

LDC Amendment Request

ORIGIN: Community Redevelopment Agency (CRA) Advisory Board

AUTHOR: Jean Jourdan, Project Manager

DEPARTMENT: CRA Advisory Board

AMENDMENT CYCLE # OR DATE: Cycle 1, 2007

LDC PAGE: **Beginning at LDC 1.08.02 (Gateway Triangle Mixed Use District (GTMUD) Overlay)**

LDC SECTIONS: **1.08.02, 2.03.07 & 4.02.35, 4.02.36**

CHANGE: Add language to clarify that additions or renovations to existing buildings within the C-1 through C-5 zoning districts may follow the existing LDC regulations or the GTMUD Overlay regulations; delete residential uses from the land use tables and add them under Residential Subdistricts; reduce the minimum required residential building square footage and the maximum residential building height; change build-to-line to set-back-line and make minor edits, including deletions for clarity purposes.

Revise the GTMUD Overlay map to designate lots adjacent to the GTMUD Mixed Use Subdistrict for Accessory Parking Zone consistent with the Bayshore Mixed Use Neighborhood Commercial Subdistrict. Remove the GTMUD-MXD designation from properties lying on the north side of Davis Boulevard in order to eliminate inconsistency with the Growth Management Plan.

REASON: Requested by the Bayshore/Gateway Triangle Local Advisory Board

FISCAL & OPERATIONAL IMPACTS: There are no fiscal impacts to either Collier County or the public.

RELATED CODES OR REGULATIONS:

GROWTH MANAGEMENT PLAN IMPACT: None

OTHER NOTES/VERSION DATE: This version created on August 15, 2007

Amend the LDC as follows:

1.08.01 Abbreviations

GTMUD: Gateway Triangle Mixed Use District

1.08.02 Definitions

Front Yard Build-to-Line - The line to which a **building** facade must be built, not a minimum distance.

Streetscape Zone The streetscape zone is the space between the front yard build-to-line and the property line.

2.03.07 OVERLAY ZONING DISTRICTS

N. GATEWAY TRIANGLE MIXED USE OVERLAY DISTRICT.

Special conditions for the properties in and **adjacent** to the Gateway Triangle as referenced on GTMUD Map 1; and further identified by the designation "GTMUD" on the applicable official Collier County Zoning Atlas Map or map series.

1. Purpose and Intent

The purpose and intent of this District is to encourage revitalization of the Gateway Triangle portion of the Bayshore / Gateway Triangle Redevelopment Area with Traditional Neighborhood Design (TND) projects. TNDs are typically human-scale, pedestrian-oriented, interconnected projects with a mix of residential and commercial uses such as including retail, office and civic amenities and residential that complement each other. Residential uses are often located above commercial uses, but can be a separate area of residential only with close proximity to commercial uses. An interconnected **street** system is the basis for the transportation network. When possible, **Buildings** are located near the street with on **street** parking and off **street** parking on the side or in the rear of the **parcel**.

This District is intended to: revitalize the commercial and residential **development**, encourage on street parking and shared parking facilities and provide appropriate landscaping and buffering between the various types of uses; and protect and enhance the nearby Shadowlawn residential neighborhood. The types of uses permitted are hotels, retail, office, personal service and residential uses.

2. Applicability

- a. These regulations shall apply to the Gateway Triangle Mixed Use Overlay District as identified on GTMUD Map 1 and further identified by the designation "GTMUD" on the applicable official Collier County Zoning Atlas Maps. Except as otherwise provided by ~~in~~ this section of the LDC, all ~~other~~ uses, dimensional and **development** requirements shall be as required in the applicable underlying zoning classification.
- b. Existing Planned Unit **Developments** (PUDs) are not subject to the Gateway Triangle Mixed Use District requirements; however, PUD applications submitted, and found sufficient, after March 3, 2006 are included in the Gateway Triangle Overlay District and must comply with the requirements stated herein.
- c. Amendments or boundary changes to PUDs that existed prior to March 3, 2006 are not subject to the Gateway Triangle Overlay District requirements.
- d. Property owners may follow existing Collier County Land Development Code regulations of the underlying zoning classification, or may elect to develop/redevelop under the mixed use provisions of the GTMUD Mixed Use (MXD) Subdistrict of this overlay, through a **mixed use project approval** from the BCC. However, in either instance, GTMUD site **development** standards are applicable to all new development, as provided for in section 2.03.07 N.6.d. of this Code.

- e. Renovations to the interior or exterior of nonconforming buildings in the C-1 through C-5 zoning districts shall be in accordance with section 9.03.00. of the LDC.

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4. Bonus **Density** Pool Allocation

Under the Collier County Future Land Use Element, 388 bonus **density** units are available for reallocation within the Bayshore/Gateway Triangle Redevelopment Overlay. The County Manager or designee will track the Bonus **Density** Pool balance as the units are used. These 388 bonus **density** units may be allocated between this GTMUD overlay and the Bayshore Mixed Use Overlay District (BMUD), and shall only be allocated through the **MUP approval process**.

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6. Gateway Triangle Mixed Use District (GTMUD) Subdistricts

- a. Mixed Use Subdistrict (GTMUD-MXD). The purpose and intent of this subdistrict is to provide an option to current and future property owners by encouraging a mixture of low intensity commercial and residential uses on those parcels with frontage on US 41, the south side of Davis Boulevard, and west of Airport-Pulling Road. Included also is the “mini triangle” formed by US 41 on the South, Davis Boulevard on the North and Commercial Drive on the East. **Developments** will be pedestrian-oriented and reflect **building** patterns of traditional neighborhood design.

For mixed use projects only, subject to the **MUP approval process** in Sec. 2.03.07.1.3., refer to Tables 1 and 2 for permitted uses. Otherwise, permitted uses are in accordance with the underlying zoning district.

- b. Residential Subdistrict (GTMUD-R). The purpose of this Subdistrict is to encourage the development in the Shadowlawn neighborhood a mixture of residential housing types. ~~Refer to Tables 1 and 2 for permitted uses in this Subdistrict.~~

- i. Permitted uses. The following uses are allowed in the GTMUD Residential Subdistrict.

- a) Residential Uses:

- 1. Single-Family Dwelling Units;
 - 2. Two-Family Dwelling Units;

- 3. Townhouses; and
- 4. Multi-family Dwelling Units.

- b) Essential Services as provided for in section 2.01.03.
- c) Parks, Public or Private, Play Areas and Playgrounds
- d) Museums and Art Galleries
- e) Parochial Schools – Public or Private
- f) Schools, public

ii. **Accessory uses.**

- a) Garages-residential
- b) Guesthouses
- c) Swimming pools-private
- d) Play areas and playgrounds

iii. **Conditional Uses:**

- a) Bed & Breakfast facilities
- b) Schools, private
- c) **Churches**

- c. Mixed Use Activity Center Subdistrict. Portions of the Gateway Triangle Mixed Use District coincide with *Mixed Use Activity Center #16* designated in the Future Land Use Element (FLUE) of the Collier County Growth Management Plan. **Development** standards in the activity center is governed by requirements of the underlying zoning district requirements and the mixed use activity center subdistrict requirements in the FLUE, except for site **development** standards as stated in Chapter 4.02.35 of this Code.
- d. All Subdistricts. **Development** within all Subdistricts of the GTMUD shall be subject to the site **development** standards as stated in sections 4.02.35 and 4.02.36, as applicable. The subdistrict site **development** standards shall also apply to property developed in conformance with the underlying zoning classification.

Table 1. Permissible Land Uses in Each GTMUD Subdistrict

P= permitted GTMUD E = permitted with certain exceptions Blank cell = prohibited (also see table of conditional and accessory uses) Land Use Type or Category	SIC Code	GATEWAY TRIANGLE MIXED USE OVERLAY DISTRICT	Mixed Use Subdistrict (MXD)	Residential Subdistrict (R)
Accounting Services	8721		P	
Administrative Service Facilities				
Adult Day Care Facilities & Centers	8322			
Agricultural Activities				
Agricultural Outdoor Sales				
Agricultural Services	0741, 0742, 0752-0783			
Agricultural Services	0711, 0721, 0722-0724, 0762, 0782, 0783			
Agricultural Services	0723			
Aircraft and Parts	3721-3728			
Airport - General Aviation				
Amusement & Recreation Services	7911, 7991			
Amusement & Recreation Services	7999 tourist guides only			
Ancillary Plants				
Apparel & Other Finished Products	2311-2399			
Apparel & Accessory Stores	5611-5699		P	
Appraisers			P	
Architectural, Engineering, Surveying Services	0781, 8711-8713		P	
Assisted Living Facilities				
Attorney Offices & Legal Services	8111		P	
Auctioneering Service, Auction Rooms and Houses	7389, 5999			
Auto and Home Supply Store	5531		P	
Automobile Parking	7521		P	
Automotive Repair, Services, and Parking	7514, 7515, 7521, 7542			
Automotive Repair, Services, and Parking	7513-7549			
Automotive Services				

<p>P= permitted GTMUD</p> <p>E = permitted with certain exceptions</p> <p>Blank cell = prohibited (also see table of conditional and accessory uses)</p> <p>Land Use Type or Category</p>	<p>SIC Code</p>	<p>GATEWAY TRIANGLE MIXED USE OVERLAY DISTRICT</p>	<p>Mixed Use Subdistrict (MXD)</p>	<p>Residential Subdistrict (R)</p>
Automotive Dealers and Gasoline Service Stations	5511, 5531, 5541, 5571, 5599			
Barber Shops or Colleges	7241			
Beauty Shops or Schools	7231			
Biking Trails				
Bowling Centers	7933			
Building Construction	1521-1542			
Building Materials	5211-5261			
Building Materials, Hardware, Garden Supplies	5231 - 5261			
Business Associations	8621			
Business Repair Service			P	
Business Services	7311, 7313, 7322-7331, 7338, 7361, 7371, 7372, 7374-7346, 7379		P	
Business Services	7311-7313, 7322-7338, 7361-7379, 7384, <u>7389</u>		P	
Business Services	7311, 7313, 7322-7338, 7384			
Business Services	7311-7313, 7322-7338, 7361-7379, 7384, 7389		P	
Business Services	7311-7319, 7352, 7359, 7361-7397, 7389-7342, 7349, 7353			
Business Services	7311-7353, 7359			
Business Services	7312, 7313, 7319, 7334-7336, 7342-7389			
Business Services	7311			
Business Services	7312, 7313, 7319, 7331, 7334-7336, 7342, 7349, 7352, 7361, 7363, 7371-7384, 7389			
Business Services	7311, 7313, 7322-7331,			

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	7335-7338, 7361, 7371, 7374-7376, 7379			
Business/Office Machines				
Canoe Rental				
Canoeing Trails				
Care Units			P	
Carwashes	7542			
Category II Group Care Facilities				
Child Care - Not for Profit				
Child Day Care Services	8351			
Churches & Places of Worship				P
Civic and Cultural Facilities				
Collection/Transfer Sites				
Commercial Printing	2752			
Communications	4812-4841			
Communications	4812-4899			
Communication Towers				
Construction				
Construction - Heavy				
Construction - Special Trade Contractors	1711-1793, 1796, 1799			
Construction - Special Trade Contractors	1711-1799			
Continuing Care Retirement Communities				
Depository Institutions	6011-6099, <u>6111-6163</u>			
Depository Institutions	6011, 6019, 6081, 6082			
Depository Institutions	6021-6062, 6091, 6099, 6111-6163			
Depository Institutions	6021-6062			
Drinking Establishments and Places	5813		P	
Drug Stores	5912			
Drugs and Medicine	2833-2836			

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Duplexes				
Dwelling Units			P	P
Eating Establishments and Places	5812		P	
Educational Plants			P	
Educational Services	8211-8231			
Educational Services	8243-8249			
Educational Services	8221-8299			
Educational Services	8211-8244, <u>8221-8299</u>			
Electronic Equipment & Other Electrical Equipment	3612-3699			
Engineering, Accounting, Management and Related Services	8711-8748		P	
Engineering, Accounting, Management and Related Services	8711-8713			
Equestrian Paths				
Essential Services ¹			P	P
Excavation				
Fabricated Metal Products	3411-3479, 3419-3499			
Fairgrounds				
Family Care Facilities				
Fishing Piers				
Fishing/Hunting/Trapping	0912-1919			
Fixture Manufacturing				
Food Manufacturing	2034, 2038, 2053, 2064, 2066, 2068, 2096, 2098, 2099			
Food Products	2011-2099			
Food Stores	5411, 5421-5499		P	
Food Stores	5411-5499		P	
Fraternal Organizations				
Funeral Services and Crematories	7261			

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Furniture & Fixtures Manufacturing	2511-2599			
Gasoline Services Stations	5541, 5511-5599		P	
General Contractors	1521-5261			
General Merchandise Stores	5311-5399		P	
Glass and Glazing Work	1793			
Golf Courses				
Government Offices/Buildings	9111-9222, 9224-9229, 9311, 9411-9451, 9511-9532, 9611-9661			
Group Care Facilities			P	
Gunsmith Shop	7699			
Hardware Stores	5251		P	
Health Food Stores				
Health Services	8011-8049		P	
Health Services	8011-8049, 8082		P	
Health Services	8051-8059, 8062-8069, 8071, 8072, 8092-8099			
Heavy Construction	1611-1629			
Hiking Trails				
Home Furniture, Furnishings, Equipment Store	5713-5719, 5731-5736		P	
Home Furniture, Furnishings, Equipment Store	5712-5736		P	
Home Supply Store	5531		P	
Hotels and Motels	7011, 7021, 7041		P	
Hotels and Motels	7011			
Houseboat Rental	7999			
Individual & Family Social Services			P	
Industrial Inorganic Chemicals	2812-2819			
Industrial, Commercial, Computer Machinery and Equipment	3511-3599			
Insurance Agencies, Brokers, Carriers	6311-6399, 6411		P	
Insurance Agencies, Brokers, Carriers	6311-6361, 6411			

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Insurance agents, brokers, and service, including Title Insurance	6361 and 6411			
Investment/Holding Offices	6712-6799			
Job Training & Vocational Services	8331			
Justice, Public Order & Safety	9221, 9222, 9229			
Labor Unions	8631			
Labor Pool	7363			
Lakes Operations	7999			
Large Appliance Repair Service	7623		P	
Leather Products	3131-3199			
Libraries	8231			
Local and Suburban Transit	4111-4121			
Local and Suburban Transit	4131-4173			
Lumber and Wood Products	2426, 2431-2499			
Management & Public Relations	8741-8743, 8748		P	
Management Services	8711-8748		P	
Marinas	4493, 4499		P	
Measuring, Analyzing and Controlling Instruments	3812-3873			
Medical and Optical Goods	3812-3873			
Medical Laboratories and Research & Rehabilitation Centers	8071, 8072, 8092, 8093			
Membership Organizations	8611-8699		P	
Membership Organizations	8311, 8631			
Membership Organizations	8611			
Membership Organizations	8611, 8621			
Misc. Manufacturing Industries	3911-3999			
Miscellaneous Plastic Products				
Miscellaneous Repair Service	7629-7631		P	
Miscellaneous Repair Service	7622-7641, 7699			
Miscellaneous Repair Service	7622-7699			
Miscellaneous Retail Services	5912, 5942-5961		P	

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Miscellaneous Retail Services	5912-5963		P	
Miscellaneous Retail Services	5912-5963 , 5992-5999			
Miscellaneous Retail Services	5912, 5932-5949, 5942-5961, 5992-5999			
Mobile Home Dealers	5271			
Mobile Homes				
Modular Built Homes				
Motion Picture Production	7812-7819			
Motion Picture Theaters	7832			
Motor Freight Transportation and Warehousing	4225			
Motor Homes				
Multi-Family Dwellings			P	P
Museums and Art Galleries	8412		P	
Nature Preserves				
Nature Trails				
Non-Depository Credit Institutions	6141-6163		P	
Non-Depository Credit Institutions	6111-6163		P	
Non-Depository Institutions	6011-6163			
Non-Depository Institutions	6011, 6019, 6081, 6082			
Non-Depository Institutions	6011, 6019, 6021-6062, 6082, 6091, 6099, 6111-6163			
Nursing Homes	8051, 8052, 8249		P	
Office Machine Repair Service	7629-7631		P	
Oil & Gas Exploration				
Open Space				
Outdoor Storage Yard				
Paint, Glass, Wallpaper Stores	5231		P	
Paper and Allied Products	2621-2679			
Park Model Travel Trailers				

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Park Service Facilities				
Parking Facilities			P	
Parking Services			P	
Parks, Public or Private				
Parochial Schools – Public or Private				P
	8211			
Party Fishing Boats Rental	7999			
Personal Services	7291 <u>7212, 7215, 7221-7251</u>		P	
Personal Services	7212-7215, 7221-7251, 7291			
Personal Services	7212, 7215, 7221-7251		P	
Personal Services	7212, 7291			
Personal Services	7211, 7212, 7215, 7216, 7291, 7299 ²		E ²	
Personal Services	7215, 7217, 7219, 7261, 7291-7299			
Personal Services	7211-7219, <u>7231, 7261, 7291, 7299</u>			
Personal Services	7215-7231, 7241			
Personal Services	7221, 7291			
Photographic Goods	3812-3873			
Photographic Studios	7221		P	
Physical Fitness Facilities	7991		P	
Physical Fitness Facilities				
Pickup Coaches				
Plant and Wildlife Conservancies				
Plastic Materials & Synthetics	2821, 2834			
Play Areas and Playgrounds				
Pleasure Boat Rental				
Printing and Publishing Industries	2711, 2712			
Printing and Publishing Industries	2711-2796			

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Professional Offices	6712-6799, 6411, 96311-6399, 6531, 6541, 6552, 6553, 8111			
Professional Organizations	8631			
Public Administration	9111-9199, 9229, 9311, 9411-9451, 9511-9532, 9611-9661			
Public Service Facilities - Essential				
Railroad Transportation	4011, 4013			
Real Estate	6531-6541		P	
Real Estate	6521-6541			
Real Estate	6512			
Real Estate	6512-6514, 6519, 6531- <u>6553-6540</u>			
Real Estate Brokers and Appraisers	6531			
Real Estate Offices	6531, 6541, 6552, 6553			
Recreational Service Facilities				
Recreational Services - Indoor	7911-7941, 7991-7993, 7999			
Recreational Uses				
Recreational Vehicles				
Rehabilitative Centers	8093			
Repair shops and related services, not elsewhere classified	7699 ³			
Research Centers	8093			
Research Services	8732			
Residential uses				
Retail Nurseries, Lawn and Garden	5261			
Rubber and Misc. Plastic Products	3021, 3052, 3053			
Safety Service Facilities				
Schools, public				P
Schools - Vocational	8243-8299			
Security Brokers, Dealers, Exchanges,	6211-6289		P	

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Services				
Shoe Repair Shops or Shoeshine Parlors	7251		P	
Shooting range, indoor	7999			
Single Family Dwellings				P
Social Services	8322-8399			
Stone, Clay, Glass and Concrete Products	3221, 3251, 3253, 3255-3273, 3275, 3281			
Storage				
Synthetic Materials	2834			
Testing Services				
Textile Mill Products	2211-2221, 2241-2259, 2273-289, 2297, 2298			
Timeshare Facilities				
Title abstract offices	6541			
Tow-in Parking Lots	7514, 7515, 7521			
Townhouses			P	P
Transportation by Air	4512-4581			
Transportation Equipment	3714, 3716, 3731, 3732, 3751, 3761, 3764, 3769, 3792, 3799			
Transportation Services	4724-4783, 4789			
Travel Agencies	4724			
Travel Trailers	5561			
Two-Family Dwelling				P
United States Postal Service ⁴	4311		E ⁴	
Veterinarian's Office ⁵	0742		E ⁵	
Veterinarian's Office	0752		P	
Videotape Rental ⁶	7841		E ⁶	
Vocational Rehabilitation Services	8331			
Welding Repair	7692			
Wholesale Trade	5148			

P= permitted GTMUD E = permitted with certain exceptions Blank cell = prohibited (also see table of conditional and accessory uses) Land Use Type or Category	SIC Code	GATEWAY TRIANGLE MIXED USE OVERLAY DISTRICT	Mixed Use Subdistrict (MXD)	Residential Subdistrict (R)
Wholesale Trade - Durable Goods	5021, 5031, 5043-5049, 5063-5078, 5091, 5092, 5094-5099			
Wholesale Trade - Nondurable Goods	5111-5159, 5181, 5182, 5191			
Wildlife Conservancies	9512			
Wildlife Management	0971			
Wildlife Refuge/Sanctuary				
Wildlife Sanctuaries				
Watches/Clocks	3812-3873			

1 For requirements pertaining to Essential Services, see section 2.01.03 of this Code.

2 Group 7299 uses limited to babysitting bureaus, clothing and costume rental, dating service, depilatory salons, diet workshops, dress suit rental, electrolysis, genealogical investigation service, and hair removal.

3 Antique repair and restoration, except furniture and automotive only, bicycle repair shops only, rod and reel repair.

4 Excludes major distribution center.

5 Excludes outdoor kenneling.

6 Limited to 1,800 square feet of gross FLOOR AREA.

Table 2. Land Uses that May be Allowed in GTMUD Subdistricts as Accessory or Conditional Uses.

C = conditional use

A = accessory use

ACCESSORY AND CONDITIONAL USES	SIC Code	GTMUD – MXD	GTMUD-R

C = conditional use
A = accessory use

ACCESSORY AND CONDITIONAL USES	SIC Code	GTMUD – MXD	GTMUD-R
Administrative or service building			
Adult day care	8322		
Agricultural: animal & livestock breeding, exotic aquaculture, aviary, dairy or poultry plant, egg production, exotic animals, ranching, or wholesale reptile breeding			
Agricultural			
Agricultural services	0741, 0742, 0752-0783		
Amusement & recreation services	7911		
Amusement & recreation services	7911-7941, 7991-7993, 7997, 7999		
Amusement & recreation services	7948, 7992, 7996, 7999		
Ancillary plants		C	
Animal control			
Aquariums	8422		
Archery ranges	7999		
Assisted living facilities			

C = conditional use
 A = accessory use

ACCESSORY AND CONDITIONAL USES	SIC Code	GTMUD – MXD	GTMUD-R
Automotive dealers and gasoline service stations	5521, 5551, 5561, 5599		
Automotive rental/leasing	7513, 7519		
Beach chair, bicycle, boat or moped rentals			
Bed & breakfast facilities	7011		C
Boathouses			
Boat ramps			
Boat yards		C	
Botanical garden	8422	C	
Bottle clubs	5813		
Camping cabins			
Care Units			
Caretaker's residence		A	
Category II group care facilities			
Cemeteries			
Chemical products	2812-2899		
Child day care	8351	C	
Churches Churches & places of worship	8661		
Civic & cultural facilities			

Text underlined is new text to be added.
 Text strikethrough is current text to be deleted.
Bold text indicates a defined term

C = conditional use
 A = accessory use

ACCESSORY AND CONDITIONAL USES	SIC Code	GTMUD – MXD	GTMUD-R
Clam nurseries			
Cluster development			
Cocktail lounges	5813		
Collection/transfer sites			
Commercial uses			
Communications	4812-4841		
Communication towers			
Community centers			
Community theaters	7922		
Concrete or asphalt plants			
Continuing care/retirement centers			
Convenience stores	5411		
Dancing establishments & staged entertainment			
Depository institutions	6011-6099	C	
Detention facilities			
Docks			

C = conditional use
A = accessory use

ACCESSORY AND CONDITIONAL USES	SIC Code	GTMUD – MXD	GTMUD-R
Drinking establishments	5813		
Driving ranges			
Earthmining			
Eating establishments	5812		
Education services	8211-8222	C	
Education facilities; public & private schools	8211-8231	C	
Electric generating plants			
Electric, gas, & sanitary services	4911-4971		
Excavation			
Extraction related processing and production			
Fabricated metal products	3482-3489		
Farm labor housing			
Farm product raw materials	5153-5159		
Field crops			
Fishing/hunting/trapping	0912-1919		
Food products	2011, 2048		
Food service			

C = conditional use
 A = accessory use

ACCESSORY AND CONDITIONAL USES	SIC Code	GTMUD – MXD	GTMUD-R
Food stores (over 5,000 s.f.)	5411-5499		
Fraternal lodges, private club, or social clubs		C	
Fuel dealers	5983-5989		
Fuel facilities			
Funeral services & crematories	7261	C	
Gas generating plants			
Garage-residential			A
Gift shops	5947		
Golf club house			
Golf course			
Golf driving range			
Group care units			
Guesthouses			A
Health services	8011		
Homeless shelters	8322		
Hospitals	8062-8069		
Hotels and motels	7011, 7021, 7041		
Hunting cabins			
Incinerators			
Jails			

C = conditional use
A = accessory use

ACCESSORY AND CONDITIONAL USES	SIC Code	GTMUD – MXD	GTMUD-R
Justice, public order & safety	9211-9224		
Kennels & kenneling	0742, 0752		
Kiosks			
Leather tanning & finishing	3111		
Livestock			
Local and suburban transit	4111-4121		
Local and suburban transit	4131-4173		
Lumber and wood products	2411-2421, 2429		
Maintenance areas		C	
Major maintenance facilities			
Marina	4493, 4499		
Mental health facilities			
Merchandise – outdoor sales			
Miniature golf course	7999		
Model homes and model sales centers			
Motion picture theaters	7833		
Motor freight transportation and warehousing	4212, 4213- 4225, 4226		

C = conditional use
 A = accessory use

ACCESSORY AND CONDITIONAL USES	SIC Code	GTMUD – MXD	GTMUD-R
Motor freight transportation and warehousing	4225, 4226		
Noncommercial boat launching ramps			
Nursery – retail	5261		
Nursing and personal care facilities	8062	C	
Nursing homes			
Oil and gas extraction	1321, 1382		
Oil & gas field development and production			
Outdoor display		C	
Packinghouse			
Paper and allied products	2611		
Personal services	7291	C	
Petroleum refining and related	2911-2999		
Pistol or rifle range			
Play areas and playgrounds			A
Poultry raising (small)			
Primary metal industries	3312-3399		
Private boathouse and docks			
Private clubs			
Private landing strips			
Pro shops (large)			

C = conditional use
 A = accessory use

ACCESSORY AND CONDITIONAL USES	SIC Code	GTMUD – MXD	GTMUD-R
Pro shops (small)			
Recreational facilities			
Recreational services			
Refuse systems	4953		
Rehabilitative centers	8093		
Repair or storage areas			
Residential uses			
Resource recovery plant			
Restaurant (small) or snack shop	5812		
Restaurant (large)	5812		
Retail shops or sales			
Rubber and misc. Plastic products	3061-3089		
Sanitary landfills			
Sawmills			
Schools, public or private			
Schools, private			<u>C</u>
Schools, vocational	8243-8299		
Service facilities			
Slaughtering plants	2011		
Social association or clubs	8641	C	

C = conditional use
 A = accessory use

ACCESSORY AND CONDITIONAL USES	SIC Code	GTMUD – MXD	GTMUD-R
Social services	8322-8399		
Soup kitchens			
Sports instructional camps or schools			
Staged entertainment facility			
Stone, clay, glass and concrete products	3211, 3221, 3229, 3231, 3241, 3274, 3291-3299		
Swimming pools - public			
Storage, enclosed			
Tennis facilities			
Textile mill products	2231, 2261- 2269, 2295, 2296		
Transfer stations	4212		
Veterinarian's office	0741-0742		
Wholesale trade – durable goods	5015, 5051, 5052, 5093		
Wholesale trade – nondurable goods	5162, 5169, 5171, 5172, 5191		
Zoo			7

4.02.35 DESIGN STANDARDS FOR DEVELOPMENT IN THE GTMUD- MIXED USE SUBDISTRICT (MXD)

4.02.35 DESIGN STANDARDS FOR DEVELOPMENT IN THE GTMUD- MIXED USE SUBDISTRICT (MXD)

A. Dimensional Standards

Table 1. Design Standards for the GTMUD Mixed Use Subdistrict

Design Standards Mixed Use Subdistrict	
Front streetscape zone	Davis Boulevard, US 41, Airport-Pulling Road and Commercial Drive
16 Feet Measured from back of curb to front yard build-to-line set back line , which includes existing sidewalk area See GTMUD Figure 1	If no curb exists as on Commercial Drive the front streetscape zone shall be <u>minimum of 6.5 feet</u> from the front property line. The front streetscape zone shall also apply to any new buildings or structures in the C-1 through C-5; Zoning Districts which under lay the GTMUD Mixed Use Subdistrict. Steps, and or ramps may encroach in to the streetscape zone but no more than 3 feet.
Front yard build-to-line set back line	Sixteen feet measured from back of curb. If no curb exists as on Commercial Drive the front yard build-to-line set back line shall be <u>a minimum of 6.5 feet</u> from the front property line.
The front yard set back line build-to-line shall apply to any new buildings or structures in the C-1 through C-3 C-5 Zoning Districts which under lay the GTMUD Mixed Use Subdistrict. Properties developed in conformance with underlying C-4 and C-5 zoning classifications are restricted to building set-backs per section 4.02.01 A. Table 2.1	1. The front yard build-to-line set back line shall mean that line to which a building facade must be built, not a minimum distance. 2. A minimum of 70 percent of the building's front façade shall be placed on the front yard build-to-line set back line . The additional front façade has to be recessed a minimum of 3 feet from the front yard build-to-line set-back-line . 1. 3. A minimum 10 feet Step Back from the Front Build-to-Line façade is required at the third floor and above.

	Other Streets in Mixed Use Subdistrict
front yard set back line build-to-line	At the Front Property Line.
<p>The front yard build-to-line set back line shall apply to any new buildings or structures in the C-1 through C-3 C-5 Zoning Districts which under lay the GTMUD Mixed Use Subdistrict.</p> <p><u>Properties developed in conformance with underlying C-4 and C-5 zoning classifications are restricted to building set-backs per section 4.02.01 A. Table 2.1</u></p>	<p>1. The Ffront Build-to-Line shall mean that line to which a building facade must be built, not a minimum distance. The front yard setback line shall be 6.5 feet.</p> <p>2. A minimum of 70 percent of the building's front facade at the ground level shall be placed on the front set back line yard build-to-line. The additional remainder of the front facade must be recessed a minimum of 3 feet back from the front yard build-to-line.</p> <p>3 2. A minimum 10 feet step-back from the front facade yard build-to-line is required at the third floor and above.</p>
Minimum setbacks	
Side yards – abutting residential	10 feet
Side yards – all other	0 or 10 feet minimum
Rear yard	0-5 feet
Waterfront ¹⁸	25 feet setback
Minimum building separation	0 or 10 Feet
Maximum residential density	<p>1. For a mixed use project, 12 units per acre in the “Mini Triangle” defined by US 41 East, Davis Boulevard and Commercial Drive. These bonus density units are not deducted from the Bonus Density Pool.</p> <p>2. For a mixed use project, 12 units per acre to include all areas of the Mixed Use Subdistrict except:</p> <ul style="list-style-type: none"> • North side of Davis Boulevard • East side of Airport Pulling Road <p>For these excepted areas, three units per acre, or as may be allowed by a rezoning pursuant to the Future Land Use Element.</p> <p>3. Residential only projects (not part of a mixed use development), per the underlying zoning district, or as may be allowed by a rezoning pursuant to the Future Land Use Element.</p>
Minimum floor area	700 square foot gross floor area for each building on the ground floor.
Minimum lot area	80,000 Square feet
Minimum lot width	400 feet
Building footprint	A building with only commercial use is limited to a maximum building footprint of 20,000 square feet, except in Mini Triangle maximum limit is 30,000 square feet.

Building height of story	14 feet of building height equals one story
Maximum height of buildings structures	
Properties developed in conformance with underlying C-4 and C-5 zoning classifications are restricted to maximum building height per section 4.02.01 A. Table 2.	
Commercial use only buildings Maximum actual height of buildings structures = 56 feet.	42 feet not to exceed 3 stories or 42 feet to bottom of building eave or top of a flat built-up roof, measured to first finished floor elevation, by NFIP standards. Parapets on flat roof can be no more than 5 feet in height.
Residential use only buildings structures = 56 feet.	42 feet not to exceed 3 stories or 42 feet or 4 stories or 56 feet if fronting on US 41, measured to building eave or top of a flat built-up roof, measured from the first floor elevation, by NFIP standards. Parapets on flat roof can be no more than 5 feet in height.
Mixed-use residential over commercial use buildings structures = 70 feet.	56 feet not to exceed 4 stories or 56 feet measured to building eave or top of a flat built-up roof, measured to first finished floor elevation, by NFIP standards. Parapets on flat roof can be no more than 5 feet in height.
Hotel / Motel Maximum actual height of buildings structures = 70 feet.	56 feet not to exceed 4 stories or 56 feet measured to building eave or top of a flat built-up roof, measured to first finished floor elevation, by NFIP standards. Parapets on flat roof can be no more than 5 feet in height.
"Mini Triangle" Mixed Use Project Maximum actual height of buildings structures = 126 feet.	112 feet not to exceed 8 stories or 112 feet to building eave or top of a flat built-up roof, measured to first finished floor elevation, by NFIP standards. Parapets on flat roof can be no more than 5 feet in height.
Mixed use building uses	Only first two floors can be used for commercial uses.
Ceiling height	
	The first floor ceiling height shall be no less than 12 feet and no more than 18 feet in height for commercial uses from the finished floor to the finished ceiling and shall be limited to commercial uses only.

<u>Design standards for Mixed Use Projects on Davis Boulevard (south side), US Hwy 41, Airport-Pulling Road and Commercial Drive</u>	
<p><u>Front streetscape zone for new construction</u></p> <p><u>See GTMUD Figure 1</u></p>	<p><u>16 Feet Measured from back of curb into front yard, which includes existing sidewalk area.</u></p> <p><u>1. If no curb exists, as on Commercial Drive, the front streetscape zone shall begin a minimum of 6.5 feet from the front property line into the right of way.</u></p> <p><u>2. The front streetscape zone shall also apply to any new buildings or structures in the C-1 through C-3 Zoning Districts which underlay the GTMUD Mixed Use Subdistrict.</u></p> <p><u>3. Properties developed in conformance with the underlying C-4 and C-5 zoning classifications are restricted to building setbacks per section 4.02.01 A. Table 2.1.</u></p> <p><u>4. Steps, and or ramps may encroach into the streetscape zone but no more than 3 feet.</u></p>
<p><u>Front yard set back</u></p>	<p><u>Sixteen feet measured from back of curb. If no curb exists as on Commercial Drive the front yard set back shall be a minimum of 6.5 feet from the front property line into the property.</u></p> <p><u>1. The front yard setback shall also apply to any new buildings in the C-1 through C-3 zoning districts which underlay the GTMUD Mixed Use Subdistrict.</u></p> <p><u>2. Properties developed in conformance with the underlying C-4 and C-5 zoning classifications are restricted to building setbacks per section 4.02.01 A. Table 2.1.</u></p> <p><u>3. A minimum 10 feet step-back from the front façade on the first and second stories is required at the third story and above.</u></p>

<u>Minimum setbacks for mixed use projects for other streets</u>	
<u>Front setback</u>	<p><u>10 feet</u></p> <p>1. <u>The front setback shall also apply to any new buildings in the C-1 through C-3 zoning districts which underlay the GTMUD Mixed Use Subdistrict.</u></p> <p>2. <u>Properties developed in conformance with the underlying C-4 and C-5 zoning classifications are restricted to building setbacks per section 4.02.01 A. Table 2.1.</u></p> <p>3. <u>A minimum 10 feet step-back from the front façade is required at the third floor and above.</u></p>
<u>Side yards - abutting residential</u>	<u>10 feet</u>
<u>Side yards - all other</u>	<u>10 feet minimum</u>
<u>Rear yard</u>	<u>5 feet</u>
<u>Waterfront¹⁸</u>	<u>25 feet setback</u>
<u>Minimum floor area</u>	<u>700 square foot gross floor area for each unit, residential and commercial.</u>
<u>Minimum building separation</u>	<u>10 Feet</u>

Dimensional standards:	
Minimum lot area	80,000 Square feet
Minimum lot width	400 feet
Building footprint	<u>A building with commercial use only is limited to a maximum building footprint of 20,000 square feet, except in the "Mini Triangle", defined by US 41 East, Davis Boulevard and Commercial Drive, where the maximum limit is 30,000 square feet.</u>
Maximum height	
<u>Commercial use only: Maximum height of buildings</u> <u>Residential use only: Maximum height of buildings</u> <u>Mixed-use: Residential on top of commercial uses</u> <u>Maximum height of buildings Hotel/Motel</u> <u>Mini Triangle" Mixed Use Project Maximum height of buildings</u> <u>Maximum height of buildings.</u>	<u>42 feet, not to exceed 3 stories</u> <u>42 feet, not to exceed 3 stories</u> <u>56 feet, not to exceed 4 stories</u> <u>56 feet, not to exceed 4 stories</u> <u>112 feet, not to exceed 8 stories</u> <u>The maximum building height of properties developed in conformance with underlying C-4 and C-5 zoning classifications shall be as required by section 4.02.01 A. Table 2.</u>
<u>Mixed use building uses</u>	<u>Only first two floors can be used for commercial uses.</u>
<u>Ceiling height</u>	<u>The first floor ceiling shall be no less than 12 feet and no more than 18 feet in height from the finished floor to the finished ceiling and shall be limited to commercial uses only.</u>

<p><u>Maximum density</u></p>	<p>1. <u>For a mixed use project, 12 units per acre in the “Mini Triangle,” defined by US 41 East, Davis Boulevard and Commercial Drive. These bonus density units are not deducted from the Bonus Density Pool.</u></p> <p>2. <u>For a mixed use project, 12 units per acre to include all areas of the Mixed Use Subdistrict except:</u></p> <ul style="list-style-type: none"> ▪ <u>North side of Davis Boulevard</u> ▪ <u>East side of Airport-Pulling Road</u> <p><u>For these excepted areas, three units per acre, or as may be allowed by a rezoning pursuant to the Future Land Use Element.</u></p> <p>3. <u>Residential only projects (not part of a mixed use development), per the underlying zoning district, or as may be allowed by a rezoning pursuant to the Future Land Use Element.</u></p>
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B. Regulations For Outdoor Display And Sale Of Merchandise.

1. No automatic food and/or drink vending machines or public pay phones are permitted outside of any **structure**.
2. Newspaper vending machines will be limited to two machines per project site and, which can be individual **building** or a multiple **building development** and shall be permanently affixed (not portable).
3. Outdoors display and sale of merchandise, within **front yards** on improved properties, are permitted subject to the following provisions:
4. The outdoor display/sale of merchandise is limited to the sale of comparable merchandise sold on the premises.

C. ~~Parking Standards For Mixed Use Projects~~

Property developed in conformance with underlying zoning classifications shall meet the parking space requirements per section 4.05.03 and 4.05.04 of this Code

1. Mixed Use Projects

- a. Four (4) spaces per 1,000 square feet of floor area open to the general public for commercial use.
- b. Minimum one and one half (1.5) parking spaces for each residential unit.
- c. Outdoor cafe areas shall be exempt from parking calculations.
- d. Parking Location
 - i. New Development ~~Off-street parking in front of buildings abutting US41, Davis Boulevard or Airport-Pulling Road shall not exceed 50% of that building's parking requirement.~~
 - a) The design shall be a single-aisle double-loaded parking lot.
~~Interior lots~~
~~Parking shall be located behind the front yard build-to-line on side or rear of the buildings.~~
 - b) The remaining parking requirement shall be located on the side or rear of the building.
Corner lots
~~Parking shall be located behind the front yard(s) build-to-line on side or rear of the buildings.~~
- e. Shared parking requirements shall be consistent with those provided in subsection 4.05.02 of the LDC.

2. C-1 through C-5 Zoned Properties

- a. The parking location requirements will also apply to new **development** for C-1 through C-5 zoned property, which underlay the GTMUD Mixed Use Subdistrict. Parking **lots** shall be designed for interconnection, with **adjacent abutting** property.
- ~~5. Shared parking requirements shall be consistent with those provided in subsection 4.05.02 of the LDC.~~

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F. Architectural Standards

- 1. All buildings shall meet the requirements set forth in section 5.05.08 unless otherwise specified below.
- 2. Regardless of the chosen architectural theme, the following design elements are required.
 - a. **Buildings** shall be designed to reduce mass and scale through the provision of arcades, windows, entry features, and other design treatments.

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4.02.36 DESIGN STANDARDS FOR DEVELOPMENT IN THE GTMUD--RESIDENTIAL SUBDISTRICT (R)

A. Dimensional and Design Standards

Table 2. Design Standards in the GTMUD Residential Subdistrict (R)

Density	Per Under Lying Zoning RMF 6 or RSF 4 or as may be allowed by a rezoning pursuant to the Future Land Use Element	RMF-6 6 units per acre RSF- 4 4 units per acre	Per new zoning district consistent with the Future Land Use Element
Minimum Lot Width		Minimum Unit Width	
Single-family	50 feet		
Two-family / Duplex	50 <u>80</u> feet 25 <u>50</u> feet		
Townhouses	100 feet	<u>25 feet</u>	
Multi-family			
Minimum Setbacks			
	Min. front yard	Min. side yard	Min. rear yard (feet)
One (single) family units	10 feet	7.5 feet	15 <u>feet</u>
Two family/ Duplex dwelling units	10 feet	5 feet	15
Duplex	<u>10 feet</u>	<u>5 feet</u>	<u>15 feet</u>
Townhouse	10 feet	0 feet when <u>abutting</u> another townhouse, if not then the same standards as a two family <u>dwelling unit</u>	15 <u>feet</u>
Multi-family (three or more) dwelling units	10 feet	7.5 feet	15 <u>feet</u>
Building Standards			

Minimum floor area	Single-family 4500 <u>1300</u> square feet per unit Two-family 1000 <u>square feet per unit</u> Duplex 1000 square feet per unit Townhouses 1000 square feet per unit Multi-family 750 square feet per unit
Maximum actual height of principal buildings structures 56 <u>35</u> feet	<u>35 feet not to exceed</u> 3 habitable floors or 42 <u>35 feet to building eave or top of a flat built-up</u> roof, measured from the first habitable floor elevation, by NFIP standards. Parapets on flat roof can be no more than 5 feet in height.
Maximum actual height of accessory screen enclosures	Same as principal building structure , not to exceed 35 feet.
Maximum actual height of all other accessory structures	26 feet but in no case higher than the main building .

B. Parking Standards

1. Parking shall be as required by section 4.05.00 of this Code.

C. Architectural Standards

1. **Buildings** and their elements shall adhere to the following:
 - a. **Street-facing facades** of multifamily **buildings** shall be divided using articulation and/or modulation at least every sixty (60) feet. **Facade** modulation is stepping back or extending forward a portion of the **facade** at least five (5) feet measured perpendicular to the front **facade** for each interval. Articulation includes porches, balconies, bay windows and/or covered entries.
 - b. The primary entrance shall be oriented to the ~~street~~; with the exception of mobile homes. Orientation is achieved by the provision of a front **facade** including an entry door that faces the **street**.
 - c. On corner **lots**, both **street facades** of a **building** shall have complementary details; in particular, **building** materials and color, rooflines and shapes, window proportions and spacing, and door placement.
 - d. All mechanical equipment must be screened with a three (3)-foot high hedge or an opaque fence or wall at any height equal to the mechanical equipment.

¹⁸ Outdoors seating areas, canal walkway, water management facilities, and landscaping area may be located within the required setback.