and services, floor coverings, sporting goods, florists, jewelers, music and piano sales and service, art shops, electrical and lighting, laundry and dry cleaning, coin-operated or self service laundry, farm and garden supplies excluding farm machinery and equipment, pet shops, and similar uses.
- iii. **RESTAURANT:** a structure in which the principal use is the preparation, cooking, consumption, and sale of food and beverages.



## ARTICLE 12. DEFINITIONS OF TERMS

- iv. **Kiosk**: a small structure with one or more open sides that is used to vend merchandise (as newspapers) or services such as reservations and ticket sales.
- v. **CAFÉ**: a coffeehouse; a small restaurant, where drinks and snacks are sold; also, a room in a hotel or restaurant where coffee and liquors are served.
- vi. **SIDEWALK CAFÉ**: an area where food or beverage is served from an adjacent cafe or restaurant to patrons seated at tables located within the Sidewalk area adjacent to the cafe or restaurant.
- vii. **PUSH CART**: a mobile stand on wheels used for retail sales that does not exceed three feet (3') in width by seven feet (7') in length including any hitch, and not exceed a height of five feet (5') excluding canopies or umbrellas which must be a minimum of seven feet (7') above the sidewalk. Umbrellas and canopies shall not exceed 28 square feet in area. To qualify as a push cart the stand must be of light weight construction so that it can be moved from place to place by one (1) adult person with no auxiliary power. The stand should not be motorized and should be capable of transporting all vendor's wares such that the vendor can set up and break down the stand without placing any objects on the sidewalk or street beyond two feet (2') of the edge of the cart. Push carts should be constructed of durable easy to clean materials, and have advertising and other signage limited to the name of the stand or listing of items sold and price in lettering not larger than two (2) inches. Push carts are prohibited from having amplified sound systems.
- viii. **LOUNGE**: an establishment engaged in the preparation and retail sale of alcoholic beverages for consumption on the premises. Uses such as billiard parlors, dance halls, and live music venues may be included in this category if alcohol sales exceed 49% of the gross revenue. Although a lounge may have a package store component an independent Liquor Sales Establishment is defined as an establishment engaged in retail sale of alcoholic beverages for consumption off the premise.

e. **Civic Uses**: any of the following uses, as defined in the use matrix, which are found to provide focal points for community interaction, recreation, cultural resource opportunities, and needed support services that foster citizen participation in civic activities.

- i. **CONVENTION CENTER**: a large civic building or group of buildings designed for conventions, industrial shows, and similar events. The area typically has unobstructed exhibit areas and often includes conference rooms, hotel accommodations, restaurants, and other facilities.
- ii. **CONFERENCE CENTER**: a lodging facility or day facility which features accommodations for single or multiple events such as, but not limited to meetings, retreats, concerts, weddings, conventions and exhibits.
- iii. **EXHIBITION CENTER**: a space that provides for public activity at the ground floor or concourse of a building. Where exhibition activities abut a public sidewalk or public space, they should be open and accessible, or visually accessible to the public. Examples include uses that provide active space, enclosed public space, enclosed gardens, public rooms, through block connections, entrances to public transit stations and concourses; libraries, museums, galleries office, hotel and theater lobbies.



## ARTICLE 12. DEFINITIONS OF TERMS

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- iv. **FOUNTAIN:** a structure, often decorative, from which a jet or stream of water issues.
- v. **PUBLIC ART:** any work of art or design that is created by an artist specifically to be sited in a public space or visible from a public space
- vi. **LIBRARY:** a place in which literary and artistic materials, such as books, periodicals, newspapers, pamphlets, prints, records, and tapes, are kept for reading, reference, or lending.
- vii. **LIVE THEATER:** a building, room, or outdoor structure for the presentation of plays, films, or other dramatic performances.
- viii. **MOVIE THEATER:** an establishment used for showing movies or motion pictures.
- ix. **MUSEUM:** a building, place, or institution devoted to the acquisition, conservation, study, exhibition, and educational interpretation of objects having scientific, historical, or artistic value.
- x. **INDOOR AMUSEMENT CENTER:** an establishment whose main purpose is to provide the general public with an amusing or entertaining activity and where tickets are sold or fees are collected for the activity. Includes, but not limited to, skating rinks, arcades, bowling alleys, and billiard halls, but not movie theaters.
- xi. **OUTDOOR AMUSEMENT CENTER:** establishments primarily engaged in providing amusement or entertainment for a fee or admission charge. These include sports arenas (but not stadiums), ball fields and courts, swimming pools, fairgrounds, expositions, skateboard parks, golf courses, horse shows, arenas and stables, coin-operated devices and game parlors.
- xii. **OUTDOOR AUDITORIUM:** a place of open-air (outdoor) assembly, consisting of a central space or stage for performances, which may be open to the sky or partially covered or enclosed.
- xiii. **PASSENGER TERMINAL:** premises used by an establishment for the boarding or discharge of people being transported by bus, train or boat.
- xiv. **PLAYGROUND:** an open space, generally less than 1 acre, designed and equipped for the play of children. A playground is usually fenced and may include an open shelter. Playgrounds should be interspersed within residential areas and may be placed within the block. Playgrounds may be included within Parks and Greens.
- xv. **SPORTS STADIUM:** a structure or facility designed primarily for athletic events and containing seating for spectators of those events.
- xvi. **SURFACE PARKING LOT:** a parking area for motor vehicles where there is no significant building area below the parking area or roof above. Areas occupied by small, permanent buildings, such as booths used by parking attendants, are accessory to this use.
- xvii. **CLUB:** a facility used by a group of people organized for a common purpose to pursue common goals, interests or activities and usually characterized by certain membership qualifications, payment of fees and dues, regular meetings, and a constitution and bylaws.
- xviii. **RELIGIOUS ASSEMBLY:** any place of worship including any church, synagogue, temple, mosque, or other building or facility primarily engaged in religious worship. The term "church" does not include uses such as schools, recreational facilities, day care or child care facilities, kin-



## ARTICLE 12. DEFINITIONS OF TERMS

dergartens, dormitories or other facilities for temporary or permanent residences which are connected or related to the church however, these accessory uses may have additional use criteria as identified in Table 4.7.

- f. **OTHER – URBAN FARMING USES:** urban Agriculture is the growing, processing, and distribution of food and other products through plant cultivation and animal husbandry in and around cities. Food storage and husbandry uses are typically found in Special Districts at the edge of the City, and are often subject to additional state and federal regulation. Less intense sustainable farming and gardening is produced in small areas and benefit individual families, and community interaction it is most often found in T3 and T4.
  - i. **GRAIN Food STORAGE:** a facility used for the storage, exchange, processing and distribution of grain or other perishable food.
  - ii. **GREENHOUSE:** a structure, primarily of glass, in which temperature and humidity can be controlled for the cultivation or protection of plants.
  - iii. **VETERINARY CLINIC:** a place designed or prepared to provide medical attention to or care for dogs, cats and other pets in return for compensation.
- g. **OTHER – AUTOMOTIVE:**
  - i. **SERVICE STATION:** a structure, building or premise or any portion thereof where a flammable fluid is stored, housed and sold for supply to motor vehicles; and does not include any accessory motor vehicle servicing.
  - ii. **MOTOR VEHICLE REPAIR:** any modification, reconditioning, restructuring, and rebuilding of a motor vehicle or a motor vehicle component.
  - iii. **CAR WASH:** an establishment for cleaning motor vehicles where the cleaning is performed using equipment, supplies and water provided by the establishment.
  - iv. **Auto SALES:** any building and premises which displays, demonstrates, sells or leases new automobiles, trucks, vans, trailers, recreational vehicles, motorcycles, recreational boats or similar motorized vehicles which includes a showroom enclosed within a sizable building and open display areas. A motor vehicle sales agency may maintain an inventory of the vehicles for sale or lease on-site or at a nearby location and may include accessory on-site facilities for repair services and the sale of used motor vehicles.
  - v. **Auto RENTAL:** rental of automobiles, including storage and incidental maintenance, but excluding maintenance requiring pneumatic lifts.
  - vi. **DRIVE-THROUGH FACILITY:** a facility designed to provide access to commercial products and services for customers so that they can remain in their automobiles.
  - vii. **GARAGE, PRIVATE:** a building or space used as an accessory to or a part of a main building permitted in any residential zone and providing for the storage of motor vehicles.
  - viii. **AUTOMOTIVE SPECIALTY:** a use which provides one (1) or more specialized minor repairs, such as the sale, replacement, installation or repair of tires, mufflers, batteries and other parts for passenger cars, vans, and light trucks only, major repairs are not completed on-site.
  - ix. **SHOPPING CENTER:** a group of five or more retail/commercial uses, located in a zoning district where retailing is permitted as a principal use. The uses are connected by party walls, partitions, canopies, and, similar



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features, or some or all of the uses are located in separate buildings which are designed as a single commercial group sharing common parking areas and vehicular travel ways. The uses are connected by walkways designed to encourage customer accessibility between uses, and otherwise present the appearance of a continuous commercial area without regard to ownership. The uses are often under the same management or association for the purpose of enforcing reciprocal agreements controlling management, parking, site coverage, advertising and similar, agreements.

- x. **SHOPPING MALL:** a facility with five or more stores for retail goods and services, which are structurally designed in an integrated fashion around or along both sides of a promenade, walkway, concourse, or courtyard; primary individual store entrances front onto this promenade.
- h. **OTHER – CIVIL SUPPORT USES:** services, and support services necessary to meet the needs of citizens and their health, safety and welfare.
  - i. **FIRE STATION:** a place where fire engines are kept and where firemen stay when on duty.
  - ii. **POLICE STATION:** the office or headquarters of the police force of a district.
  - iii. **CEMETERY:** a place used for interment of human or animal remains or cremated remains, including a burial park for earth interments, a mausoleum for vault or crypt interments, a columbarium for cinerary interments or a combination thereof.
  - iv. **FUNERAL HOME:** a use conducted for human funeral services. Associated buildings may contain space and facilities for embalming and performance of other services in preparation of dead for burial, the storage of caskets, urns and other related supplies, and storage of funeral vehicles. Facilities for cremation may be allowed.
  - v. **HOSPITAL:** any institution, place, building or agency where care, accommodations, facilities and equipment are furnished, for one (1) or more non-related persons who need the care of nursing, medical or surgical services.
  - vi. **MEDICAL CLINIC:** a facility engaged in the examination, diagnosis and treatment of medical chiropractic, ophthalmologic, dental, and pediatric or other health care patients; includes administrative and clerical operations of the practice; does not include overnight facilities for patients.
- i. **OTHER – EDUCATION:**
  - i. **COLLEGE:** an institution of higher education, including teaching and research, and offering a course of general studies leading to advanced academic degrees; which may include related facilities such as, but not limited to, classroom buildings; libraries; laboratories; dormitories (except when specifically prohibited); administration; physical plant; dining hall; campus center; theater; student gymnasium, stadium, field house.
  - ii. **SCHOOLS, PUBLIC & PRIVATE:** premises or site upon which there is a nursery school, kindergarten, elementary school, middle school, senior high school, exceptional learning center, or an institution devoted solely to vocational or professional education or training.
  - iii. **BUSINESS TRAINING SCHOOLS:** a non-college degree-granting school providing specialized vocational education courses; offices and classroom



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facilities are permitted by right; however, laboratory or other specialized training facilities are required to be located, and permitted in accordance with additional restrictions.

- iv. **EDUCATIONAL:** use of land or structures for educational purposes.
- v. **CULTURAL:** a non-profit charitable museum, art gallery, library, facility or hall for live performing arts productions, or similar use.
- vi. **CHILD CARE CENTER:** a place other than a traditional school operated by any governmental unit or under the supervision of any religious organization, person, society, agency, corporation, or institution, or any group of eight (8) or more children under 17 years of age for group care. Child Care Center's may include, but not be limited to, child development centers, nursery schools, day nurseries, play schools, after school care, and kindergartens.

j. **OTHER – INDUSTRIAL:** distribution or services, connection facilities, structures, and support services, for gas, electricity, land line telephone, water, sanitary sewer, storm water, fuel, water treatment or industry.

- i. **HEAVY INDUSTRIAL FACILITY:** a use engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials, or a use engaged in storage of, or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions.
- ii. **LIGHT INDUSTRIAL FACILITY:** Research and Development activities, the manufacturing, compounding, processing, packaging, storage, assembly and/or treatment of finished or semi-finished products from previously prepared materials. Fabrication, assembly, processing, finishing work or packaging, employing only electric or other substantially noiseless and inoffensive motor power, utilizing hand labor or quiet machinery and processes, and free from neighborhood disturbing agents such as odors, gas, fumes, smoke, cinders, refuse matter, electromagnetic radiation, heat or vibration; and with no outside storage of materials or finished goods.
- iii. **LABORATORY:** a place providing the opportunity for experimentation, observation, or practice in a field of study.
- iv. **WATER SUPPLY FACILITY:** a water supply consisting of a well, springs or other source and the necessary pipes, conduits, mains, pumping stations and other facilities necessary to serve the public.
- v. **SEWER AND WASTE FACILITY:** a sewage system consisting of pipelines or conduits, pumping stations, force mains or sewerage treatment plants, including, but not limited to, septic tanks and/or drain fields, or any of them, designed to serve three (3) or more connections, used for conducting or treating sewage.
- vi. **ELECTRIC SUBSTATION:** an electrical substation is a subsidiary station of an electricity generation, transmission and distribution system where voltage is transformed from high to low or the reverse using transformers.
- vii. **WIRELESS TRANSMITTER:** a guyed, monopole, or self-supporting tower, taller than 10 (ten) feet constructed as a free standing structure or in association with a building, other permanent structure or equipment,



## ARTICLE 12. DEFINITIONS OF TERMS

containing one or more antennas intended for transmitting and/or receiving television, radio, digital, microwave, cellular, telephone, or similar forms of electronic communication.

- viii. **CREMATION FACILITY:** a facility that provides for the incineration of human remains.
- ix. **WAREHOUSE:** an operation from a structure, or part of a structure, for storing goods, wares, commodities and merchandise, whether for the owner thereof or for others, and whether it is a public or private warehousing operation, but excluding mini-warehouse self-storage centers.
- x. **PRODUCE STORAGE:** all walled and roofed buildings, storage tanks and other structures built to store perishable goods.
- xi. **HEATING & FUEL STORAGE:** any facility where fuel, including but not limited to kerosene, home heating oil, gasoline, and propane, is stored in large volume tanks for distribution to retail or wholesale establishments.
- xii. **ICE PLANT:** a plant consisting of one or more buildings with facilities for manufacturing ice, associated equipment and vehicles.
- xiii. **MINI-STORAGE:** a building or group of buildings in a controlled access and fenced compound that contains various sizes of individual, compartmentalized, and controlled-access stalls or lockers for the storage of customer's goods or wares.

**SPORTS FIELD:** Civic Space designed for structured play.

**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.

**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.

**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.

**STORY:** a habitable level within a building, excluding an Attic or raised basement.

**STREET (ST):** a local urban Thoroughfare of low speed and capacity.

**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.)

**SUBSTANTIAL IMPROVEMENT:** For a structure built prior to these LURs, any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty percent of the market value of the structure either (1) before the improvements or repair is started, or (2) if the structure has been damaged and is being restored, before the damage occurred. For the purpose of this definition "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the structure commences,



whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either (1) any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or (2) any alteration of a structure listed on the National Register of Historic Places or a state inventory of historic places.

**SUSTAINABILITY:** The basis upon which an organism or a community can manage its own continuing viability, meeting the needs of the present without compromising the ability of future generations to meet their own needs.

**SWALE:** a low or slightly depressed natural area for drainage.

**T-zone:** Transect Zone.

**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.

**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).

**TOPPING OFF:** indiscriminate cutting of main trunk and lateral branches, done in order to reduce the height of the tree.

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

**TRANSECT:** a cross-section of the environment showing a range of different habitats. The rural-urban Transect of the human environment used in the Code template is divided into 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.

**TRANSECT ZONE (T-ZONE):** one of several areas on a Zoning Map regulated by the Code. Transect Zones are administratively similar to the land use zones in conventional codes, except that in addition to the usual building use, Density, height, and Setback requirements, other elements of the intended habitat are integrated, including those of the private Lot and building and Public Frontage.

**TRANSOM WINDOW:** the window or fanlight above the transverse beam or bar in a doorframe. A transom window may be rectangular, half-round, half ellipse, or segmental arch.

**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.



## ARTICLE 12. DEFINITIONS OF TERMS

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- ii. **CONIFEROUS TREE:** any tree with needle leaves and a woody cone fruit, such as native Florida pines, cypress, and cedars.
- 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, but also may include coniferous trees with spreading canopies such as pine species native to Florida.
- 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 twenty-five (25) feet and a canopy which may or may not offer a sufficient clearance height for pedestrians beneath.

**TURFGRASS:** a continuous plant coverage consisting of a grass species that is regularly mowed to maintain a desired height. Usually turfgrass consists of one or more exotic species. Native, unmowed grass is not considered Turfgrass.

**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.

**URBAN BOUNDARY LINE:** the extent of potential urban growth as determined by the projected demographic needs of a region. The Urban Boundary Line may be adjusted from time to time.

**URBAN FARM:** agricultural land dedicated to food production to be locally consumed (by locavores).

**URBANISM:** collective term for the condition of a compact, Mixed Use settlement, including the physical form of its development and its environmental, functional, economic, and sociocultural aspects.

**URBANIZED:** generally, developed. Specific to the Code, developed at T-3 (Sub-Urban) Density or higher.

**VERTICAL AXIS WIND TURBINE:** a Wind Turbine with its rotor on the vertical axis. Blades are usually helical and the device is usually more compact than the Horizontal Axis Wind Turbine. It does not have to rotate to face the prevailing wind.

**VERTICAL FARM:** agricultural production in buildings without yards, usually high and mid-rise buildings.

**WAIVER:** any dimensional change 25% or less than the stated requirements.

**WIND TURBINE:** a rotary device for converting wind energy into mechanical or electrical energy.



## ARTICLE 12. DEFINITIONS OF TERMS

**WORKFORCE HOUSING:** dwellings consisting of rental or for-sale units that have a rent (including utilities) or mortgage payment typically no more than 30% of the income of families earning no more than 80% of median incomes by family size for the county. (Alt. definition: rental or for-sale dwellings that are economically within the means of the starting salary of a local elementary school teacher.)

**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.)

**XERISCAPE:** a method of landscaping that emphasizes water conservation, accomplished by following sound horticultural and landscaping practices, such as grouping plants that have similar water needs, choosing drought resistant species, soil improvement, limited or no turf areas, use of mulches, use of low-water demand plants, efficient irrigation practices and appropriate maintenance.

**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.



## **ARTICLE 12. DEFINITIONS OF TERMS**

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### 13.1 INSTRUCTIONS

#### 13.1.1 General

- a. Appendices contain additional graphics and regulations.

### 13.2 CONTENTS

#### Appendix A: Regulating Plan

- a. Appendix A is the Regulating Plan, also known as the Transect Plan.
- b. Throughout the code regulations are tied to the various Transect Zones illustrated in the Regulating Plan.

#### Appendix B: Special Requirements Plan

- a. Appendix B is the Special Requirements Plan
- b. The Special Requirements plan contains additional requirements for frontages and parcels that are site specific and which may differ slightly from parcels of similarly designated transect zones.

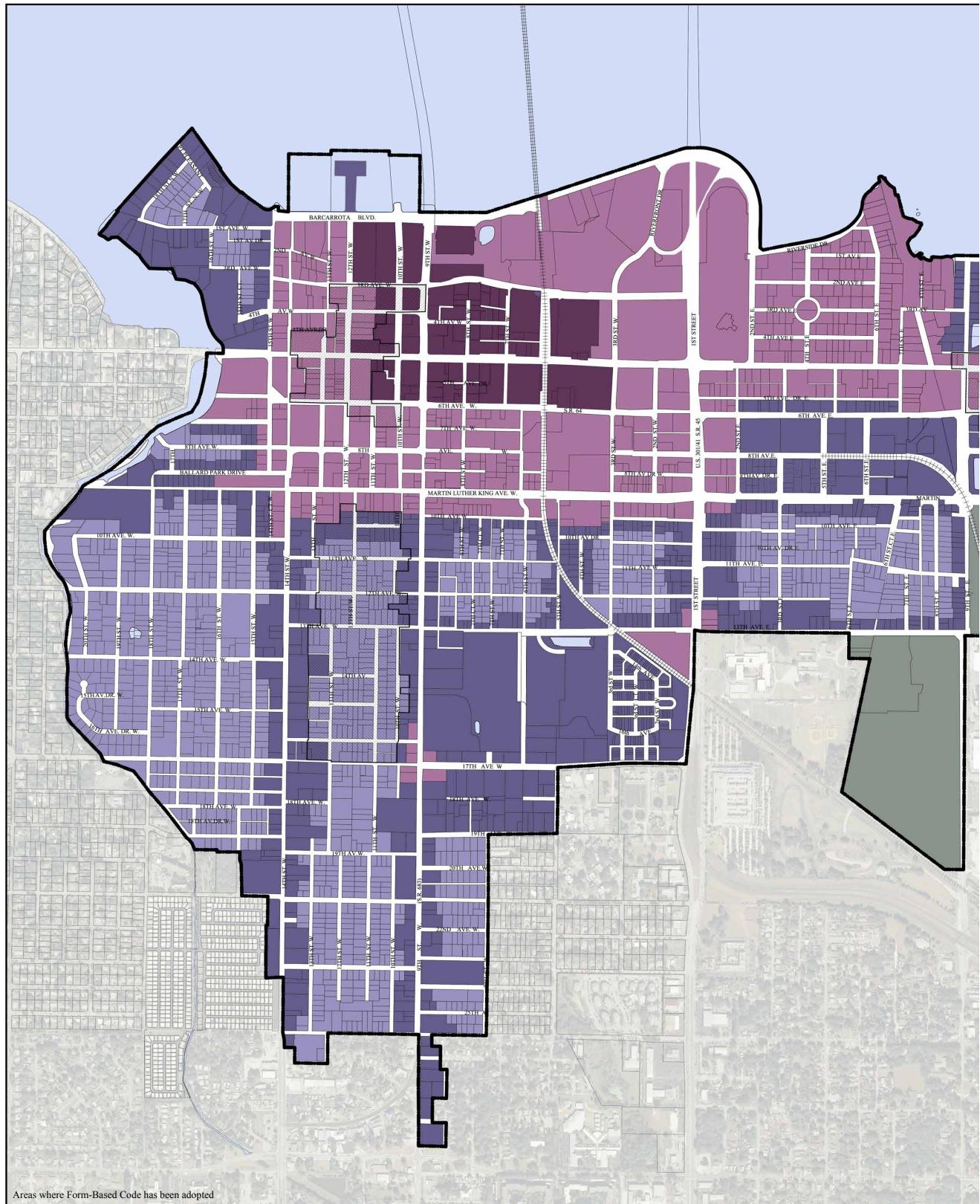
#### Appendix C: Downtown Districts Plan

- a. Appendix C contains additional considerations for Districts identified in Downtown By Design.

#### Appendix D: Illustrative Renderings

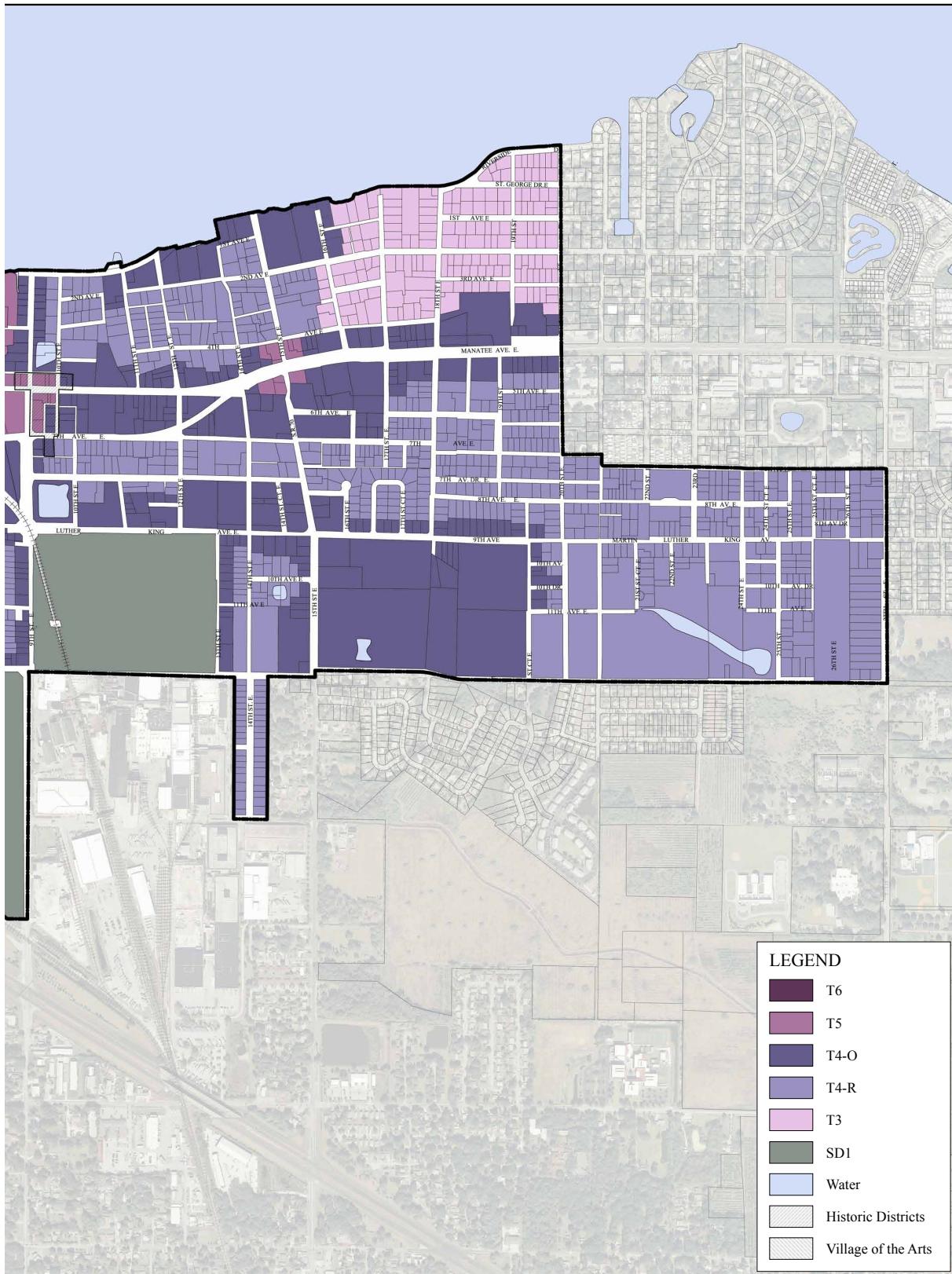
- a. Appendix D contains illustrative renderings.

## APPENDIX A. REGULATING PLAN

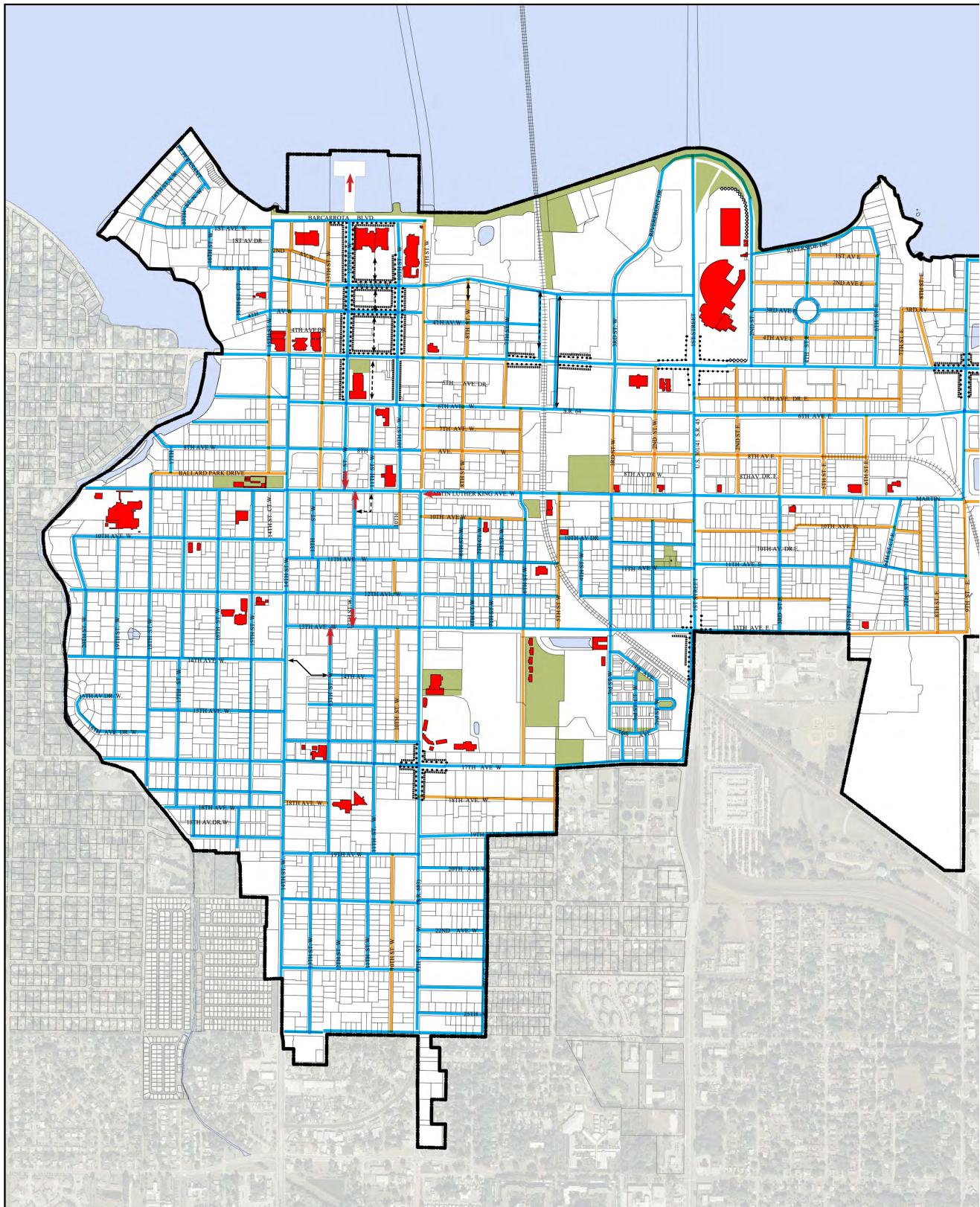




## APPENDIX A. REGULATING PLAN

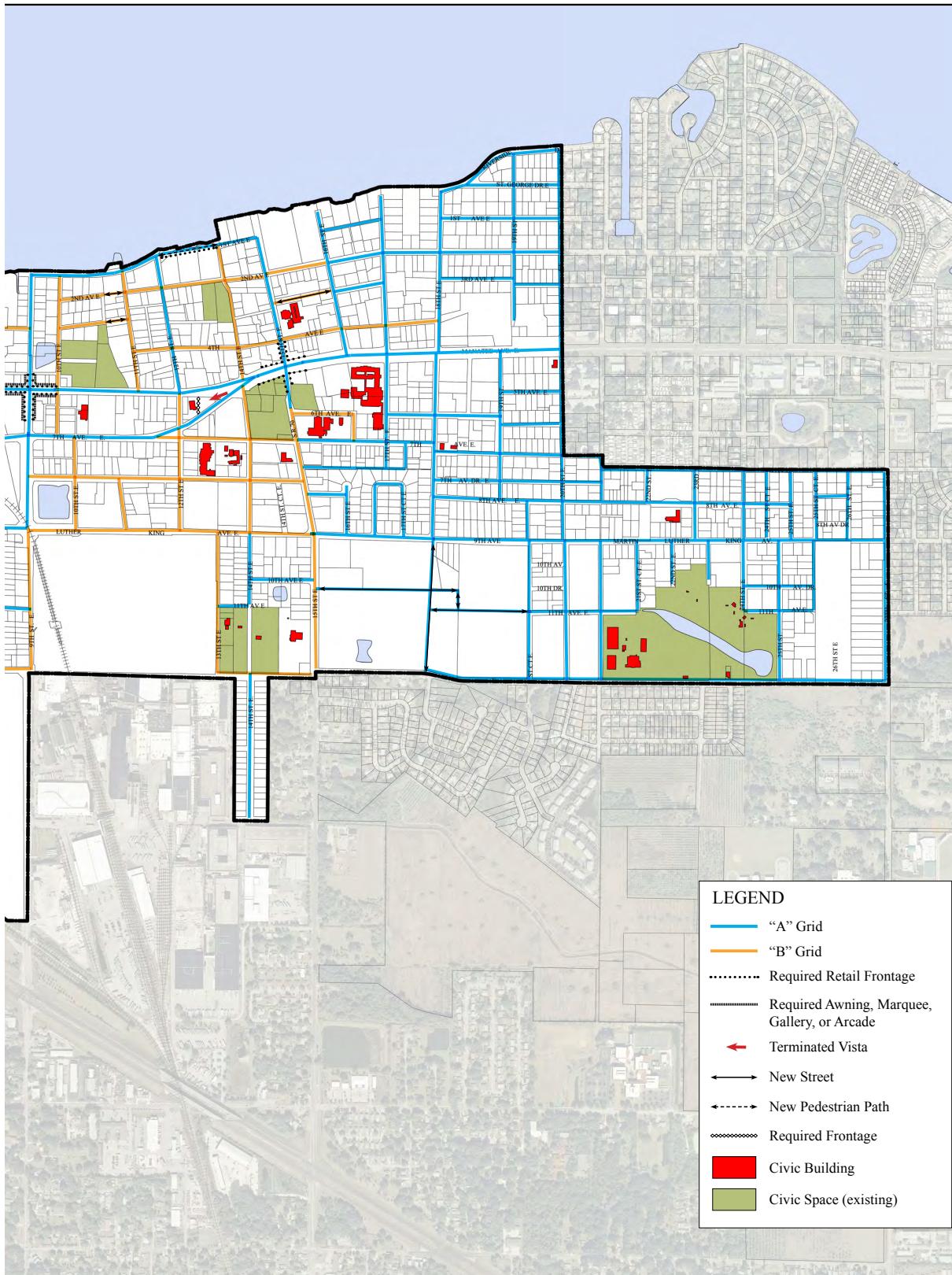


## APPENDIX B. SPECIAL REQUIREMENTS PLAN





## APPENDIX B. SPECIAL REQUIREMENTS PLAN





## APPENDIX C. DOWNTOWN DISTRICTS PLAN (FROM “DOWNTOWN BY DESIGN”)



*District Plan.*

### C.1 ADDITIONAL CONSIDERATIONS FOR DOWNTOWN BY DESIGN DISTRICTS

- C.1.1 Downtown Riverwalk
  - a. In Reserve
- C.1.2 Courthouse Square
  - a. In Reserve
- C.1.3 Arts Gateway
  - a. In Reserve
- C.1.4 Riverwalk West
  - a. In Reserve
- C.1.5 Riverwalk East
  - a. In Reserve
- C.1.6 Health & Wellness District
  - a. In Reserve
- C.1.7 West Warehouse Loft District
  - a. In Reserve
- C.1.8 East Warehouse Loft District
  - a. In Reserve
- C.1.9 Manatee West
  - a. In Reserve
- C.1.10 Manatee Village
  - a. In Reserve
- C.1.11 Intown Manatee
  - a. In Reserve
- C.1.12 Manatee South
  - a. In Reserve

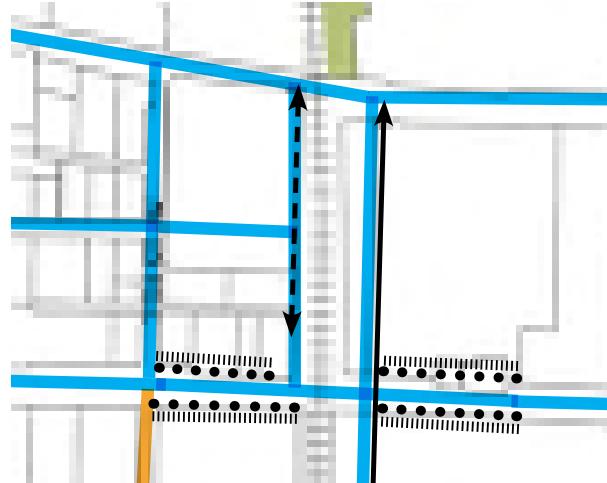


## APPENDIX D. ILLUSTRATIVE RENDERINGS



The illustration above depicts a hypothetical buildout of the core of Bradenton under the Form-Based Code; it is by no means the only buildout scenario. Some of the buildings illustrated include height bonuses; this is not a guarantee that those buildings will be eligible for those bonuses when they are built. Market forces may dictate smaller-scale buildings at the time of redevelopment, designers may choose different architectural styles, and building massing is likely to be different. What is important is that the Code provides the framework in which new development may take place and preserves urban form.

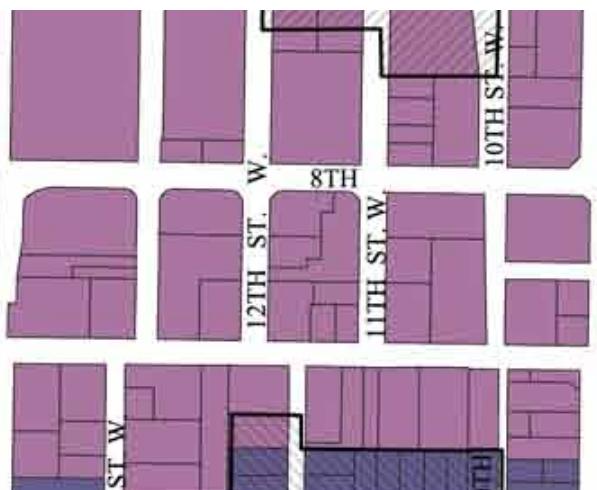
## APPENDIX D. ILLUSTRATIVE RENDERINGS



Bradenton's early history was shaped by infrastructure investments such as its passenger railway station. Frequent passenger service between Bradenton and other cities in the Tampa Bay area and beyond helped Bradenton plug into a regional and statewide economy. As concerns of climate change and peak oil once again highlight the importance of alternatives to automobile use, Bradenton finds itself in the enviable position of already possessing much of the costly infrastructure needed to revive its passenger rail service in the future. This includes miles of track, bridges, and even the historic railway station, which is currently privately owned. If passenger railway service is revived, this code anticipates the creation of Transit Oriented Development (TOD) around the rail station. Higher transect zone designations (T5 and T6), reduced parking requirements, a finer network of blocks and streets, retail frontage, and higher density will create urban fabric that supports transit use.



## APPENDIX D. ILLUSTRATIVE RENDERINGS



At the southern edge of Downtown, near the gateway to the Village of the Arts, there are empty lots and surface parking lots that could be redeveloped as vibrant, mixed-use, walkable neighborhoods. This area is mostly T5, which transitions between T6 (the taller core of the City) and T4-R, the lower scale, mostly residential fabric surrounding Downtown.

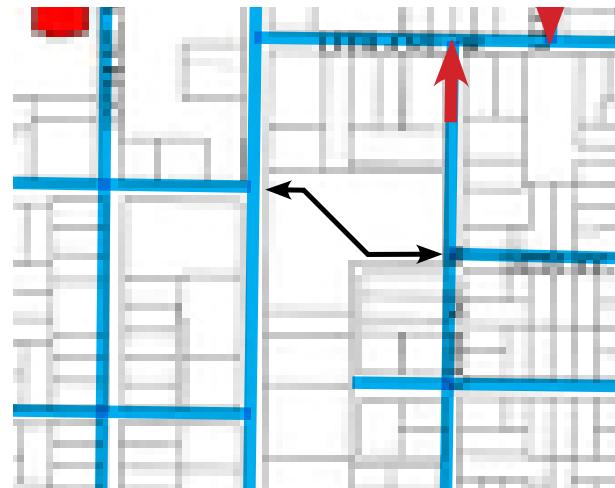
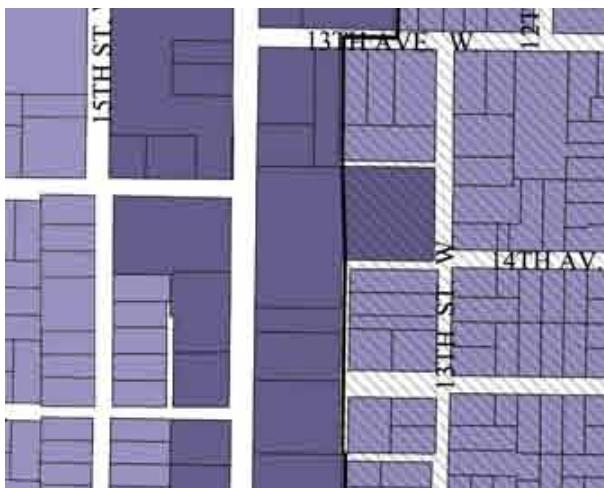
## APPENDIX D. ILLUSTRATIVE RENDERINGS



The urban format grocery store, unlike its counterparts located in suburban sprawl, will address the street in a pedestrian-friendly manner. Ideally, its design will feature many doors and windows facing the sidewalk, increasing both natural surveillance and visibility of merchandise. A prominent tower or cupola should mark the intersection. The majority of the surface parking would be located toward the rear of the building, along the train tracks, though this rendering shows the possibility of a slow access line built parallel to Highway 301 (1st Street West), which provides a few angled spaces near the store entrance.



## APPENDIX D. ILLUSTRATIVE RENDERINGS



Currently, there is a “superblock” bounded by 13th Street West, 14th Street West (Highway 41), 13th Avenue West, and 16th Avenue West. This block contrasts with the fine-grained pattern of blocks and streets in the surrounding neighborhoods. The Special Requirements Plan shows a remedy to this: a new street segment connecting the two separate stretches of 14th Avenue West could split this block in two, forming new addresses and redevelopment sites. Decreasing the size of blocks in this neighborhood would aid pedestrian, cyclist, and automobile circulation. Because the two segments of 14th Avenue West are not currently aligned, a portion of this new street would have a deflection. Facades would tip into view, adding to the sense of spatial enclosure and creating interest in the otherwise orthogonal grid that characterizes Bradenton.



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