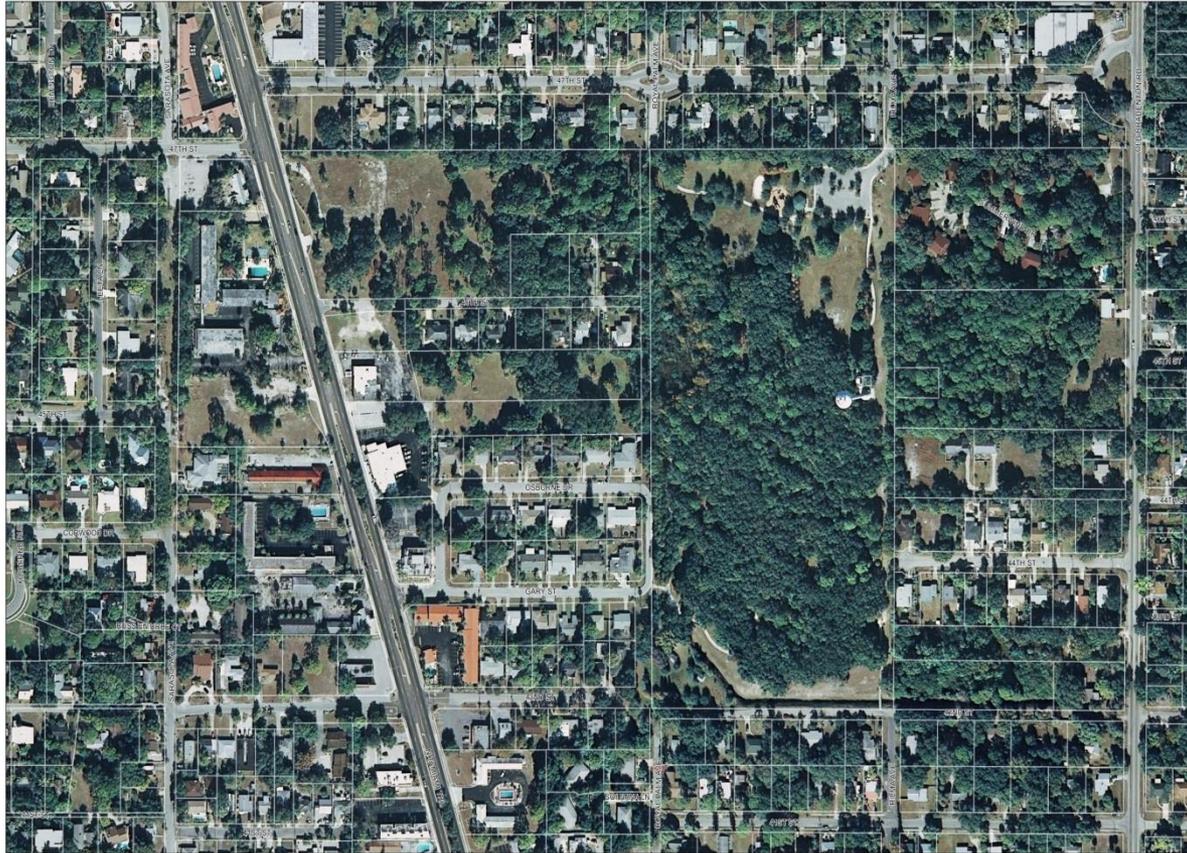
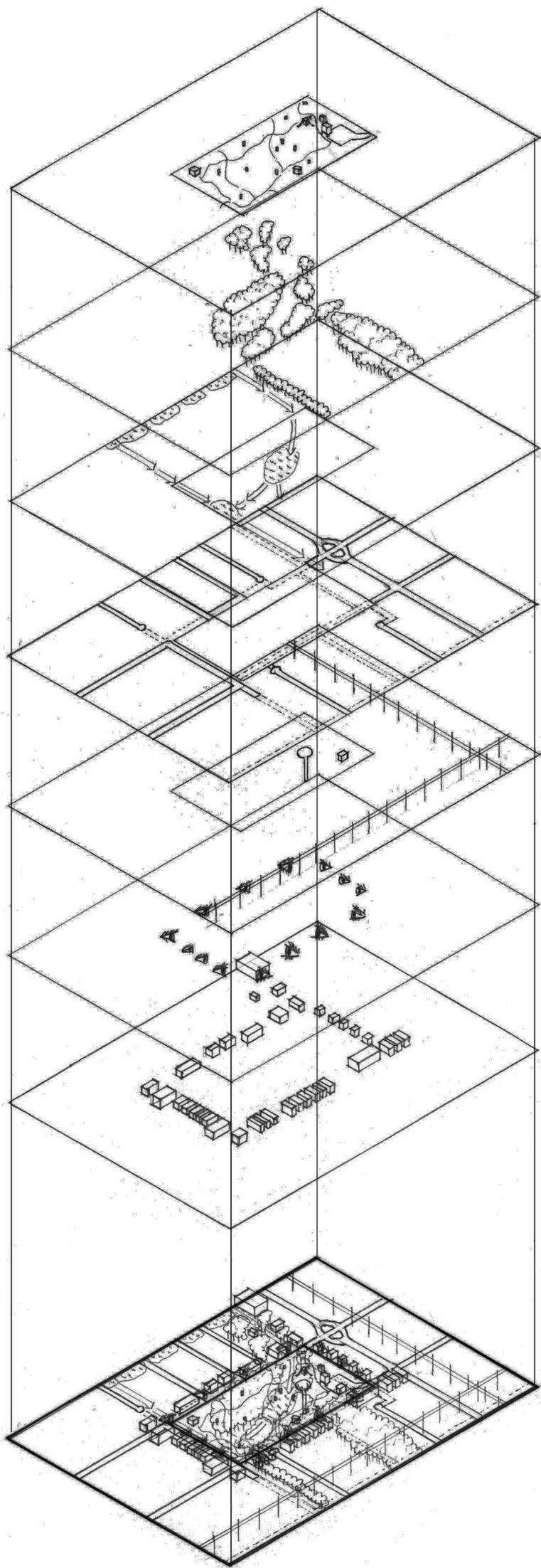


# Water Tower Park Catalyst Plan Form-Based Code Update





Park Program and Recreational Facilities

Habitats

Stormwater Infrastructure

Access and Interconnectivity

Utilities

C.P.T.E.D.

Real Estate and Redevelopment Opportunities

Combined Analysis Layers

# North Water Tower Park Analysis

# WATER TOWER PARK CATALYST PLAN UPDATE

**From: Karin Murphy, Director of the Urban Design Studio**  
**Date: February 5, 2015**



One of the objectives of the City of Sarasota's Strategic Plan is to revise/rewrite the City's zoning code into a format that is easy to interpret and apply, and that incorporates form-based zoning code philosophies and districts. The Urban Design Studio worked with staff and community stakeholders to begin this initiative through a series of Catalyst Plans. Five geographic areas were identified to use as demonstration areas where form-based coding could assist in meeting community goals of walkable infill development, in areas poised for redevelopment.

Working with the Bayou Oaks Neighborhood Association and property owners, the Water Tower Park Catalyst Plan began in October of 2013. The Urban Design Studio (UDS) met with stakeholders and began the process of public outreach and education to enable participants to learn about the code process and provide input while demonstrating the relationship between the park and the surrounding zoning. The Studio designers spent the fall and winter of 2013/14 studying the area, and running mapping exercises to create the Sarasota Zones, with a particular focus on those that would be appropriate for the Catalyst areas. These will be presented at the Water Tower Park Potato Vine Round-up on Saturday February 7<sup>th</sup> and at the Bayou Oaks Neighborhood Association meeting on Tuesday evening February 10<sup>th</sup>. They will also be placed on our website which can be found at: <http://www.sarasotagov.org/UrbanDesignStudio.cfm>

Other public events and walking audits will be conducted for the remainder of the City's neighborhoods prior to completion of the remainder of the new Draft Code. The estimated timeframe for the draft document to be completed is by the end of 2015. At that time the community will have the opportunity to review it, provide feedback and participate in the public hearing adoption process.

Attached are some of the graphics and draft Transect Zones to be discussed with community stakeholders prior to their inclusion in the draft code.



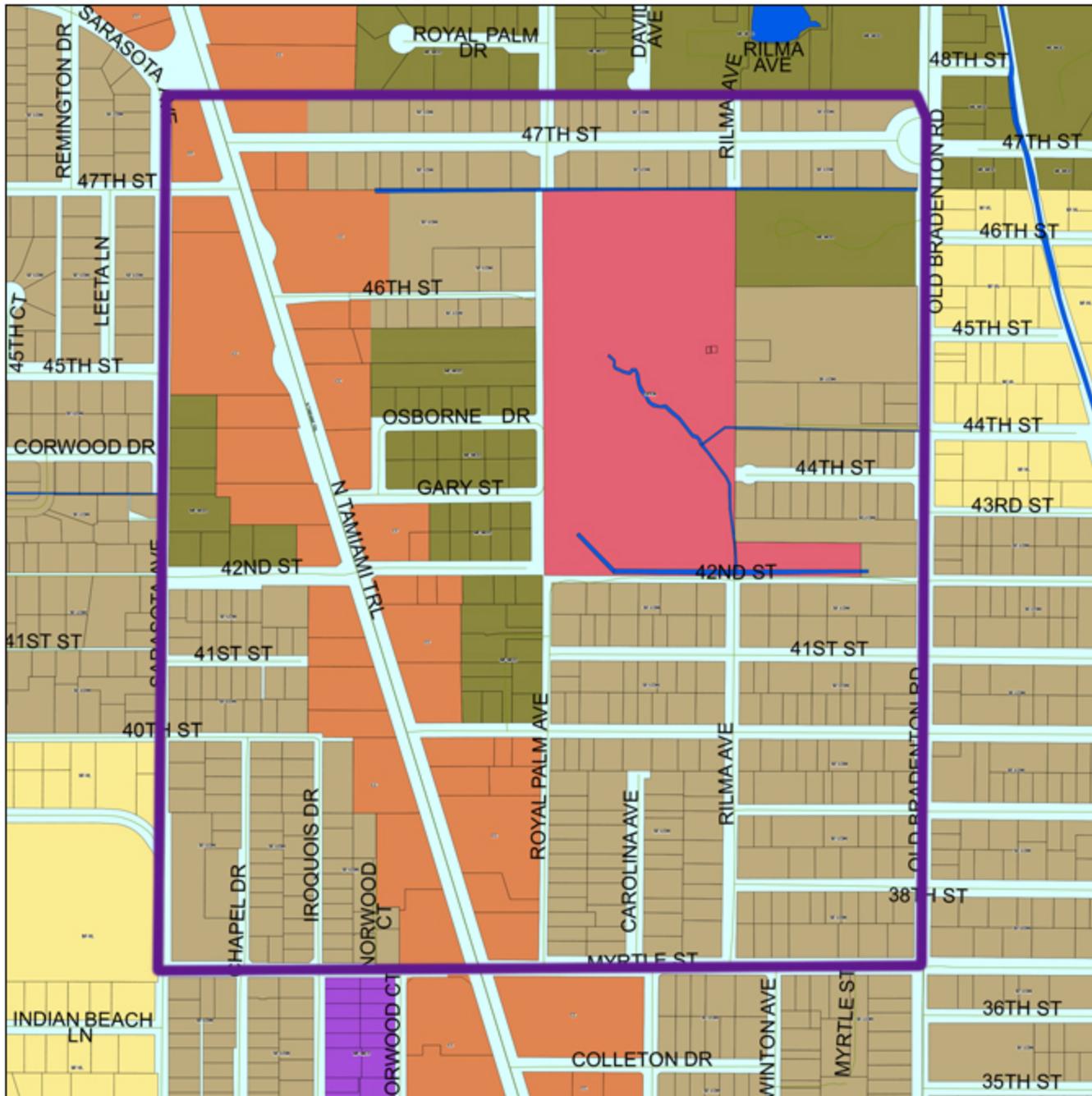
North Water Tower Park Redevelopment / Form-based Code Test

# Illustrative Master Plan



**DRAFT**

# North Water Tower Park



Current Future Land Use

- Streets
- Parcels

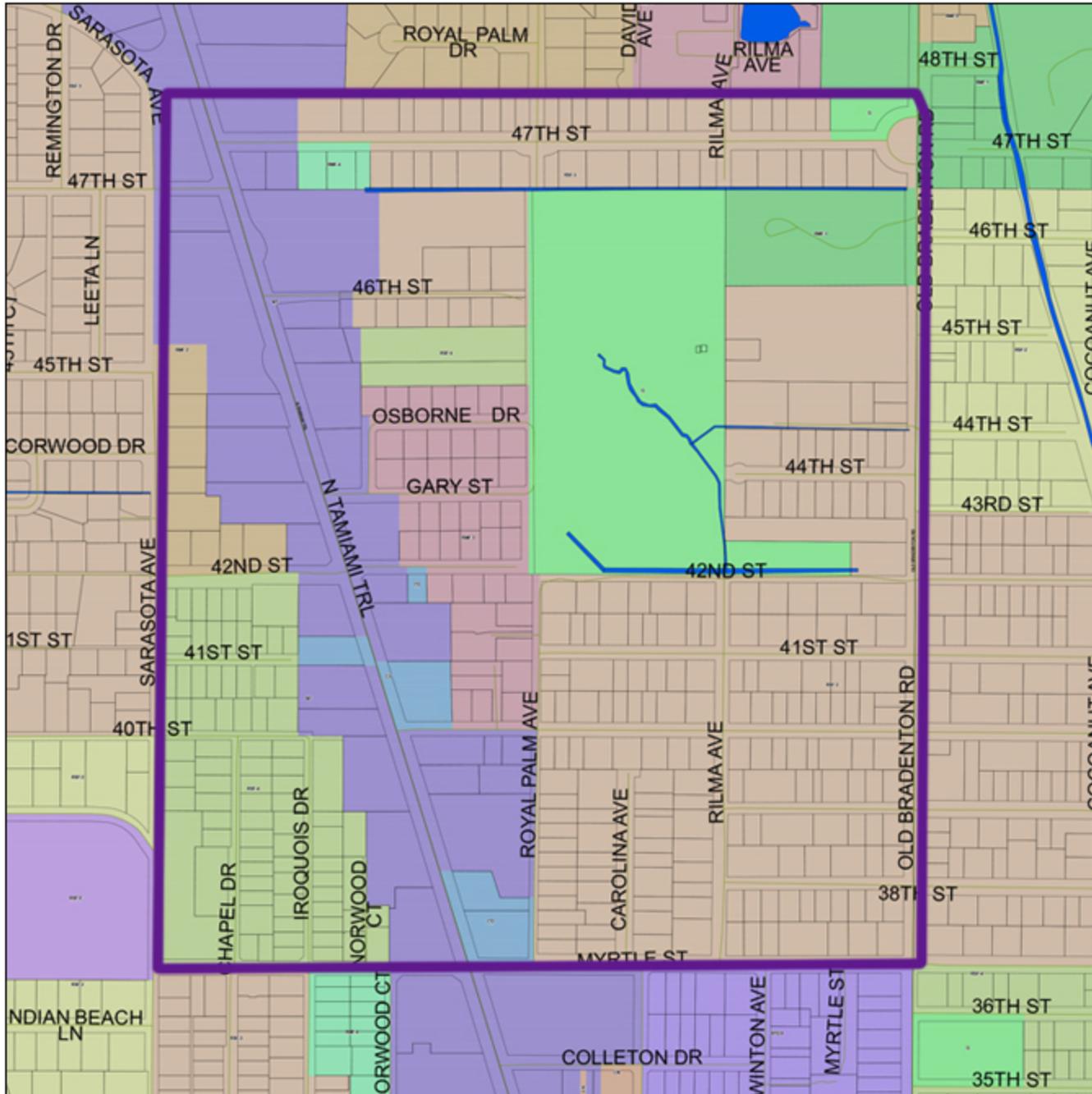
## Current Future Land Use TYPE

- BAYFRONT
- CC
- COI
- CORE
- EDGE
- MF-MED
- MF-MOD
- MIXED
- MR-1
- MR-2
- MR-3
- MR-4
- MR-5
- MR-6
- MR-7
- MR-8
- MR-9
- NC
- NO
- OPEN
- PIC
- RR
- SF-LOW
- SF-VL
- UN
- Major Roads

**DRAFT**

# North Water Tower Park

Current Zoning

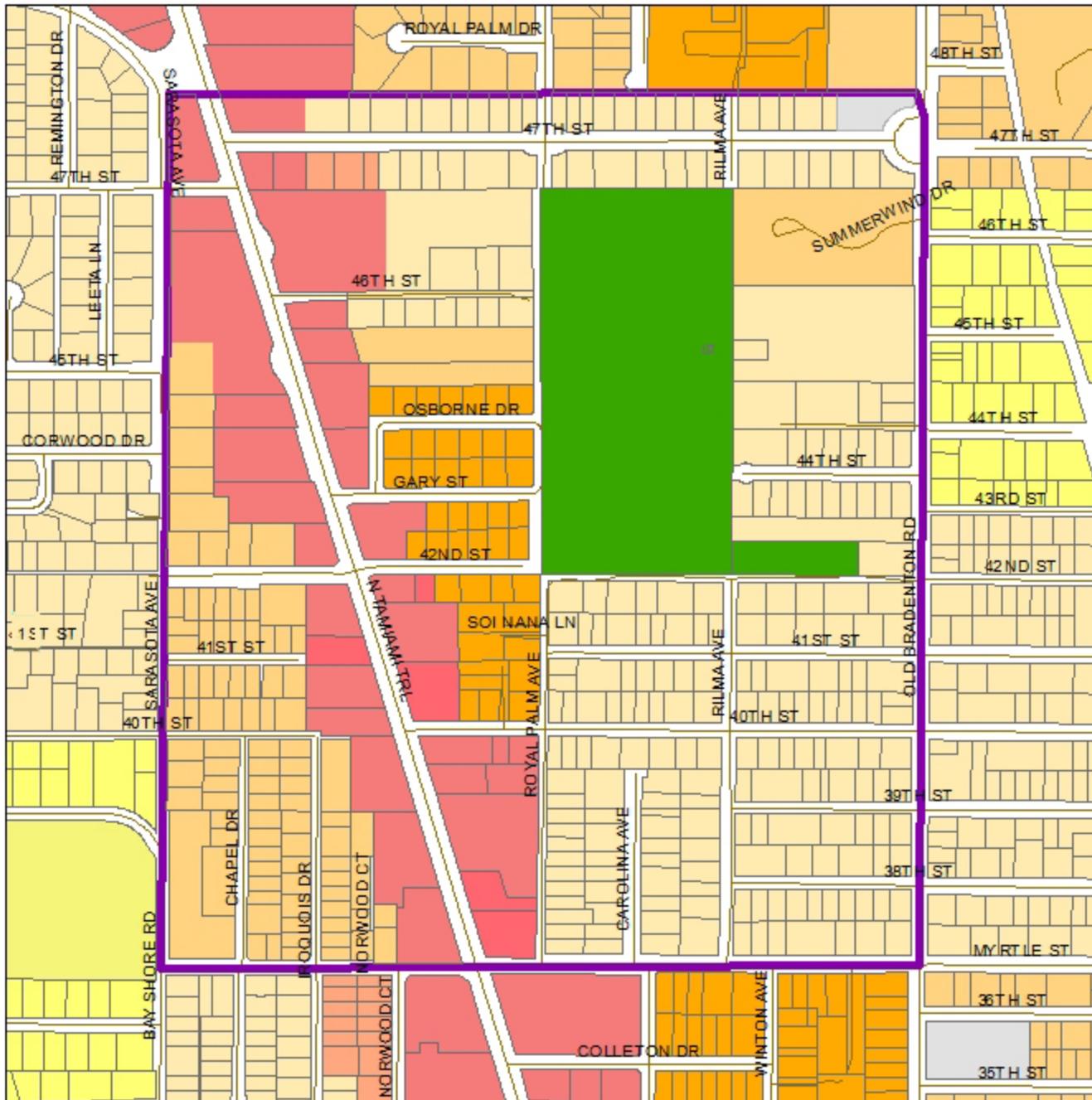


- |                       |       |
|-----------------------|-------|
| — Streets             | ILW   |
| □ Parcels             | MCI   |
| — Major Roads         | NONE  |
| <b>Current Zoning</b> | NT    |
| <b>CODE</b>           | OCD   |
| ■ CBN                 | OND   |
| ■ CG                  | OP    |
| ■ CGD                 | OPB   |
| ■ CI                  | OPB-1 |
| ■ CN                  | ORD   |
| ■ CND                 | POS   |
| ■ CP                  | RMF-1 |
| ■ CRD                 | RMF-2 |
| ■ CRT                 | RMF-3 |
| ■ CSC                 | RMF-4 |
| ■ CSC-C               | RMF-5 |
| ■ CSC-N               | RMF-R |
| ■ CSC-R               | RSF-1 |
| ■ CT                  | RSF-2 |
| ■ DTB                 | RSF-3 |
| ■ DTC                 | RSF-4 |
| ■ DTE                 | RSF-E |
| ■ DTN                 | RSM-9 |
| ■ G                   | RTD-9 |
| ■ I                   | SMH   |
| ■ ICD                 | WFR   |
| ■ IGD                 |       |

**DRAFT**

# North Water Tower Park

Straight Translation



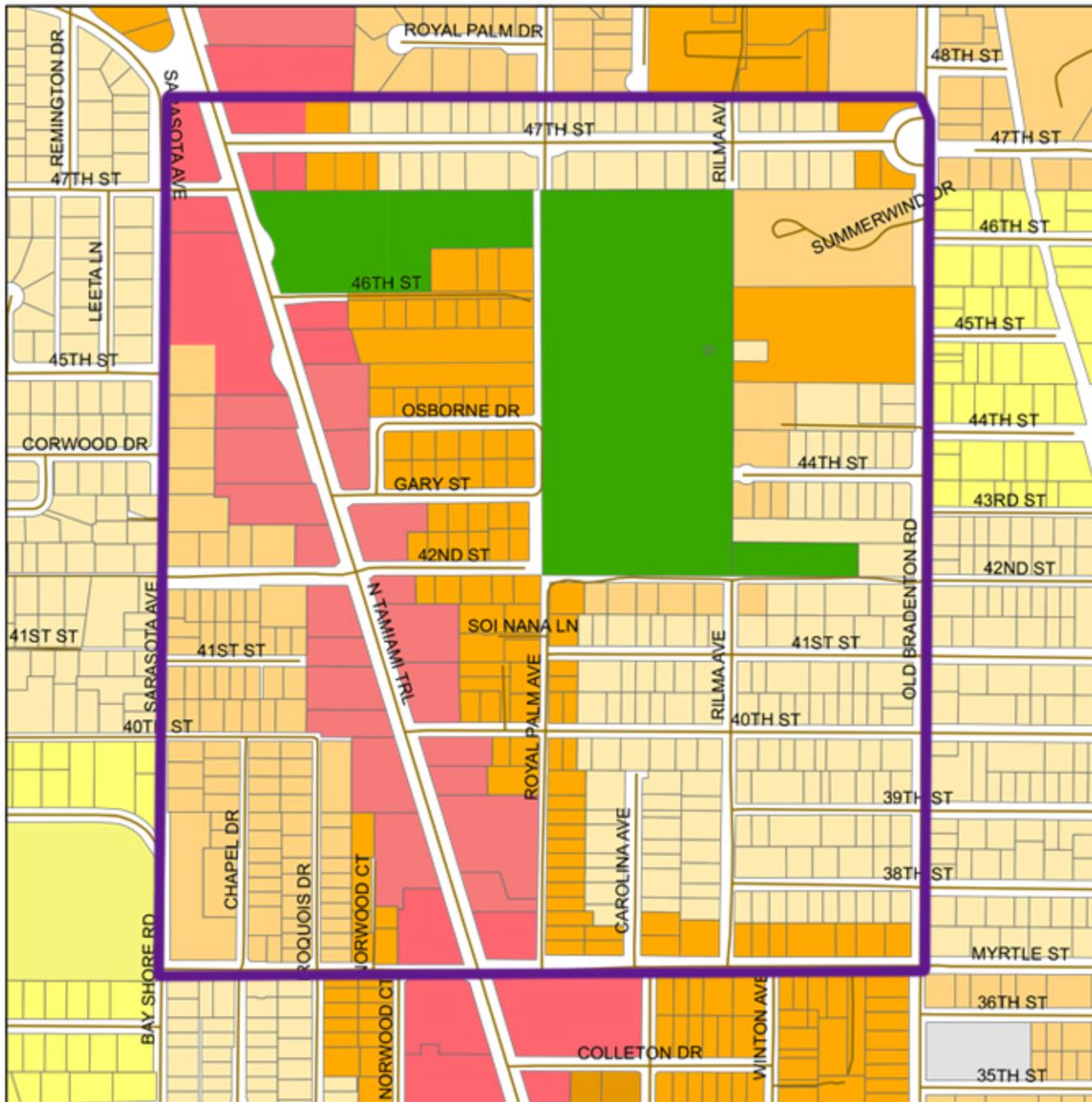
## Legend

- Catalyst Boundaries
- CI
- CS
- T1
- T3-R
- T3.1-0
- T3.2-0
- T4-R
- T4.1-0
- T4.2-0
- T5-R
- T5.1-0
- T5.2-0
- T6-10
- T6-18

**DRAFT**

# North Water Tower Park

Calibrated Zoning



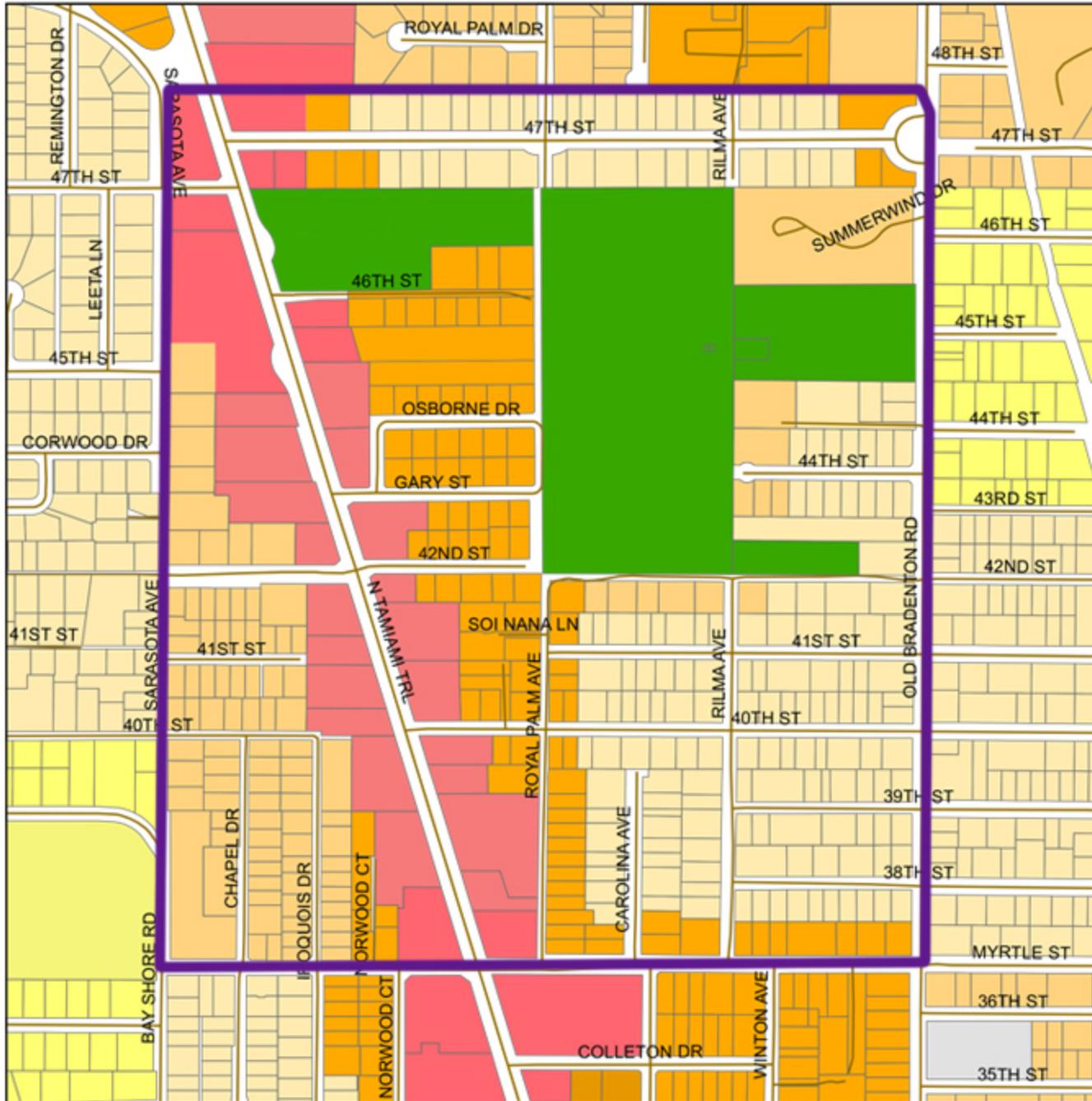
## Legend

-  Catalyst Boundaries
-  CI
-  CS
-  T1
-  T3-R
-  T3.1-0
-  T3.2-0
-  T4-R
-  T4.1-0
-  T4.2-0
-  T5-R
-  T5.1-0
-  T5.2-0
-  T6-10
-  T6-18

**DRAFT**

# North Water Tower Park

Park Expansion



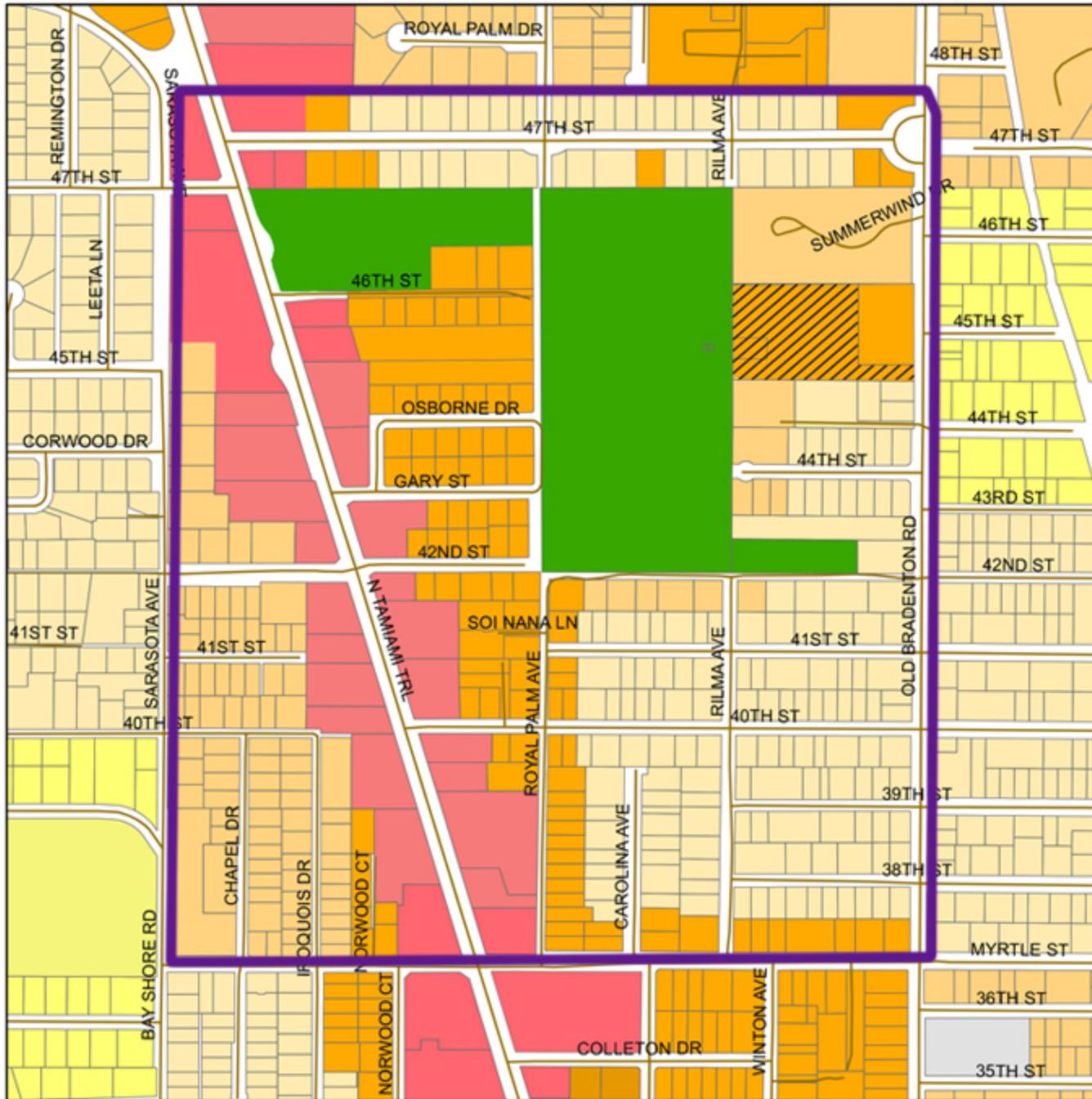
## Legend

-  Catalyst Boundaries
-  CI
-  CS
-  T1
-  T3-R
-  T3.1-0
-  T3.2-0
-  T4-R
-  T4.1-0
-  T4.2-0
-  T5-R
-  T5.1-0
-  T5.2-0
-  T6-10
-  T6-18

**DRAFT**

# North Water Tower Park

Conservation Easement



## Legend

-  Catalyst Boundaries
-  CI
-  CS
-  T1
-  T3-R
-  T3.1-0
-  T3.2-0
-  T4-R
-  T4.1-0
-  T4.2-0
-  T5-R
-  T5.1-0
-  T5.2-0
-  T6-10
-  T6-18
-  Conservation Easement

**DRAFT**

# North Water Tower Park

Regulating Plan  
Special Requirements Plan



## Legend

-  Catalyst Boundaries
-  Park
-  Park or Conservation Easement
-  Existing Streets to be Designated as Primary
-  Proposed Streets to be Designated as Primary

**DRAFT**

# North Water Tower Park

Regulating Plan  
Special Requirements Plan



## Legend

-  Catalyst Boundaries
-  Park
-  Park or Conservation Easement
-  New One-Way Street\*
-  New Two-Way Street
-  Pedestrian Path
-  Park Pavilion
-  New Alley or Service Lane
-  Possible Mews

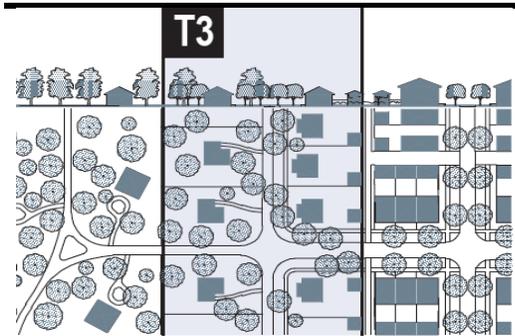
\*Street width is 20'. Consisting of 9' traveled way, 6' parking lane, and 5' sidewalk. Side walk is located along parcels that face the park. Entire cross section should have permeable pavers.

**DRAFT**

T3-R



**DRAFT**



(See Table 1)

**I. BUILDING FUNCTION** (See Table 10 & Table 12)

Residential	restricted use
Lodging	restricted use
Office	restricted use
Retail	restricted use

**k. BUILDING HEIGHT** (See Table 8)

Principal Building	2 stories max.
Outbuilding	2 stories max.

**f. LOT OCCUPATION** (See Table 14f)

Lot Width	100 ft. min.
Lot Coverage	30% max.

**g. SETBACKS - PRINCIPAL BUILDING** (See Table 14g)

(g.1) Front Setback Principal	30 ft. min.
(g.2) Front Setback Secondary	12 ft. min.
(g.3) Side Setback	8 ft. min.
(g.4) Rear Setback	15 ft. min. *
Frontage Buildout	none

**h. SETBACKS - OUTBUILDING** (See Table 14h)

(h.1) Front Setback	20 ft. min. + bldg. setback
(h.2) Side Setback	3 ft. min. or 6 ft. at corner
(h.3) Rear Setback	4 ft. min. *

**j. PRIVATE FRONTAGES** (See Table 7)

Porch & Fence	permitted
Stoop	not permitted
Shopfront & Awning / Marquis	not permitted
Gallery	not permitted
Arcade	not permitted

Refer to Summary Table 14

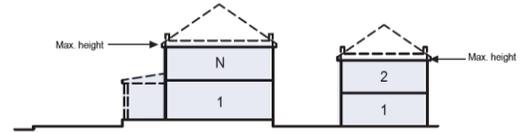
**PARKING PROVISIONS**

(See Table 10 & 11)

\* or 15 feet from center line of alley right of way or easement.  
 "N" stands for any Stories above those shown, up to the maximum.  
 Refer to metrics for exact minimums and maximums.

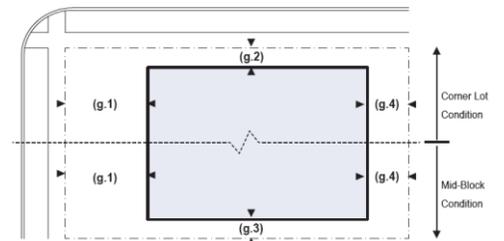
**BUILDING HEIGHT**

1. Building height shall be measured to the eave or roof deck as specified on Table 8.
2. For calculation purposes, one story is up to 14 ft.
3. First story height and upper story height shall be a minimum of 9 ft.
4. Height shall be measured to the eave or roof deck as specified on Table 8.
5. Minimum residential finished floor height 2 ft.



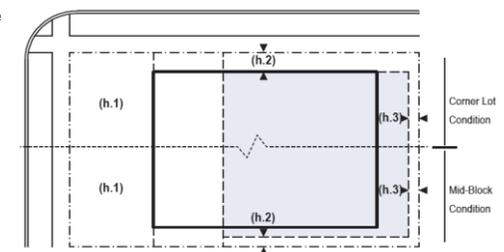
**SETBACKS- PRINCIPAL BLDG.**

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



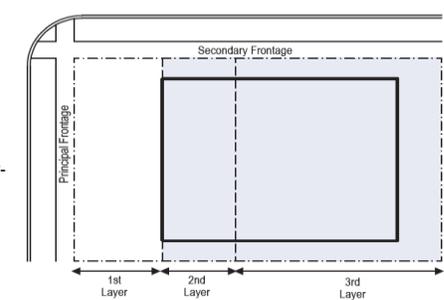
**SETBACKS - OUTBUILDING**

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



**PARKING PLACEMENT**

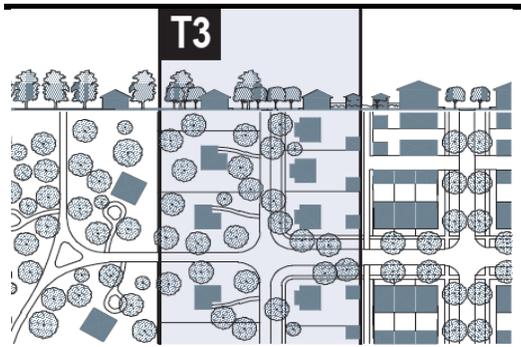
1. Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17d). Side- or rear-entry garages may be allowed in the first or second Layer by Warrant.
3. Trash containers shall be stored within the third Layer.



# T3.1-0



**DRAFT**



(See Table 1)

**I. BUILDING FUNCTION** (See Table 10 & Table 12)

Residential	restricted use
Lodging	restricted use
Office	restricted use
Retail	restricted use

**k. BUILDING HEIGHT** (See Table 8)

Principal Building	2 stories max.
Outbuilding	2 stories max.

**f. LOT OCCUPATION** (See Table 14f)

Lot Width	80 ft. min.
Lot Coverage	35% max.

**g. SETBACKS - PRINCIPAL BUILDING** (See Table 14g)

(g.1) Front Setback Principal	20 ft. min. 30 ft. max.
(g.2) Front Setback Secondary	12 ft. min.
(g.3) Side Setback	8 ft. min.
(g.4) Rear Setback	15 ft. min. *
Frontage Buildout	40% min. at setback

**h. SETBACKS - OUTBUILDING** (See Table 14h)

(h.1) Front Setback	20 ft. min. + bldg. setback
(h.2) Side Setback	3 ft. min. or 6 ft. at corner
(h.3) Rear Setback	4 ft. min. *

**j. PRIVATE FRONTAGES** (See Table 7)

Porch & Fence	permitted
Stoop	not permitted
Shopfront & Awning/ Marquis	not permitted
Gallery	not permitted
Arcade	not permitted

Refer to Summary Table 14

**PARKING PROVISIONS**

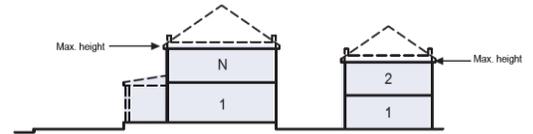
(See Table 10 & 11)

\* or 15 feet from center line of alley right of way or easement.

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

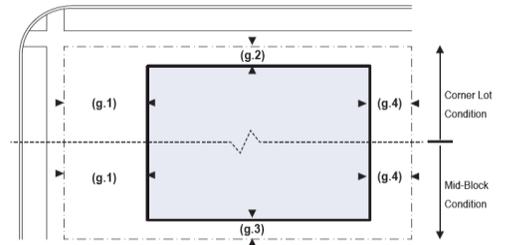
**BUILDING HEIGHT**

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. For calculation purposes, one story is up to 14 ft.
3. First story height and upper story height shall be a minimum of 9 ft.
4. Height shall be measured to the eave or roof deck as specified on Table 8.
5. Minimum residential finished floor height 2 ft.



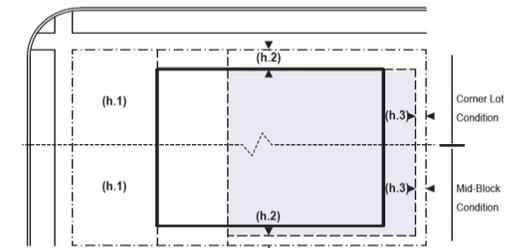
**SETBACKS - PRINCIPAL BLDG.**

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



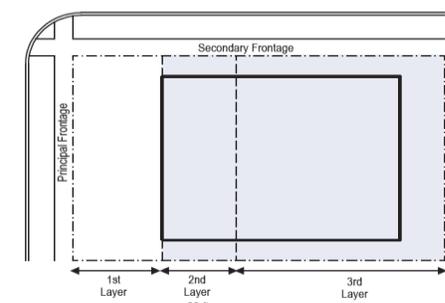
**SETBACKS - OUTBUILDING**

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



**PARKING PLACEMENT**

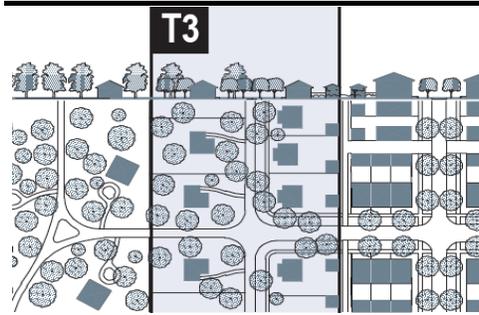
1. Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17d). Side- or rear-entry garages may be allowed in the first or second Layer by Adjustment.
3. Trash containers shall be stored within the third Layer.



# T3.2-0



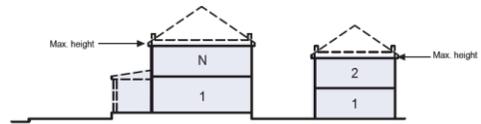
**DRAFT**



(See Table 1)

**BUILDING HEIGHT**

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. For calculation purposes, one story is up to 14 ft.
3. First story height and upper story height shall be a minimum of 9 ft.
4. Height shall be measured to the eave or roof deck as specified on Table 8.
5. Minimum residential finished first floor height 2.5 ft.



**I. BUILDING FUNCTION** (See Table 10 & Table 12)

Residential	restricted use
Lodging	restricted use
Office	restricted use
Retail	restricted use

**k. BUILDING HEIGHT** (See Table 8)

Principal Building	2 stories max.
Outbuilding	2 stories max.

**f. LOT OCCUPATION** (See Table 14f)

Lot Width	45 ft. min.
Lot Coverage	35% max.

**g. SETBACKS - PRINCIPAL BUILDING** (See Table 14g)

(g.1) Front Setback Principal	15 ft. min., 25 ft. max.
(g.2) Front Setback Secondary	12 ft. min.
(g.3) Side Setback	6 ft. min.
(g.4) Rear Setback	15 ft. min. *
Frontage Buildout	40% min. at setback

**h. SETBACKS - OUTBUILDING** (See Table 14h)

(h.1) Front Setback	20 ft. min. + bldg. setback
(h.2) Side Setback	3 ft. min. or 6 ft. at corner
(h.3) Rear Setback	4 ft. min. *

**j. PRIVATE FRONTAGES** (See Table 7)

Porch & Fence	permitted
Stoop	not permitted
Shopfront & Awning/ Marquis	not permitted
Gallery	not permitted
Arcade	not permitted

Refer to Summary Table 14

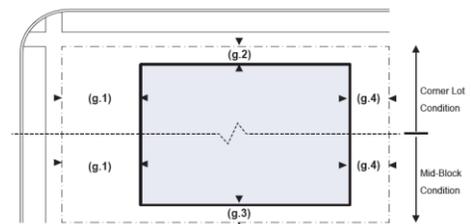
**PARKING PROVISIONS**

(See Table 10 & 11)

\* or 15 feet from center line of alley right of way or easement.  
 "N" stands for any Stories above those shown, up to the maximum.  
 Refer to metrics for exact minimums and maximums.

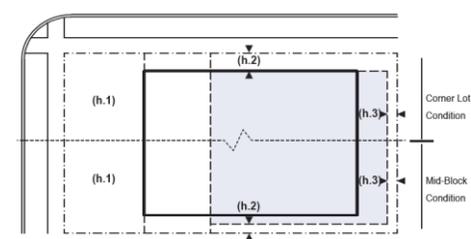
**SETBACKS - PRINCIPAL BLDG.**

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



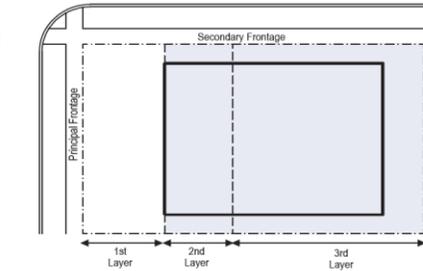
**SETBACKS - OUTBUILDING**

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



**PARKING PLACEMENT**

1. Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17d). 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.



# T4-R Mostly Detached

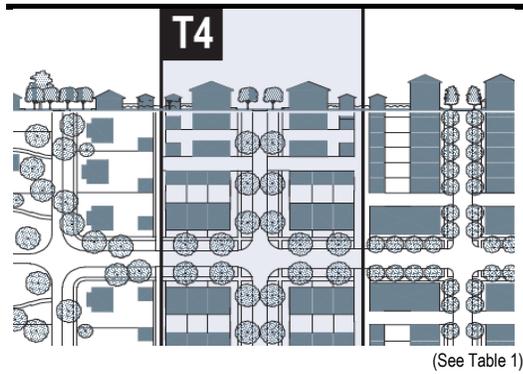


**DRAFT**

# T4-R Mostly Attached

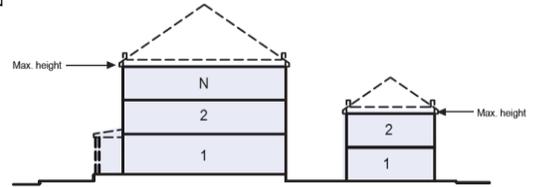


**DRAFT**



**BUILDING HEIGHT**

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. For calculation purposes, one story is up to 14 ft.
3. First Story height shall be a minimum of 10 ft. The upper floor height shall be a minimum of 9 ft.
4. Height shall be measured to the eave or roof deck as specified on Table 8.
5. Minimum residential finished first floor height 3 ft.



**I. BUILDING FUNCTION** (See Table 10 & Table 12)

Residential	limited use
Lodging	limited use
Office	limited use
Retail	limited use

**k. BUILDING HEIGHT** (See Table 8)

Principal Building	3 stories max.
Outbuilding	2 stories max.

**f. LOT OCCUPATION** (See Table 14f)

Lot Width Detached	30 ft. min.
Lot Coverage Detached	50% max.
Lot Width Attached	20 ft. min.
Lot Coverage Attached	75% max.

**g. SETBACKS - PRINCIPAL BUILDING** (See Table 14g)

(g.1) Front Setback Primary	6 ft. min., 18 ft. max.
(g.2) Front Setback Secondary	6 ft. min., 18 ft. max.
(g.3) Side Setback Detached	4 ft. min.
(g.3) Side Setback Attached	0 ft. min.
(g.4) Rear Setback	4 ft. min. *
Frontage Buildout Primary	60% min. at setback
Frontage Buildout Secondary	50% min.

**h. SETBACKS - OUTBUILDING** (See Table 14h)

(h.1) Front Setback	20 ft. min. + bldg. setback
(h.2) Side Setback	0 ft. min. or 3 ft. at corner
(h.3) Rear Setback	3 ft. min. *

**j. PRIVATE FRONTAGES** (See Table 7)

Porch & Fence	permitted
Stoop	permitted
Shopfront & Awning/ Marquis	not permitted
Gallery	not permitted
Arcade	not permitted

Refer to Summary Table 14

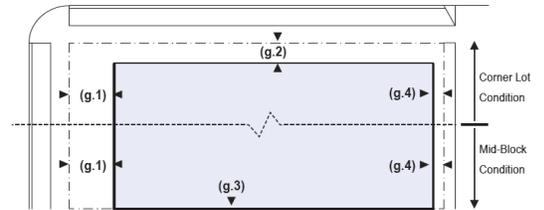
**PARKING PROVISIONS**

(See Table 10 & 11)

\* or 15 feet from center line of alley right of way or easement.  
 "N" stands for any Stories above those shown, up to the maximum.  
 Refer to metrics for exact minimums and maximums.

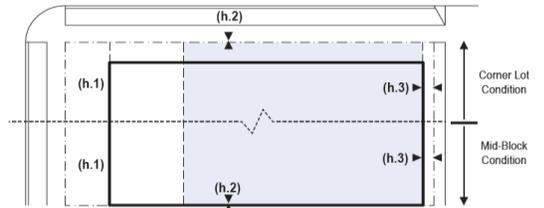
**SETBACKS - PRINCIPAL BLDG.**

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.



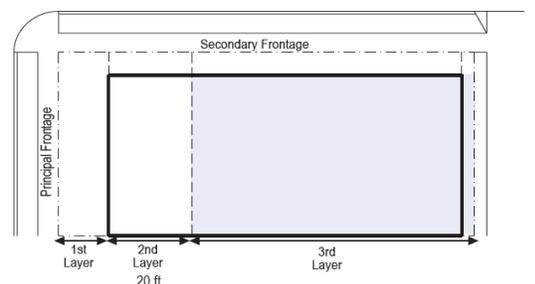
**SETBACKS - OUTBUILDING**

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



**PARKING PLACEMENT**

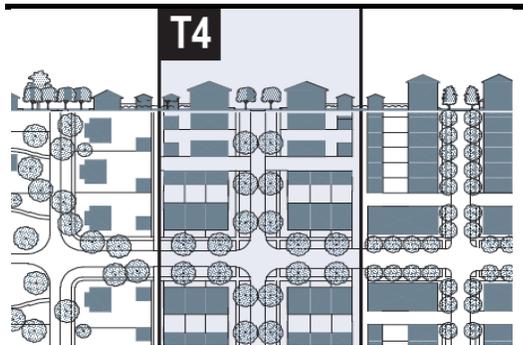
1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17d).
3. Trash containers shall be stored within the third Layer.



# T4.1-0



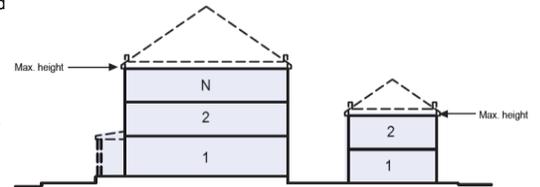
**DRAFT**



(See Table 8)

**BUILDING HEIGHT PRE-BONUS**

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. For calculation purposes, one story is up to 14 ft.
3. First Story height shall be a minimum of 10 ft. The upper floor height shall be a minimum of 9 ft.
4. Height shall be measured to the eave or roof deck as specified on Table 8.
5. Minimum residential finished floor height 3 ft.



**I. BUILDING FUNCTION** (See Table 10 & Table 12)

Residential	limited use
Lodging	limited use
Office	limited use
Retail	limited use

**k. BUILDING HEIGHT** (See Table 8)

Principal Building	3 stories max.
Outbuilding	2 stories max.

**f. LOT OCCUPATION** (See Table 14f)

Lot Width Detached	30 ft. min.
Lot Coverage Detached	50% max.
Lot Width (Attached)	16 ft. min.
Lot Coverage (Attached)	75% max.

**g. SETBACKS - PRINCIPAL BUILDING** (See Table 14g)

(g.1) Front Setback Primary	5 ft. min., 15 ft. max.
(g.2) Front Setback Secondary	5 ft. min., 20 ft. max.
(g.3) Side Setback Detached	5 ft. min.
(g.3) Side Setback Attached	0 ft min.
(g.4) Rear Setback	3 ft. min. *
Frontage Buildout	60% min. at setback

**h. SETBACKS - OUTBUILDING** (See Table 14h)

(h.1) Front Setback	20 ft. min. + bldg. setback
(h.2) Side Setback	0 ft. min. or 3 ft. at corner
(h.3) Rear Setback	3 ft. min. *

**j. PRIVATE FRONTAGES** (See Table 7)

Porch & Fence	permitted
Stoop	permitted
Shopfront & Awning/ Marquis	not permitted
Gallery	not permitted
Arcade	not permitted

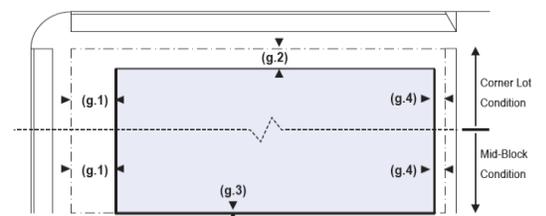
**PARKING PROVISIONS**

(See Table 10 & 11)

\* or 15 feet from center line of alley right of way or easement.  
 "N" stands for any Stories above those shown, up to the maximum.  
 Refer to metrics for exact minimums and maximums.

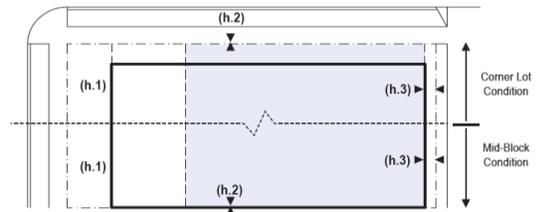
**SETBACKS - PRINCIPAL BLDG.**

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.



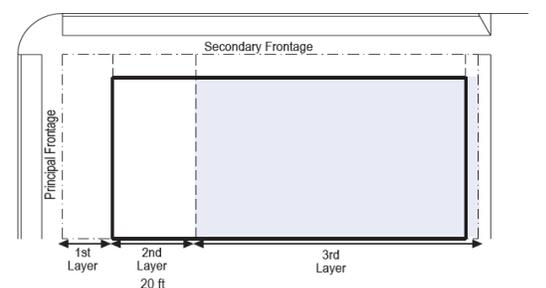
**SETBACKS - OUTBUILDING**

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



**PARKING PLACEMENT**

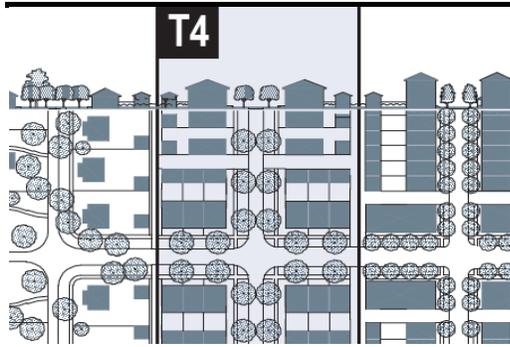
1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17d).
3. Trash containers shall be stored within the third Layer.



# T4.2-0



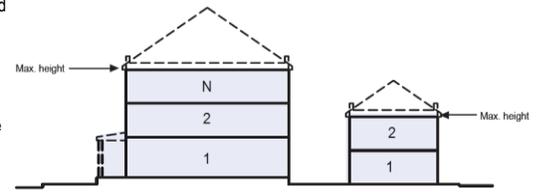
**DRAFT**



(See Table 1)

**BUILDING HEIGHT**

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. For calculation purposes, one story is up to 14 ft.
3. First Story height shall be a minimum of 10 ft. The upper floor height shall be a minimum of 9 ft.
4. Height shall be measured to the eave or roof deck as specified on Table 8.
5. Minimum residential finished first floor height 3 ft.



**I. BUILDING FUNCTION** (See Table 10 & Table 12)

Residential	limited use
Lodging	limited use
Office	limited use
Retail	limited use

**k. BUILDING HEIGHT** (See Table 8)

Principal Building	4 stories max.
Outbuilding	2 stories max.

**f. LOT OCCUPATION** (See Table 14f)

Lot Width Detached	30 ft. min.
Lot Coverage Detached	50% max.
Lot Width Attached	16 ft. min.
Lot Coverage Attached	75% max.

**g. SETBACKS - PRINCIPAL BUILDING** (See Table 14g)

(g.1) Front Setback Primary	5 ft. min., 15 ft. max.
(g.2) Front Setback Secondary	5 ft. min., 15 ft. max.
(g.3) Side Setback Detached	5 ft. min.
(g.3) Side Setback Attached	0 ft. min.
(g.4) Rear Setback	3 ft min. *
Frontage Buildout	60% min. at setback

**h. SETBACKS - OUTBUILDING** (See Table 14h)

(h.1) Front Setback	20 ft. min. + bldg. setback
(h.2) Side Setback	0 ft. min. or 3 ft. at corner
(h.3) Rear Setback	3 ft. min. *

**j. PRIVATE FRONTAGES** (See Table 7)

Porch & Fence	permitted
Stoop	permitted
Shopfront & Awning/ Marquis	not permitted
Gallery	not permitted
Arcade	not permitted
Refer to Summary Table 14	

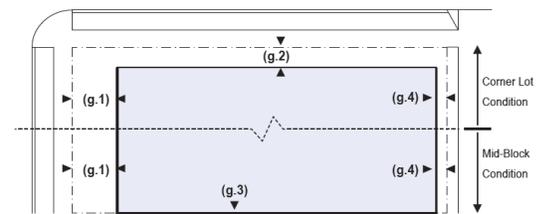
**PARKING PROVISIONS**

(See Table 10 & 11)

\* or 15 feet from center line of alley right of way or easement.  
 "N" stands for any Stories above those shown, up to the maximum.  
 Refer to metrics for exact minimums and maximums.

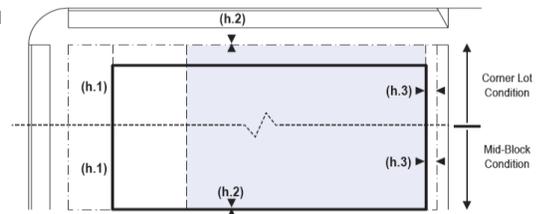
**SETBACKS - PRINCIPAL BLDG.**

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.



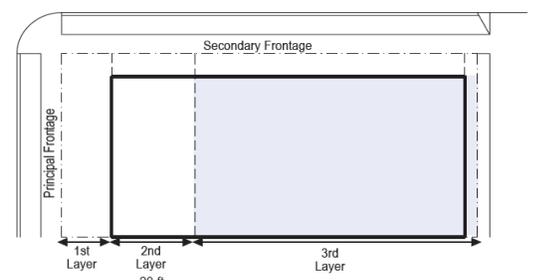
**SETBACKS - OUTBUILDING**

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



**PARKING PLACEMENT**

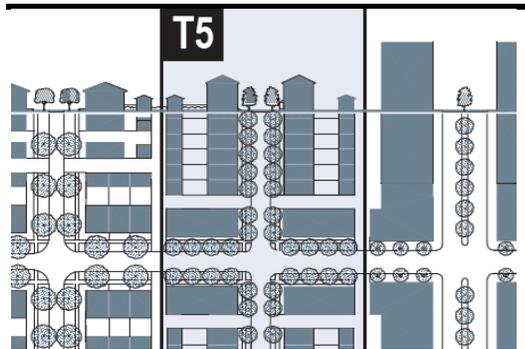
1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17d).
3. Trash containers shall be stored within the third Layer.



# T5-R



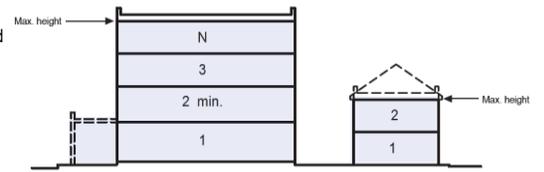
**DRAFT**



(See Table 1)

**BUILDING HEIGHT**

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. For calculation purposes, one story is up to 14 ft.
3. First Story height and upper floor height shall be a minimum of 10 ft.
4. Height shall be measured to the eave or roof deck as specified on Table 8.
5. Minimum residential finished first floor height 3 ft.



**I. BUILDING FUNCTION** (See Table 10 & Table 12)

Residential	open use
Lodging	open use
Office	open use
Retail	open use

**k. BUILDING HEIGHT** (See Table 8)

Principal Building	5 stories max.
Outbuilding	2 stories max.

**f. LOT OCCUPATION** (See Table 14f)

Lot Width	N/A
Lot Coverage	75% max.

**g. SETBACKS - PRINCIPAL BUILDING** (See Table 14g)

(g.1) Front Setback Principal	5 ft. min., 15 ft. max. <sup>1</sup>
(g.2) Front Setback Secondary	2 ft. min., 12 ft. max.
(g.3) Side Setback Detached	5 ft. min.
(g.3) Side Setback Attached	0 ft. min.
(g.4) Rear Setback	10 ft. min.*
Frontage Buildout	80% min. at setback

**h. SETBACKS - OUTBUILDING** (See Table 14h)

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

**j. PRIVATE FRONTAGES** (See Table 7)

Porch & Fence	not permitted
Stoop	permitted
Shopfront & Awning/ Marquis	permitted
Gallery	permitted
Arcade	not permitted

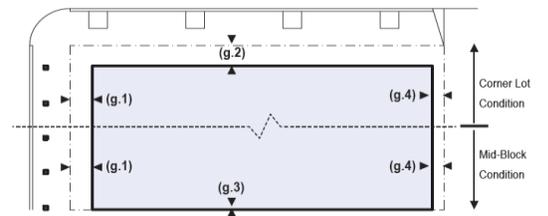
**PARKING PROVISIONS**

(See Table 10 & 11)

\* or 15 feet from center line of alley right of way or easement  
 "N" stands for any Stories above those shown, up to the maximum.  
 Refer to metrics for exact minimums and maximums.  
<sup>1</sup> 8 ft. min. along Tamiami Trail

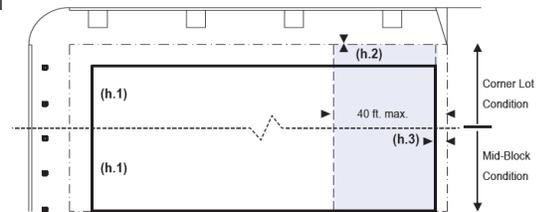
**SETBACKS - PRINCIPAL BLDG.**

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.



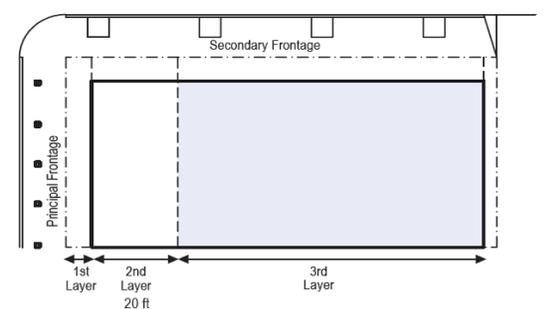
**SETBACKS - OUTBUILDING**

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



**PARKING PLACEMENT**

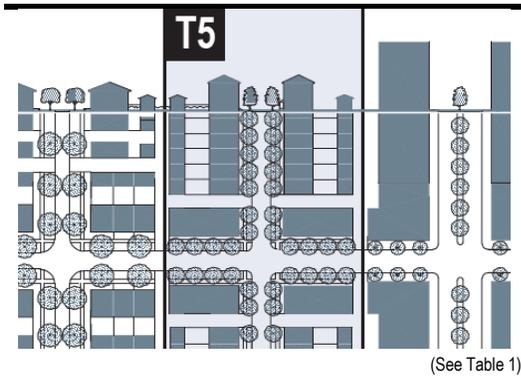
1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17d).
3. Trash containers shall be stored within the third Layer.



# T5.1-0

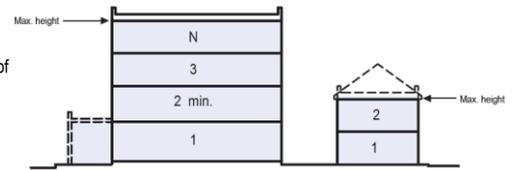


**DRAFT**



**BUILDING HEIGHT**

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. For calculation purposes, one story is up to 14 ft.
3. First story height shall be a minimum of 12 ft. and a maximum of 25 ft. The upper story height shall be a minimum of 10 ft.
4. Height shall be measured to the eave or roof deck as specified on Table 8.
5. Minimum residential finished first floor height 3 ft.



**I. BUILDING FUNCTION** (See Table 10 & Table 12)

Residential	open use
Lodging	open use
Office	open use
Retail	open use

**k. BUILDING HEIGHT** (See Table 8)

Principal Building	3 stories max.
Outbuilding	2 stories max.

**f. LOT OCCUPATION** (See Table 14f)

Lot Width	N/A
Lot Coverage	85% max.

**g. SETBACKS - PRINCIPAL BUILDING** (See Table 14g)

(g.1) Front Setback Principal	0 ft min., 10 ft max. (Along Tamiami Trail, Tuttle, Fruitville east of 301: 8 ft. min., 15 ft. max., in order to provide for sidewalk. Current sidewalk becomes cycle track. Building may have arcade or gallery encroaching First Layer.)
(g.2) Front Setback Secondary	0 ft. min., 10 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 14h)

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

**j. PRIVATE FRONTAGES** (See Table 7)

Porch & Fence	not permitted
Stoop	permitted
Shopfront & Awning/ Marquis	permitted
Gallery	permitted
Arcade	not permitted

Refer to Summary Table 14

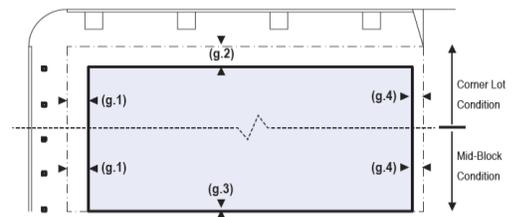
**PARKING PROVISIONS**

(See Table 10 & 11)

\* or 15 feet from center line of alley right of way or easement.  
 "N" stands for any Stories above those shown, up to the maximum.  
 Refer to metrics for exact minimums and maximums.

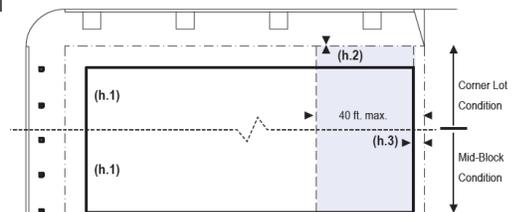
**SETBACKS - PRINCIPAL BLDG.**

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.



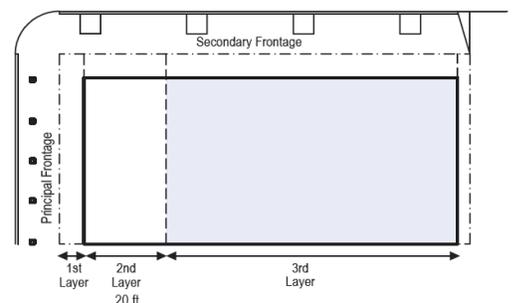
**SETBACKS - OUTBUILDING**

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



**PARKING PLACEMENT**

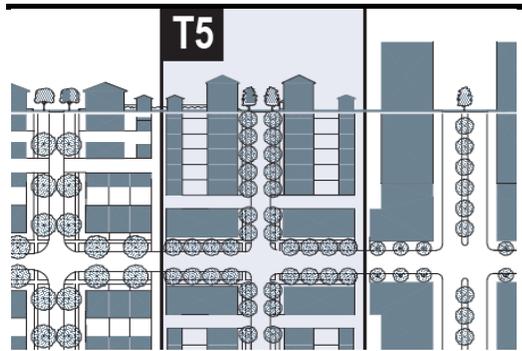
1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17d).
3. Trash containers shall be stored within the third Layer.



# T5.2-0



**DRAFT**



(See Table 1)

**I. BUILDING FUNCTION** (See Table 10 & Table 12)

Residential	open use
Lodging	open use
Office	open use
Retail	open use

**k. BUILDING HEIGHT** (See Table 8)

Principal Building	5 stories max.
Outbuilding	2 stories max.

**f. LOT OCCUPATION** (See Table 14f)

Lot Width	N/A
Lot Coverage	85% max.

**g. SETBACKS - PRINCIPAL BUILDING** (See Table 14g)

(g.1) Front Setback Principal	0 ft. min., 10 ft. max. (Along Tamiami Trail, Tuttle, Fruitville east of 301: 8 ft. min., 15 ft. max., in order to provide for sidewalk. Current sidewalk becomes cycle track. Building may have arcade or gallery encroaching First Layer.)
(g.2) Front Setback Secondary	0 ft. min., 10 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 14h)

(h.1) Front Setback Principal	40 ft. max. from rear prop.
(h.2) Side Setback	0 ft. min. or 2 ft. at corner
(h.3) Rear Setback	3 ft. max.*

**j. PRIVATE FRONTAGES** (See Table 7)

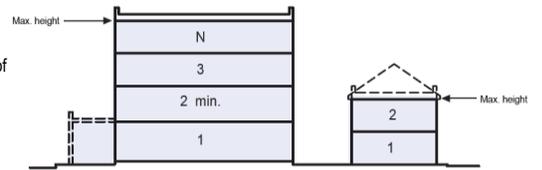
Porch & Fence	not permitted
Stoop	permitted
Shopfront & Awning/ Marquis	permitted
Gallery	permitted
Arcade	not permitted

Refer to Summary Table 14

\* or 15 feet from center line of alley right of way or easement.  
"N" stands for any Stories above those shown, up to the maximum.  
Refer to metrics for exact minimums and maximums.

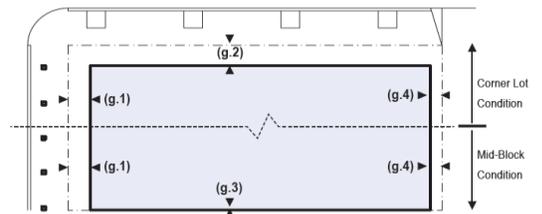
**BUILDING HEIGHT**

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. For calculation purposes, one story is up to 14 ft.
3. First story height shall be a minimum of 12 ft. and a maximum of 25 ft. The upper story height shall be a minimum of 10 ft.
4. Height shall be measured to the eave or roof deck as specified on Table 8.
5. Minimum residential finished first floor height 3 ft.



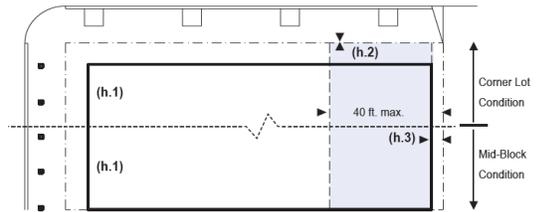
**SETBACKS - PRINCIPAL BLDG.**

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 17d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17d).
3. Trash containers shall be stored within the third Layer.

