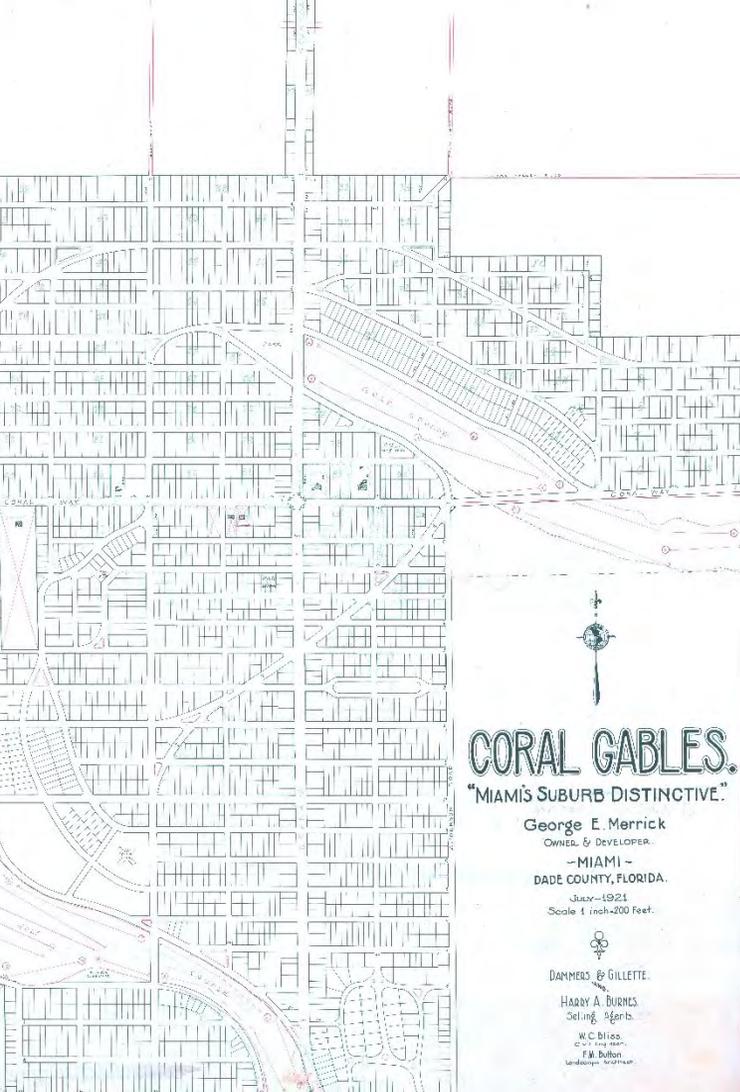


Update of Zoning Code

REORGANIZATION AND UPDATED PROVISIONS

CITY COMMISSION
SEPTEMBER 15, 2020



CORAL GABLES.
"MIAMI'S SUBURB DISTINCTIVE."

George E. Merrick
OWNER & DEVELOPER.
- MIAMI -
DADE COUNTY, FLORIDA.
JANUARY - 1924
Scale 1 inch = 200 Feet.

DAMMERS & GILLETTE.

HARRY A. BURNES
Selling Agent.

W. C. BILCO,
CITY ENGINEER.
F. M. BULLON,
LANDSCAPE ARCHITECT.

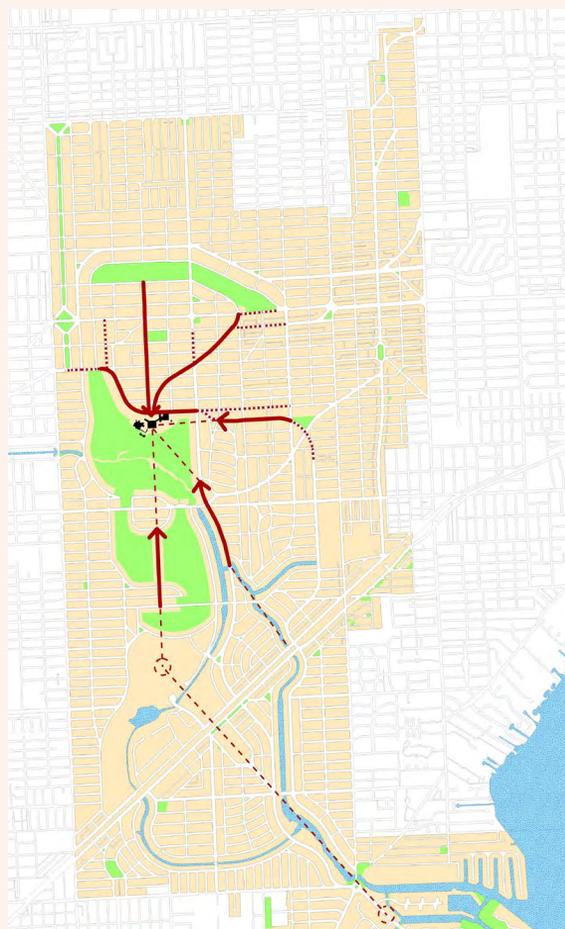


Nolli Map of Rome, 1746

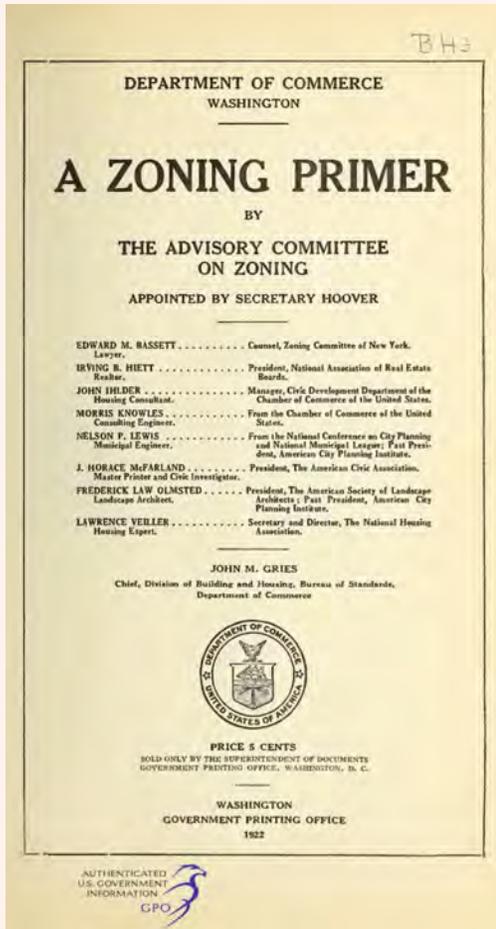


Coral Gables, 2020

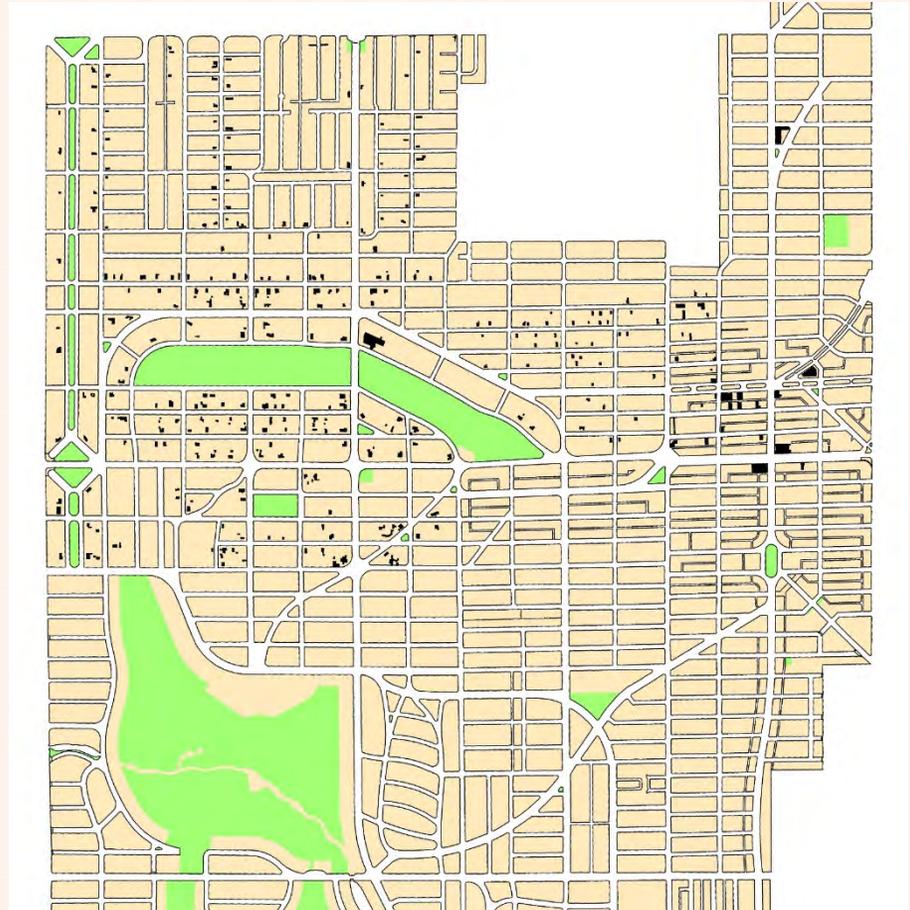




Euclid vs. Ambler Realty , 1926



Coral Gables, 1926



ORDINANCE NO. 153

AN ORDINANCE ESTABLISHING A PLAN FOR DIVIDING THE CITY OF CORAL GABLES INTO DISTRICTS FOR THE PURPOSE OF REGULATING THE LOCATION OF TRADES AND INDUSTRIES, AND OF BUILDINGS AND STRUCTURES DESIGNED FOR DWELLINGS, APARTMENT HOUSES, TRADES, INDUSTRIES AND OTHER SPECIFIED USES, FOR REGULATING THE HEIGHT AND SIZE OF THE BUILDINGS, STRUCTURES AND INTENSITY OF USE OF LOT AREAS: FOR DETERMINING BUILDING LINES: FOR CREATING A BOARD OF APPEALS AND DEFINING THE DUTIES AND POWERS THEREOF: FOR CREATING THE OFFICE OF SUPERVISING ARCHITECT, AND DEFINING THE DUTIES THEREOF: - FOR PRESERVING PROPERTY VALUES AND THE GENERAL PROSPERITY THROUGH THE MAINTENANCE OF A HIGH STANDARD OF CONSTRUCTION, AND ARCHITECTURAL BEAUTY AND HARMONY: AND PROVIDING METHODS FOR ENFORCEMENT OF THIS ORDINANCE, AND PENALTIES FOR THE VIOLATION THEREOF.

CORAL GABLES



ZONING



ZONING
CODE
OF THE
CITY OF
CORAL
GABLES
FLORIDA



ZONING
CODE
OF THE CITY
CORAL
GABLES
FLORIDA



ZONING
CODE
OF

CITY OF

JUNE 1963

REVISED BY
CITY OF CORAL

ZONING
CORAL
FLORIDA

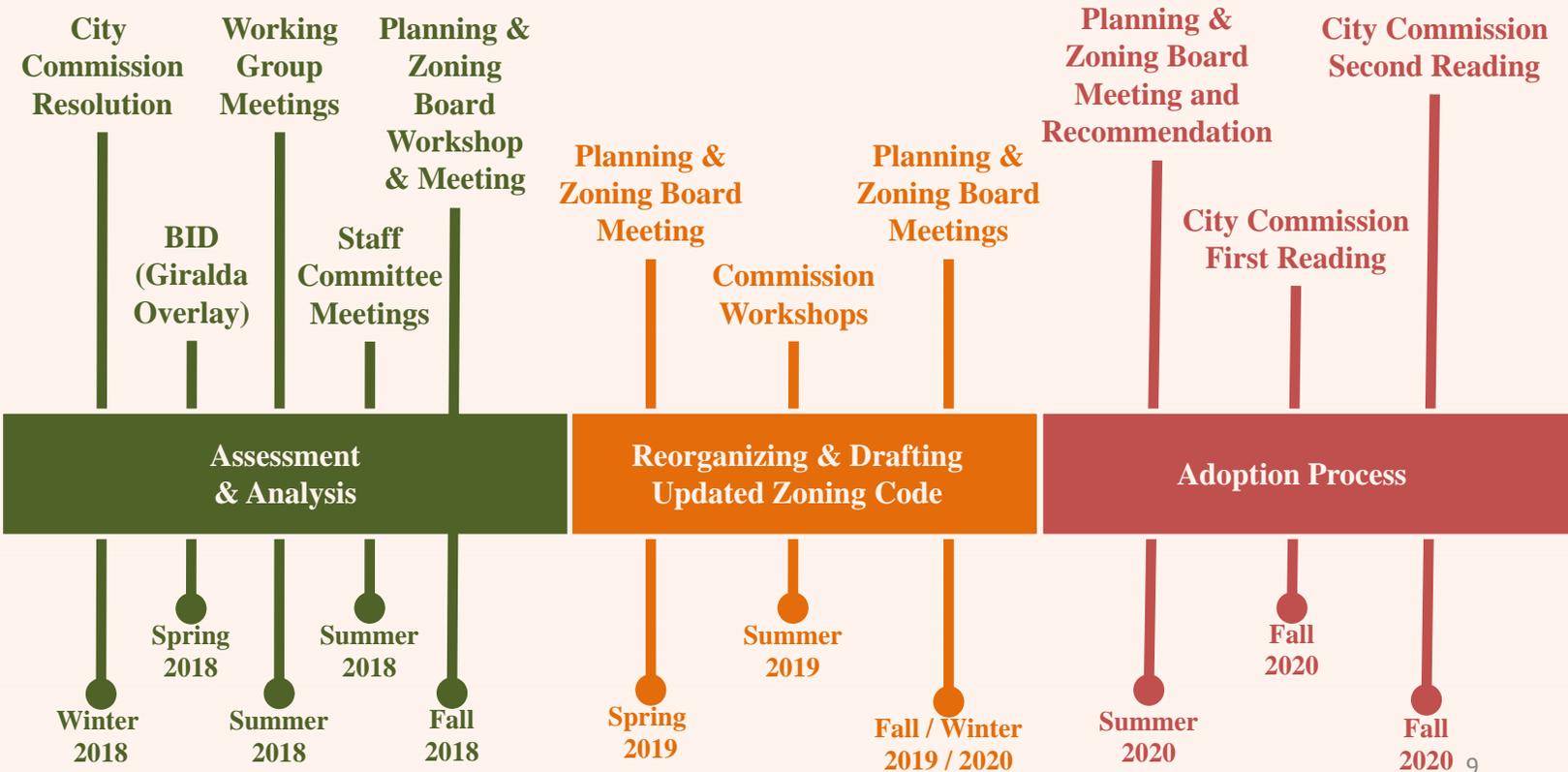
With Amendments
REVISIONS CORRECTED TO



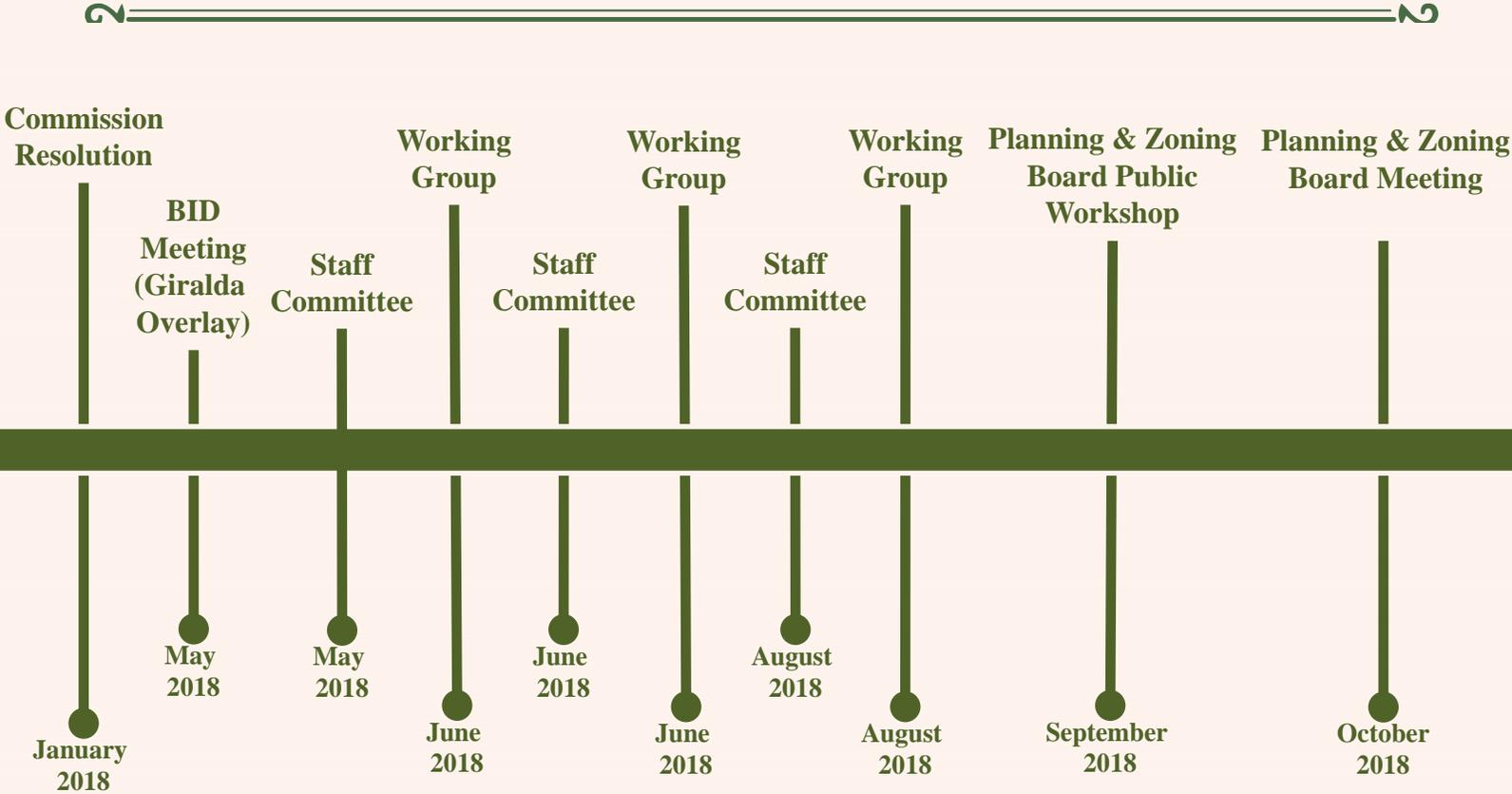
CORAL GABLES ZONING CODE HISTORY

- 
- 1930** ● Ord. No. 153 - Regulate location of uses, height, intensity, Board of Appeals, Supervising Architect
 - 1937** ● Ord. No. 271 - Regulate building and open space sizes, lot coverage, density, districts, permit fees
 - 1956** ● Ord. No. 988 - Incorporate District and Use maps, Zoning Board of Appeals
 - 1957** ● Ord. No. 1005 - Create Zoning Board and Board of Architects
 - 1965** ● Ord. No. 1525 - Incorporate Planning & Zoning Board
 - 1986** ● Ord. No. 2632 – Create Coral Gables Mediterranean Bonus Regulations
 - 2007** ● Ord. No. 2007-1 – Rewrite regulations for Commission and boards, review procedures, Zoning districts, uses, and standards, site specifics
 - 2007** ● 123 Ordinances – Art in Public Places, Shared Parking, Electric Vehicles, etc.
 - 2019** ●
 - 2020** ● Ord. No. 2020-??? – Update organization, Mixed-Use regulations, open space, multi-family, small parcels, miscellaneous issues

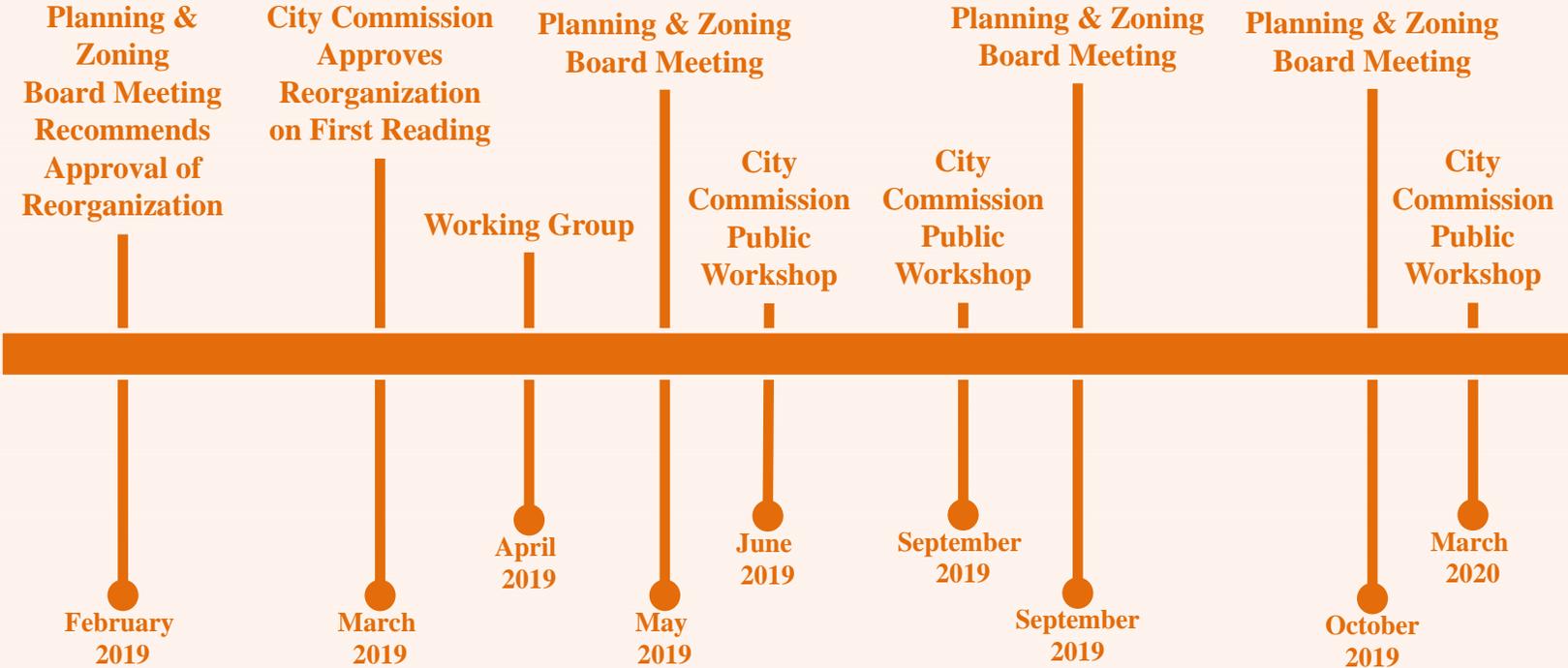
ZONING CODE UPDATE PROCESS



ASSESSMENT & ANALYSIS



REORGANIZING AND DRAFTING



ADOPTION PROCESS



**Planning & Zoning Board
Recommendation
to
City Commission**



**July / August
2020**

Minor Revisions →

**City Commission
First Reading**



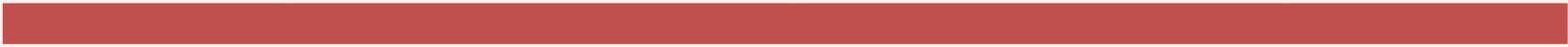
**September
2020**

Possible Minor Revisions →

**City Commission
Second Reading**



**TBD
2020**



ADDITIONAL CHANGES TO CODE

2

2

ADDITIONAL CHANGES TO ZONING CODE UPDATE						A=Addressed N=No change
DESCRIPTION	COMMENT	CONSULTANT RESPONSE	ADDITIONAL COMMENT	STAFF RESPONSE	STATUS	
Ground area coverage vs lot coverage	Ground Area Coverage maximums of 60% are being introduced for the multifamily apartment zoning districts (MF2 and MF4). Our opinion is that this will prohibit an efficient parking garage layout for the typical Coral Gables development site. Setback and open space requirements, on their own, should be sufficient to achieve the goal of an appropriately scaled building at the ground level. Elimination of the ground area coverage requirement or, alternatively, confirmation that the Mediterranean Design Bonus exemption for "lot coverage" applies to the "ground coverage" requirement.	This is a matter that could influence the overall vision for the future redevelopment and ultimate buildout in the North Ponce Neighborhood. The Mediterranean Design Bonus exemption for "lot coverage" does apply to the "ground coverage" requirement (please note that the transfer of the old Mediterranean has many conflicts, which will be incorporated at a later date). Our studies show that parking is not the limiting factor, except in RIR because it provides an increase in density. Please produce design examples for your recommendations.		To be incorporated: Clarify in Mediterranean Bonus that "lot coverage" and "ground coverage" are the same.	A	
Landscaped Open Space	The open space requirements for the multifamily apartment zoning districts (MF2 and MF4) are being increased from 25% to 30%. The existing 25% open space requirement has been very challenging to satisfy on the typical development site especially in light of requirement that all open space be provided at ground level. Recommendation: A 20% open space requirement at ground level and a 5% open space requirement for elevated spaces with properly designed paved surfaces at counting towards the ground level open space requirement.	25% open space can be allocated within the current setbacks. The additional 5% amounts to an extra 400 square feet (two parking spaces) in a 20,000sf site in MF2. This is part of the suggested response to the Commission request for additional open space. Please produce design examples for your recommendations	Status: Please see the proposed Code text attached as Exhibit A.	Reduced the required ground floor landscaped open space requirement. The City Commission may discuss and give direction as needed.	A	
MF4 front setback	The proposed MF4 district requires a 20-foot front setback and 10-foot setbacks are required in both the MF2 and MF4 districts. We feel that these requirements are too rigid and excessive to be successfully applied to the typical Coral Gables development site. Recommendation: A 10-foot setback would be appropriate for the MF4 district. Setbacks should be tied to setbacks with the project architect and Board of Architects having discretion over the appropriate balance between the two dimensions.	This statement is incorrect, only MF4 has a 20-foot front setback, which is consistent with the regulations of former MFSA, which was the predominant zoning district for the Biltmore Way area. However, some of the lots along Biltmore Way were formerly designated as MF2, and for those lots, see excerpts listed under item #6. Most existing lots (now assigned as MF4) on Biltmore Way and Coral Way have a 20ft front setback, and we advise conforming to the prevailing setback.	Status: While required at present in many instances, relief is often granted pursuant to a PAD approval or the discretion of Board of Architects. This practice should be codified. Please see the proposed Code text attached as Exhibit B.	Existing setback conditions in Multi-Family Residential, which are not currently allowed to be reduced per Med Bonus Table 3. PAD still allows setback relief, no change is needed.	N	
Stories	Regulation of height by stories as opposed to just linear feet. Doesn't this have the impact of reducing total floor area (i.e. 8 stories within 97 feet vs. 9 stories within 97 feet)? Does the exemption of parking levels from stories make up for this? The definition of story is a bit confusing. Recommendation: Due to property rights concerns and a preference to have the market regulate "floor to ceiling" heights, we would recommend that maximum height only be regulated by linear feet.	Stories is in the existing code and should not be removed. The definition of stories may be improved, but the main concept remains valid. Parking levels shouldn't be exempted from the maximum/ultimate height of the building.	Status: Further clarification required in proposed text. Stories should be applicable for Mediterranean Bonus Levels 1 and 2 and in the Design District only. Please see the proposed Code text attached as Exhibit C.	Clarified 'story' definition. Medium Density (MF2) is only allowed a 2 story increase total per Med Bonus (not 3 as suggested). Updated that story limitations only apply with using Med Bonus and added story limitation is per Site Specifics (which include 3 stories/45ft, 6 stories/70ft, and 13 stories/150ft.	A	
Liner Requirement	In MF2, the requirement of 80% of each story of a building facing a street having to be lined with habitable residential space does not appear to be feasible for a practical parking garage design on the typical Coral Gables development site. Recommendation: Eliminate or lower this requirement and, instead, require appropriate treatment or screening of parking garage facades. Additionally, incentivizing liner spaces by exempting them from density or floor area calculations may be appropriate.	A city made of first floor parking garages, no matter how well screened, is an inferior vision. Incentives however may be appropriate.	Status: We need further clarification that this is only applicable to the ground floor. Please see the attached proposed Code text attached as Exhibit D.	Lowered requirement from 80% to 60% and incentivized with parking exemption.	A	
			Status: While required at present in many instances,			

PLANNING & ZONING BOARD



- UPDATE COMPREHENSIVE PLAN FUTURE LAND USE MAP TO SIMPLIFY MX ZONING IN DOWNTOWN
- ALLOW HIGHER DENSITIES IN MF3
- REQUIRE MORE OPEN SPACE / PRESERVE EXISTING TREES
- ALLOW OTHER USES ON MIXED-USE GROUND FLOOR
- PROHIBIT ASSEMBLAGES OF LOTS / INCENTIVIZE SMALL-SCALE BUILDINGS
- ALLOW MORE VARIETY OF UNITS AND BUILDING TYPES THROUGHOUT
- CONSIDER REQUIRING MORE PARKING FOR MULTI-FAMILY, BIKES, TOWNHOUSES
- CREATE VISIONS FOR AREAS LIKE CRAFTS SECTION AND US1
- REDUCE BUILDING SCALE / FLOORPLATES

OUTLINE OF PROPOSED AMENDMENTS

MAJOR AMENDMENTS: vs. MINOR AMENDMENTS:

- REQUIRED OPEN SPACE INCREASE
- MANDATORY SETBACKS ON CERTAIN STREETS
- MIXED USE
- MIRACLE MILE AND GIRALDA
- “DESIGN & INNOVATION DISTRICT”
- UNDERGROUND UTILITIES
- PARKING IN REAR
- ARCADE DESIGN
- REMOTE PARKING / PAYMENT IN LIEU
- TELECOMMUNICATIONS
- DEFINITIONS

NO LOSS OF DEVELOPMENT RIGHTS

2007



- MF2 - Multi-Family 2
[formerly MFSA]
- MF3 - Multi-Family 3
[formerly MFSA and MF2]
- MF4 - Multi-Family 4
[formerly MFSA and MF2]
- S - Special Use
[formerly SFR and C]
- MX1 - Mixed-Use 1
[formerly CL, C, and S]
- MX2 - Mixed-Use 2
[formerly CL, C, and I]
- MX3 - Mixed-Use 3
[formerly C]

2020



CITY OF MIAMI

EFFECTIVE ORGANIZATION

2

2

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- 1-104. Jurisdiction and applicability
- 1-105. Annexed lands
- 1-106. Comprehensive Plan and Future Land Use Map
- 1-107. Official Zoning Map
- 1-108. Transitional rules
- 1-109. Construction rules
- 1-110. Severability
- 1-111. Time limitation of approvals

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- 2-100. Residential Districts Table
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- 2-102. Multi-Family 1 Duplex (MF1) District
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- 2-105. ~~[Reserved] Multi-Family 4 (MF4) District~~

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- 2-202. Commercial District-(C)
- 2-203. Industrial District-(I)

- 2-300. Special Use and Preservation Districts**
- 2-301. Special Use (S) District
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- 2-401. ~~[Reserved] Central Business District Overlay (CBD)~~
- 2-402. Zain/Friedman Miracle Mile Downtown District Overlay (DO)
- 2-403. Giralda Plaza District Overlay
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- 2-405. Residential Infill Regulations District Overlay (RIR)
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2-500. Planned Area Development

ARTICLE 3. USES

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- 3-200. Principal Uses**
- 3-201. General to Group Homes, Assisted Living Facilities (ALF) and Child Care Facilities

IMPROVED ZONING MAP

Transitioning from MFSA, CL, C, and I to MF-3, MF-4, MX-1, MX-2, and MX-3

Current Zoning Designations

Multi-Family Special Area (MFSA)

- Multi-Family Low Density Land Use (50')
- Multi-Family High Rise Land Use (150')

Commercial Limited (CL)

- Commercial Low-Rise Land Use (50')
- Commercial Mid-Rise Land Use (70')

Industrial (I) (70')

Commercial (C)

- Commercial Mid-Rise Land Use (70')
- Commercial High-Rise Land Use (150')

Proposed Zoning Designations

MF-3

MF-4

MX-1

MX-2

MX-3

EMPHASIS ON MIXED-USE

3. Mixed Use.

- Replacing Commercial Limited, Commercial, and Industrial with Mixed Use 1, 2, and 3
- Sections 2-200 & 2-201

4. Permitted mixed use.

- Allowing a mix of uses including residential as-of-right for small- and medium-scaled sites
- Section 2-201

7. Small mixed-use buildings open space.

- Reducing required open space of small mixed-use properties from 10% to 5%
- Section 2-201

14. Setbacks in Mixed Use.

- Unifying setbacks of 0ft and stepbacks at 45ft for all mixed use
- Sections 2-200 & 2-201

ALLOW SMALLER PARCELS

Section 2-100. Residential Districts (formerly Article 4, Division 1)

2-100. Residential Districts Table								
Use categories	SFR	MF-1	MF-2	MF-3	MF-4			
A Lot occupation								
1 Building Site Area Minimum (square feet)	5,000	5,000	5,000	10,000	5,000	10,000	10,000	
2 Building Site Width Minimum (feet)	50	50	50	100	50	100	100	
3 Ground Coverage Maximum	35% / 45%	35% / 45%	60%	60%	80%	70%	60%	
4 Open Space Minimum	40%	40%	25%	25%	25%	25%	25%	
B Density								
1 Density Maximum (DU/Acre)	6 or 9	9	40	40	20	20	60	
2 Density Med. Bonus II (DU/Acre)	NA	NA	50	50	25	25	75	
3 Unit Size Minimum (Square feet)	NA	400	400	400	400	400	400	
4 Floor Area Ratio (FAR)	NA	NA	NA	NA	NA	NA	NA	
C Setback minimums (feet)								
1 Principal Front	25	25	10	10	10	10	20	
2 Side Interior	20% / 5 ft	20% / 5 ft	10	10	0 / 5	5	10	
3 Side Street	15	15	10	10	10	10	10	
4 Rear	10	10	10	10	10	10	10	
5 Rear at Alley	10	10	5	5	5	5	5	
6 Waterway	35 ft	35	35	35	35	35	35	
D Stepback (feet)								
1 Stepback Front	0	0	0	10	0	0	0	
2 Stepback Side	0	0	0	10	0	0	10	
3 Stepback Side Street	0	0	0	10	0	0	10	
4 Stepback Rear	0	0	0	10	0	0	10	
5 Stepback Rear at Alley	0	0	0	10	0	0	10	
E Building height maximums (stories/feet)								
1 Principal Building	2 stories / 25	2 stories / 25/30	45	70	45	45	150	
2 Accessory Building	1 story	1 story	2 stories / 63.5	2 stories / 83.5	2 stories / 63.5	2 stories / 83.5	NA	
3 Mediterranean Bonus I	NA	NA	5 stories / 63.5	7 stories / 83.5	NA	NA	14 stories / 163.5	
4 Mediterranean Bonus II	NA	NA	6 stories / 77	8 stories / 97	NA	NA	16 stories / 190.5	

Section 2-200. Mixed Use Districts (MX) (formerly 4-201)

Section 2-200 Mixed Use Districts Table								
Use categories	MX1	MX2	MX3					
A Lot occupation								
1 Building Site Area Minimum (square feet)	2,500	10,000	2,500	10,000	2,500	10,000	20,000	
2 Building Site Width Minimum (feet)	25	100	25	100	25	100	200	
3 Ground Coverage Minimum	NA	NA	NA	NA	NA	NA	NA	
4 Open Space Minimum	10%	10%	10%	10%	5%	10%	10%	
B Density								
1 Density (DU/Acre)	125	125	125	125	125	125	125	
2 Unit Size Minimum (square feet)	400	400	400	400	400	400	400	
3 Floor Area Ratio (FAR)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
4 FAR Med. Bonus I	3.2	3.2	3.2	3.2	3.2	3.2	3.2	
5 FAR Med. Bonus II	3.5	3.5	3.5	3.5	3.5	3.5	3.5	
C Setback minimums (feet)								
1 Principal Front	0	0	0	0	0	0	0	
2 Side Interior	0	0	0	0	0	0	0	
3 Side Street	0	0	0	0	0	0	0	
4 Rear	10	10	10	10	10	10	10	
5 Rear at Alley	5	5	0	0	0	0	0	
6 Waterway	35	35	35	35	35	35	35	
D Stepback minimums (feet)								
1 Stepback Front	NA	10	10	10	10	10	10	
2 Stepback Side	NA	15	15	15	15	15	15	
3 Stepback Side Street	NA	10	10	10	10	10	10	
4 Stepback Rear	NA	10	10	10	10	10	10	
5 Stepback Rear at Alley	NA	3	3	3	3	3	3	
E Building height maximums (stories/feet)								
1 Principal Building	45	45	45	70	45	70	150	
2 Mediterranean Bonus I	NA	5 stories / 63.5	5 stories / 63.5	7 stories / 83.5	5 stories / 63.5	7 stories / 83.5	14 stories / 163.5	
3 Mediterranean Bonus II	NA	6 stories / 77	6 stories / 77	8 stories / 97	6 stories / 77	8 stories / 97	16 stories / 190.5	

ENHANCED OPEN SPACE

1. Required Open Space.

- Increasing required open space in Multi-family 2 and Multi-family 3 from 25% to 30% by requiring 5% on upper floors facing the street
- Sections 2-100 & 6-105

2. Mandatory setbacks.

- Mandating setbacks at ground level of 10 feet on Douglas and LeJeune, and 20 feet on US-1
- Section 4-206

1. Open Space.

- Clarifying the distinction between landscaped and urban open space
- Sections 2-100; 2-200; 6-105

3. Front Yards.

- Expanding the front yard landscaped open space requirement for MF (20%)
- Section 2-100

NEW PARKING OPTIONS

8. Downtown District Overlay.

- Clarifying the District Overlay and prohibiting parking to face Miracle Mile
- Section 2-402

9. Design & Innovation District Overlay.

- Creating the Design & Innovation District Overlay and expanding parking exemption for ground floor showrooms/art galleries and all low-rise buildings
- Sections 2-406 & 10-110

16. Parking minimums.

- Reducing parking minimums for multi-family to 1.5 spaces/2+ bedrooms; townhouses to 1 space/unit; offices to 1 space/ 500sf; and restaurants to 1/300sf
- Section 10-110

EFFICIENT ADMINISTRATION

18. Minor & Major approved site plan amendments.

- Improving and clarifying minor/major amendments to approved site plans
- Section 14-203.12

19. Structure of Zoning Code

- Structuring and organizing the Zoning Code to allow for future amendments and additions, such as new Sustainability article and Urban Design article

22. Zoning charts.

- Incorporating a user-friendly summary chart of zoning requirements
- Sections 2-100 & 2-200

30. Staff procedures.

- Updating administrative procedures, submittal requirements, and renewals
- Article 14 Process

PUBLIC NOTIFICATION



11 TIMES

WEBSITE POSTING

**PZB WORKSHOP; PZB OCTOBER 2018; PZB FEBRUARY 2019;
COMMISSION WORKSHOP JUNE 2019; COMMISSION
WORKSHOP 2019; PZB SEPTEMBER 2019; PZB OCTOBER
2019; COMMISSION WORKSHOP 2020; PZB JULY 2020; PZB
AUGUST; PZB SEPTEMBER; COMMISSION FIRST READING**

10 TIMES

NEWSPAPER ADVERTISEMENT

**PZB WORKSHOP; PZB OCTOBER 2018; PZB FEBRUARY 2019;
PZB SEPTEMBER 2019; PZB OCTOBER 2019; PZB JULY 2020;
PZB AUGUST; PZB SEPTEMBER**

REQUESTS: TEXT & MAP AMENDMENTS



STAFF RECOMMENDATION:

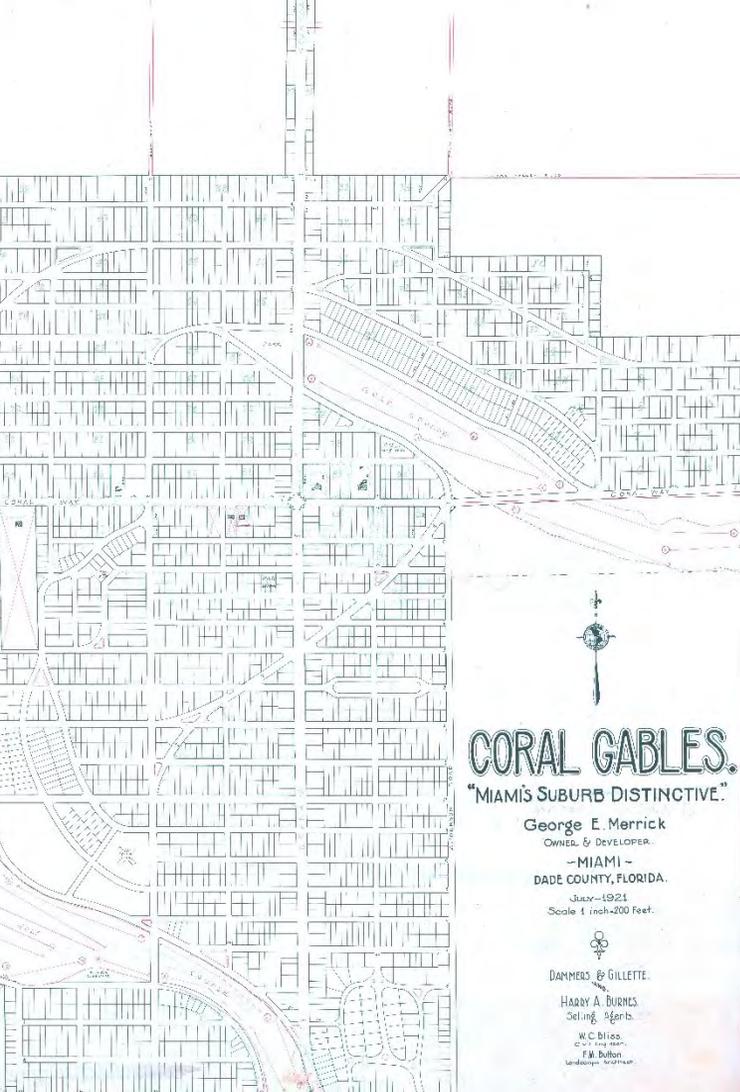
STAFF RECOMMENDS APPROVAL OF THE PROPOSED TEXT AND MAP AMENDMENTS OF THE ZONING CODE.

THE STANDARDS IDENTIFIED IN ZONING CODE SECTION 3-1407 FOR ZONING CODE TEXT AND MAP AMENDMENTS ARE SATISFIED.

Update of Zoning Code

REORGANIZATION AND UPDATED PROVISIONS

CITY COMMISSION
SEPTEMBER 15, 2020



UPDATE OF ZONING CODE

REORGANIZATION AND UPDATED PROVISIONS

CITY COMMISSION

September 15, 2020



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- ARTICLE 3. DEVELOPMENT REVIEW**
- ARTICLE 4. ZONING DISTRICTS**
- ARTICLE 5. DEVELOPMENT STANDARDS**
- ARTICLE 6. NONCONFORMITIES
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- ARTICLE 14. PROCESS**
- ARTICLE 15. NOTICES**
- ARTICLE 16. DEFINITIONS**

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- Appendix A. Site Specific Regulations**
- Appendix B. Foundations Map**
- Appendix C. Mediterranean Village Planned Area Development**
- Appendix D. University Campus District (UCD)**
- Appendix E. Business Improvement Overlay District (BIOD)**



SUMMARY OF CHANGES

Overall

- New Articles structure – separating and aggregating for logical locations
- Content updating – for consistency, to simplify, to aggregate, for best practices

Article 1 – General Provisions

Article 2 – Zoning Districts

- SFR and MF1 maintained
- MF2, MF3, MF4 – FAR removed (no reduction in capacity – density, form and parking control)
- MF2 minor adjustments – small lot parking exemptions, lot ground coverage for more open space
- MFSA now MF3 (townhouse and low-rise residential) and MF4 high rise residential)
- CL, C, I now MX1, MX2, MX3 (no reduction in capacity)
- Smaller unit sizes
- Overlay districts aggregated - relocating some requirements to Zoning Districts
- Standards for street-facing buildings - vehicular areas to be concealed, shopfront percentages

Article 3 - Uses

- Uses updated, with table applying to new Zoning Districts



SUMMARY OF CHANGES

Article 4 – Urban Design and Public Improvement Standards

- Urban design best practices aggregated - block lengths, interconnected network of passages/paseos, vehicular areas, and streetscape design
- Street design standards updated to be consistent with current policy

Article 5 – Architecture

- Mediterranean Standards clarified

Article 6 – Landscape

Article 7 – Sustainability and Resilience

Article 8 – Historic Preservation

Article 9 - Art in Public Places

Article 10 – Parking and Access

- Remote parking or payment in lieu for new construction
- Parking quantity requirements updated
- Parking exemptions – small lots MF and MX



SUMMARY OF CHANGES

Article 11 – Signs

Article 12 – Ambience Standards

Article 13 – Lawfully Existing Uses, Structures and Signs

Article 14 – Process

- Administrative procedures, submittal requirements, and renewals

Article 15 – Notices

Article 16 – Definitions

- Relocating regulatory elements (use restrictions) into Zoning Districts
- FAR exclusions streamlined for MX

Appendices

Appendix A – Site Specific Zoning Regulations

Appendix B – Foundation Map

Appendix C – Mediterranean Village Form-Based Planned Area Development

Appendix D – University Campus District (formerly in Article 5)

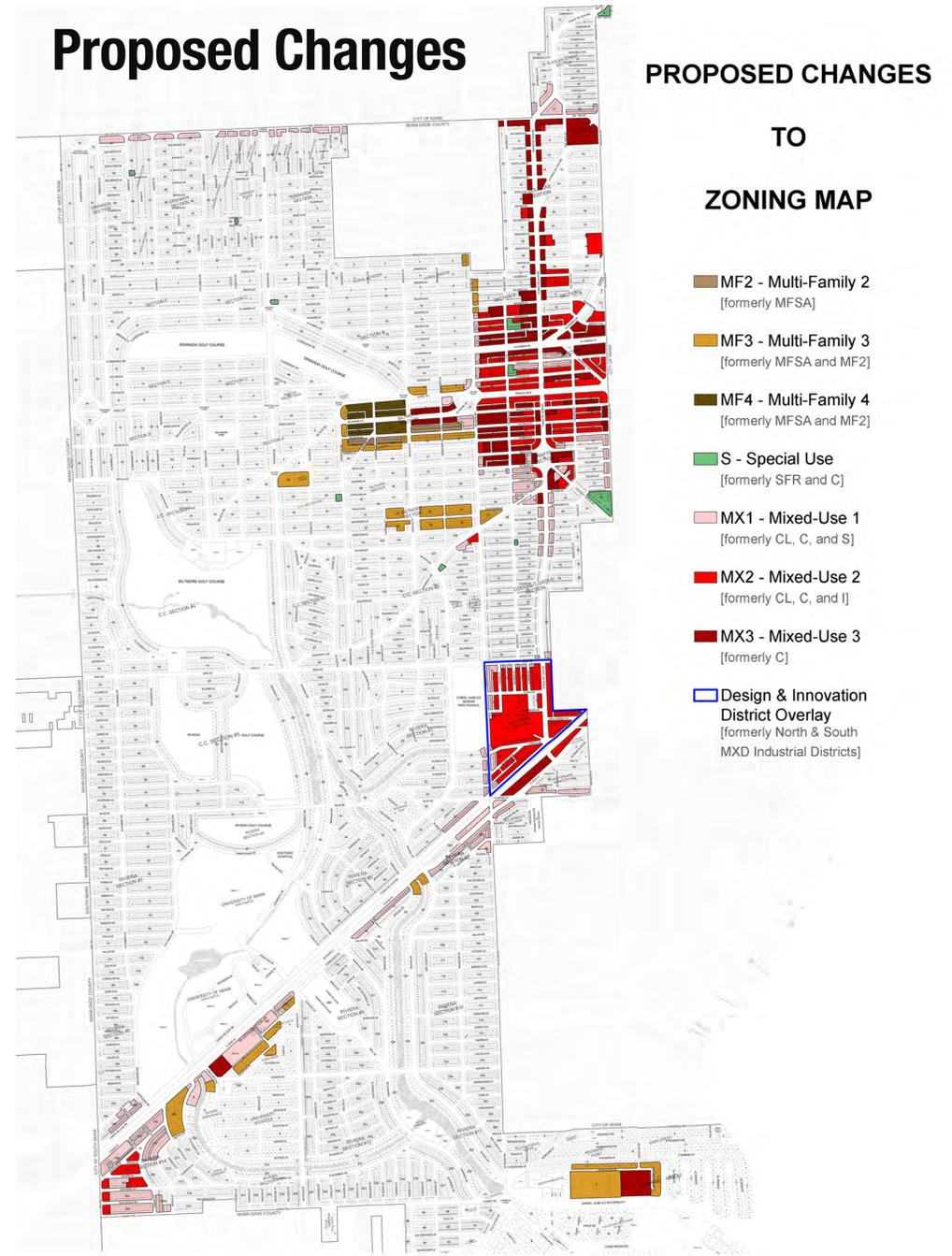
Appendix E – Business Improvement Overlay District (operations - formerly Article 5)



Existing



Proposed Changes



PROPOSED CHANGES

TO

ZONING MAP



MF2 - Multi-Family 2
[formerly MFSA]

MF3 - Multi-Family 3
[formerly MFSA and MF2]

MF4 - Multi-Family 4
[formerly MFSA and MF2]

S - Special Use
[formerly SFR and C]

MX1 - Mixed-Use 1
[formerly CL, C, and S]

MX2 - Mixed-Use 2
[formerly CL, C, and I]

MX3 - Mixed-Use 3
[formerly C]

Design & Innovation District Overlay
[formerly North & South MXD Industrial Districts]



PROPOSED CHANGES

TO

ZONING MAP



MF2 - Multi-Family 2
[formerly MFSA]

MF3 - Multi-Family 3
[formerly MFSA and MF2]

MF4 - Multi-Family 4
[formerly MFSA and MF2]

S - Special Use
[formerly SFR and C]

MX1 - Mixed-Use 1
[formerly CL, C, and S]

MX2 - Mixed-Use 2
[formerly CL, C, and I]

MX3 - Mixed-Use 3
[formerly C]

Design & Innovation District Overlay
[formerly North & South MXD Industrial Districts]



ARTICLE 2. ZONING DISTRICTS

2-100. Residential Districts

- 2-100. Residential Districts Table
- 2-101. Single-Family Residential (SFR) District
- 2-102. Multi-Family 1 Duplex (MF1) District
- 2-103. Multi-Family 2 (MF2) District
- 2-104. Multi-Family 3 (MF3) District
- 2-105. Multi-Family 4 (MF4) District

2-200. Mixed Use Districts (MX)

- 2-200. Mixed Use Districts Table
- 2-201. Mixed Use 1, 2 and 3 (MX1, MX2 and MX3) Districts

2-300. Special Use and Preservation Districts

- 2-301. Special Use (S) District
- 2-302. Preservation (P) District

2-400. District Overlays

- 2-401. Central Business District Overlay (CBD)
- 2-402. Zain/Friedman Miracle Mile Downtown District Overlay (DO)
- 2-403. Giralda Plaza District Overlay
- 2-404. North Ponce Neighborhood Conservation District Overlay (NPCO)
- 2-405. Residential Infill Regulations District Overlay (RIR)
- 2-406. Design & Innovation District Overlay
- 2-407. North Ponce Mixed Use District Overlay

2-500. Planned Area Development



ARTICLE 2 - ZONING DISTRICTS

Section 2-100. Residential Districts [formerly Article 4, Division 1]

Section 2-200. Mixed Use Districts (MX). [formerly 4-201]

2-100. Residential Districts Table								
	Use categories	SFR	MF-1	MF-2	MF-3	MF-4		
A Lot occupation								
1	Building Site Area Minimum (square feet)	5,000	5,000	5,000	10,000	5,000	10,000	10,000
2	Building Site Width Minimum (feet)	50	50	50	100	50	100	100
3	Ground Coverage Maximum	35% / 45%	35% / 45%	60%	60%	80%	70%	60%
4	Open Space Minimum	40%	40%	25%	25%	25%	25%	25%
B Density								
1	Density Maximum (DU/Acre)	6 or 9	9	40	40	20	20	60
2	Density Med. Bonus II (DU/Acre)	NA	NA	50	50	25	25	75
3	Unit Size Minimum (Square feet)	NA	400	400	400	400	400	400
4	Floor Area Ratio (FAR)	NA	NA	NA	NA	NA	NA	NA
C Setback minimums (feet)								
1	Principal Front	25	25	10	10	10	10	20
2	Side Interior	20% / 5 ft	20% / 5 ft	10	10	0 / 5	5	10
3	Side Street	15	15	10	10	10	10	10
4	Rear	10	10	10	10	10	10	10
5	Rear at Alley	10	10	5	5	5	5	5
6	Waterway	35 ft	35	35	35	35	35	35
D Stepback (feet)								
1	Stepback Front	0	0	0	10	0	0	0
2	Stepback Side	0	0	0	10	0	0	10
3	Stepback Side Street	0	0	0	10	0	0	10
4	Stepback Rear	0	0	0	10	0	0	10
5	Stepback Rear at Alley	0	0	0	10	0	0	10
E Building height maximums (stories/feet)								
1	Principal Building	2 stories / 25	2 stories / 25/30	45	70	45	45	150
2	Accessory Building	1 story	1 story	2 stories / 63.5	2 stories / 73.5	2 stories	2 stories	NA
3	Mediterranean Bonus I	NA	NA	5 stories / 63.5	7 stories / 83.5	NA	NA	14 stories / 163.5
4	Mediterranean Bonus II	NA	NA	6 stories / 77	8 stories / 97	NA	NA	16 stories / 190.5

General Notes:

- Additional story limitations for Principal Building heights shall apply to properties identified in Appendix A Site Specifics.
- An additional five (5%) of landscaped open space on elevated levels of multifamily buildings and other requirements shall apply according to Section 6-105, Landscape Requirements for Zoning Districts or other regulations in Article 6.
- Additional requirements and exceptions may apply according to Section 2-400, Overlay Districts or other regulations in Article 2.
- Requirements for accessory buildings, structures and uses shall apply according to this Article and Article 3, Uses.
- The provisions in this table shall apply to the applicable residential zoning district unless a contrary provision is expressly provided elsewhere in this Article.

Section 2-200 Mixed Use Districts Table								
	Use categories	MX1	MX2	MX3				
A Lot occupation								
1	Building Site Area Minimum (square feet)	2,500	10,000	2,500	10,000	2,500	10,000	20,000
2	Building Site Width Minimum (feet)	25	100	25	100	25	100	200
3	Ground Coverage Minimum	NA	NA	NA	NA	NA	NA	NA
4	Open Space Minimum	10%	10%	10%	10%	5%	10%	10%
B Density								
1	Density (DU/Acre)	125	125	125	125	125	125	125
2	Unit Size Minimum (square feet)	400	400	400	400	400	400	400
3	Floor Area Ratio (FAR)	3.0	3.0	3.0	3.0	3.0	3.0	3.0
4	FAR Med. Bonus I	3.2	3.2	3.2	3.2	3.2	3.2	3.2
5	FAR Med. Bonus II	3.5	3.5	3.5	3.5	3.5	3.5	3.5
C Setback minimums (feet)								
1	Principal Front	0	0	0	0	0	0	0
2	Side Interior	0	0	0	0	0	0	0
3	Side Street	0	0	0	0	0	0	0
4	Rear	10	10	10	10	10	10	10
5	Rear at Alley	0	0	0	0	0	0	0
6	Waterway	35	35	35	35	35	35	35
D Stepback minimums (feet)								
1	Stepback Front	NA	10	10	10	10	10	10
2	Stepback Side	NA	15	15	15	15	15	15
3	Stepback Side Street	NA	10	10	10	10	10	10
4	Stepback Rear	NA	10	10	10	10	10	10
5	Stepback Rear at Alley	NA	3	3	3	3	3	3
E Building height maximums (stories/feet)								
1	Principal Building	45	45	45	70	45	70	150
2	Mediterranean Bonus I	NA	5 stories / 63.5	5 stories / 63.5	7 stories / 83.5	5 stories / 63.5	7 stories / 83.5	14 stories / 163.5
3	Mediterranean Bonus II	NA	6 stories / 77	6 stories / 77	8 stories / 97	6 stories / 77	8 stories / 97	16 stories / 190.5

General Notes:

- Additional story limitations for Principal Building heights shall apply to properties identified in Appendix A Site Specifics.
- Additional requirements may apply according to Section 6-105, Landscape Requirements for Zoning Districts or other regulations in Article 6.
- Additional requirements and exceptions may apply according to Section 2-201, and Section 2-400, Overlay Districts or other regulations in Article 2.
- There shall be no density limitation in the CBD and Design & Innovation District Overlays.



ARTICLE STRUCTURE

2-100. Residential Districts & 2-200. Mixed Use Districts

- A. Purpose and applicability
- B. Principal and Accessory uses and structures
- C. Conditional uses
- D. Performance standards
 - 1. Building sites
 - 2. Density
 - 3. Facing of lots and buildings
 - 4. Setback and stepback requirements
 - 5. Setbacks required for accessory buildings and structures
 - 6. Ground area coverage
 - 7. Open space requirements
 - 8. Height
 - 9. Architecture
 - 10. Parking, garages, driveways, and carports
 - 11. Utilities and services



ARTICLE 2 - ZONING DISTRICTS

2-100. Residential Districts Table								
	Use categories	SFR	MF-1	MF-2	MF-3	MF-3	MF-4	MF-4
A	Lot occupation							
1	Building Site Area Minimum (square feet)	5,000	5,000	5,000	10,000	5,000	10,000	10,000
2	Building Site Width Minimum (feet)	50	50	50	100	50	100	100
3	Ground Coverage Maximum	35% / 45%	35% / 45%	60%	60%	80%	70%	60%
4	Open Space Minimum	40%	40%	25%	25%	25%	25%	25%
B	Density							
1	Density Maximum (DU/Acre)	6 or 9	9	40	40	20	20	60
2	Density Med. Bonus II (DU/Acre)	NA	NA	50	50	25	25	75
3	Unit Size Minimum (Square feet)	NA	400	400	400	400	400	400
4	Floor Area Ratio (FAR)	NA	NA	NA	NA	NA	NA	NA
C	Setback minimums (feet)							
1	Principal Front	25	25	10	10	10	10	20
2	Side Interior	20% / 5 ft	20% / 5 ft	10	10	0 / 5	5	10
3	Side Street	15	15	10	10	10	10	10
4	Rear	10	10	10	10	10	10	10
5	Rear at Alley	10	10	5	5	5	5	5
6	Waterway	35 ft	35	35	35	35	35	35
D	Stepback (feet)							
1	Stepback Front	0	0	0	10	0	0	0
2	Stepback Side	0	0	0	10	0	0	10
3	Stepback Side Street	0	0	0	10	0	0	10
4	Stepback Rear	0	0	0	10	0	0	10
5	Stepback Rear at Alley	0	0	0	10	0	0	10
E	Building height maximums (stories/feet)							
1	Principal Building	2 stories/ 25	2 stories/ 25/30	45	70	45	45	150
2	Accessory Building	1 story	1 story	2 stories	2 stories	2 stories	2 stories	NA
3	Mediterranean Bonus I	NA	NA	5 stories /63.5	7 stories /83.5	NA	NA	14 stories /163.5
4	Mediterranean Bonus II	NA	NA	6 stories /77	8 stories /97	NA	NA	16 stories /190.5

General Notes:

1. Additional story limitations for Principal Building heights shall apply to properties identified in Appendix A Site Specifics.
2. An additional five (5%) of landscaped open space on elevated levels of multifamily buildings and other requirements shall apply according to Section 6-105, Landscape Requirements for Zoning Districts or other regulations in Article 6.
3. Additional requirements and exceptions may apply according to Section 2-400, Overlay Districts or other regulations in Article 2.
4. Requirements for accessory buildings, structures and uses shall apply according to this Article and Article 3, Uses.
5. The provisions in this table shall apply to the applicable residential zoning district unless a contrary provision is expressly provided elsewhere in this Article.

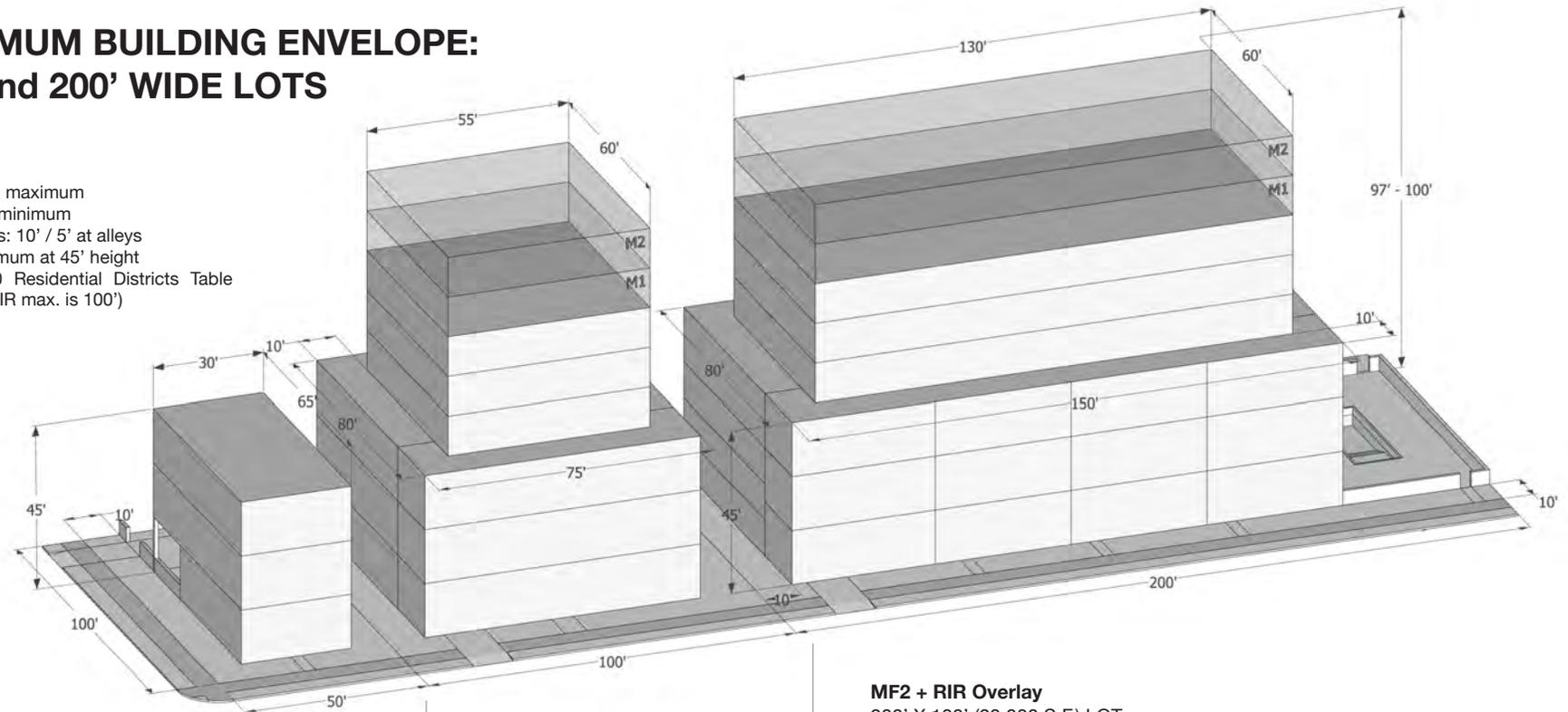


2-100. RESIDENTIAL DISTRICTS – MF2 ANALYTICAL DIAGRAMS

MF2 MAXIMUM BUILDING ENVELOPE: 50', 100', and 200' WIDE LOTS

REQUIREMENTS:

- Lot Coverage: 60% maximum
- Open Space: 30% minimum
- Setbacks - All Sides: 10' / 5' at alleys
- Stepback: 10' minimum at 45' height
- Height: See 2-100 Residential Districts Table (MF2 max. is 97', RIR max. is 100')



KEY

- Building Envelope
- Additional Stories (Mediterranean Bonus)

MF2

50' X 100' (5,000 S.F.) LOT

- 4.5 to 5.7 max. units permitted.
- 4 units allocated
 - 2 Br (2 units @ 1,050 s.f.)
 - 1 Br (2 units @ 620 s.f.)
- No off-street parking required. 3 parking spaces provided on surface lot under building.
- Total Building Area = 5,250 s.f. (excluding parking)
- Open space: 3,050 s.f. = 61%
- Lot coverage: 1,950 s.f. = 39%

MF2

100' X 100' (10,000 S.F.) LOT

- 9.18 - 11.47 max. units permitted.
- 11 units allocated
 - 3 Br (11 units @ 1,800 s.f.)
- No off-street parking required for buildings that do not exceed 45' in height.
- 16 parking spaces in building at ground level.
- Total Building Area = 30,000 s.f. (excluding parking)
- Open space: 4,000 s.f. = 40%
- Lot coverage: 6,000 s.f. = 60%
- Three level liner: Lobby and Units

MF2 + RIR Overlay

200' X 100' (20,000 S.F.) LOT

- 18 - 23 or 46 max. units allowed with RIR
- 33 units allocated
 - 1 Br (8 units @ 650 s.f.)
 - 2 Br (24 units @ 970 s.f.)
 - 3 Br Townhouses (3 units @ 1,800 s.f.)
- 50 spaces in parking structure (4 levels). Screened by 3-story liner townhouses.
- Total Building Area = 48,000 s.f. (excluding parking)
- Open space: 8,000 s.f. = 40%
- Lot coverage: 12,000 s.f. = 60%
- Three level liner: Lobby and Units



ARTICLE 2 - ZONING DISTRICTS

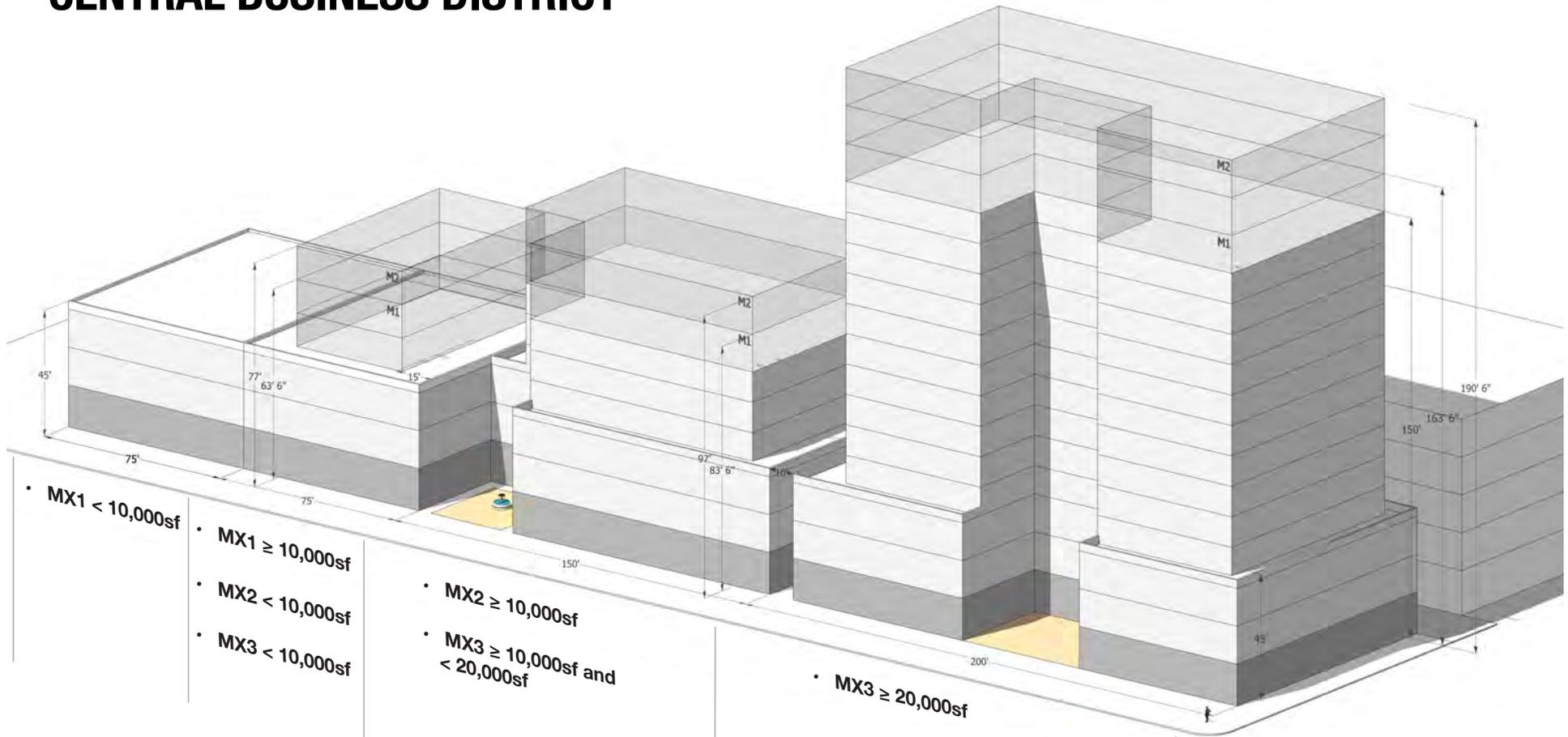
Section 2-200 Mixed Use Districts Table								
Use categories		MX1	MX2		MX3			
A	Lot occupation							
1	Building Site Area Minimum (square feet)	2,500	10,000	2,500	10,000	2,500	10,000	20,000
2	Building Site Width Minimum (feet)	25	100	25	100	25	100	200
3	Ground Coverage Minimum	NA	NA	NA	NA	NA	NA	NA
4	Open Space Minimum	10%	10%	10%	10%	5%	10%	10%
B	Density							
1	Density (DU/Acre)	125	125	125	125	125	125	125
2	Unit Size Minimum (square feet)	400	400	400	400	400	400	400
3	Floor Area Ratio (FAR)	3.0	3.0	3.0	3.0	3.0	3.0	3.0
4	FAR Med. Bonus I	3.2	3.2	3.2	3.2	3.2	3.2	3.2
5	FAR Med. Bonus II	3.5	3.5	3.5	3.5	3.5	3.5	3.5
C	Setback minimums (feet)							
1	Principal Front	0	0	0	0	0	0	0
2	Side Interior	0	0	0	0	0	0	0
3	Side Street	0	0	0	0	0	0	0
4	Rear	10	10	10	10	10	10	10
5	Rear at Alley	0	0	0	0	0	0	0
6	Waterway	35	35	35	35	35	35	35
D	Stepback minimums (feet)							
1	Stepback Front	NA	10	10	10	10	10	10
2	Stepback Side	NA	15	15	15	15	15	15
3	Stepback Side Street	NA	10	10	10	10	10	10
4	Stepback Rear	NA	10	10	10	10	10	10
5	Stepback Rear at Alley	NA	3	3	3	3	3	3
E	Building height maximums (stories/feet)							
1	Principal Building	45	45	45	70	45	70	150
2	Mediterranean Bonus I	NA	5 stories /63.5	5 stories /63.5	7 stories /83.5	5 stories /63.5	7 stories /83.5	14 stories /163.5
3	Mediterranean Bonus II	NA	6 stories /77	6 stories /77	8 stories /97	6 stories /77	8 stories /97	16 stories /190.5

General Notes:

1. Additional story limitations for Principal Building heights shall apply to properties identified in Appendix A Site Specifics.
2. Additional requirements may apply according to Section 6-105. Landscape Requirements for Zoning Districts or other regulations in Article 6.
3. Additional requirements and exceptions may apply according to Section 2-201, and Section 2-400, Overlay Districts or other regulations in Article 2.
4. There shall be no density limitation in the CBD and Design & Innovation District Overlays.



ARTICLE 2-200. MIXED USE DISTRICTS (MX) CENTRAL BUSINESS DISTRICT



KEY

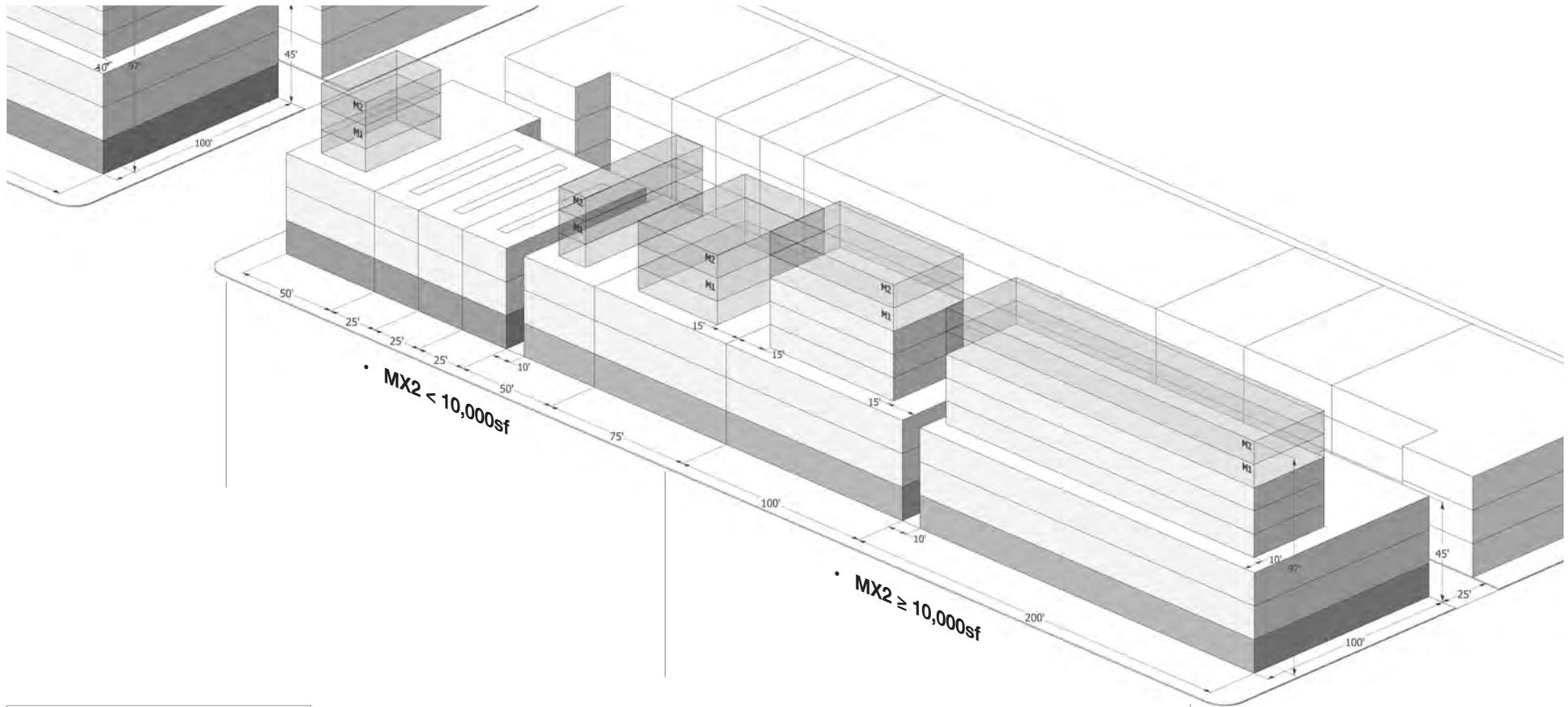
- Ground Floor Retail
- Building Envelope
- Additional Stories (Mediterranean Bonus)

Note: The image on this page shows idealized building envelopes to illustrate maximum height with Mediterranean Bonus, minimum setbacks and setbacks, and open space at ground floor. Final building envelope will depend on FAR (Mediterranean Bonus / TDRs) and District Overlays.



ARTICLE 2-200. MIXED USE DISTRICTS (MX)

MX2 - MIRACLE MILE



KEY

-  Ground Floor Retail
-  Building Envelope
-  Additional Stories (Mediterranean Bonus)

Note: The image on this page shows idealized building envelopes to illustrate potential height and capacity, setbacks and stepbacks, and paseos at ground floor.



DISTRICT OVERLAYS

2-400. District Overlays

2-401. Central Business District Overlay (CBD)

2-402. Zain/Friedman Miracle Mile Downtown District Overlay (DO)

2-403. Giralda Plaza District Overlay

2-404. North Ponce Neighborhood Conservation District Overlay (NPCO)

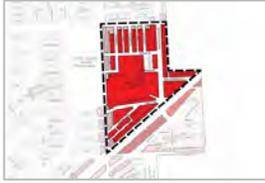
2-405. Residential Infill Regulations District Overlay (RIR)

2-406. Design & Innovation District Overlay

2-407. North Ponce Mixed Use District Overlay



ARTICLE 2 - ZONING DISTRICTS



Section 2-406. Design & Innovation District Overlay. [formerly part of 4-201 North and South Industrial Mixed Use Districts]

A. Purpose and applicability.

1. The purpose of the Design & Innovation District Overlay is to promote high-quality retail and to encourage effective and proper development of the former Industrial Section for local employment in protected residential neighborhoods with the goals, objectives, and policies of the City's Comprehensive Plan.
2. Applicability. The Design & Innovation District Overlay applies to all properties within the area bounded by the following streets: Ponce de Leon Boulevard both sides on the east, Blue Road on the south, both sides of Le Jeune Road (SW 42nd Avenue) on the west, and Bird Road (SW 40th Street) on the north, as shown on the Zoning Map.
3. The District regulations are established in order to maintain the following objectives:
 - a. Enhance the aesthetic, physical, and environmental character of the District.
 - b. Encourage development and redevelopment of buildings through coordinated design and development standards, including provisions for parking, sidewalk frontage and land use consistent with the vision of high-quality storefronts for showrooms in the Design & Innovation District.
 - c. Promote and encourage pedestrian, bike, and transit activities in the District by promoting the concepts of an urban city center with mixed use development and pedestrian-friendly design alternatives.
 - d. Foster the activation of public areas and generate streets with a consistent design intent regarding, but not limited to, street trees, bike infrastructure, public lighting fixtures, furnishing, sidewalks, crosswalks, or any other elements in the public right of way.
 - e. Generate pride and confidence in the District.
4. Unless otherwise provided in this section, all provisions of applicable underlying zoning district designations affecting individual property in this district shall control use and development.

B. Regulations.

1. Uses.

- a. All uses provided in the underlying zoning District shall be permitted. Additional uses may be permitted in the Design & Innovation District Overlay as in Section 3-400 Other Use Restrictions and Section 3-500 Distance Requirements for Certain Uses.
- b. For MX2 properties in the Design & Innovation District Overlay, fifty (50%) percent of the linear ground floor building frontage shall be shopfronts and include retail sales and services, office, or restaurant, gallery, and showroom uses or public realm land area (e.g., plazas, courtyards, and other public uses).

2. Density.

- a. There shall be no density limitation in the Design & Innovation District.

3. Setbacks and Stepbacks.

- a. Front: Up to forty-five (45) feet in height: none. Above forty-five (45) feet in height, or four (4) stories: a stepback of ten (10) feet.
- b. Side: Interior side up to forty-five (45) feet in height: none. Above forty-five (45) feet in height, or four (4) stories: a stepback of fifteen (15) feet. Side street: Up to forty-five (45) feet in height: none. Above forty-five (45) feet in height, or four (4) stories: a stepback of ten (10) feet.
- c. Rear: Abutting a dedicated alley or street: none. Not abutting dedicated alley or street: ten (10) feet.
- d. Balconies: Cantilevered open balconies may project into the required stepback areas a maximum of six (6) feet.

4. Height.

- a. MX2 Lots in the Design & Innovation District shall be at a maximum height of ninety-seven (97) feet.
- b. Height of architectural elements may exceed the maximum height in the Design & Innovation District by a maximum of twenty-five (25) feet. Ground floor shopfronts shall have a minimum floor height of fifteen (15) feet and a maximum floor height of twenty-five (25) feet.
- c. Design & Innovation District maximum height of habitable space pursuant to Section 2-201 with City Commission approval to a maximum of one-hundred and twenty (120) feet and ten (10) stories, provided, that the increased residential ceiling heights enhance the aesthetics of



ARTICLE 3. USES

3-100. Uses Tables

3-200. Principal Uses

3-300. Accessory Uses

3-400. Other Uses Restrictions

3-500. Distance Requirements for Certain Uses

3-600. Temporary Uses

3-700. Docks, Wharves, Mooring Piles, Watercraft Moorings, and Yacht Basins

3-800. Telecommunications and Equipment

Section 3-100. Uses.

Uses apply to zoning districts according to the tables and text of Article 3. Uses, and Article 2. Zoning Districts. Uses have parking requirements as per Article 10. Parking.

A. Use specific limitations. Use specific limitations are categorized as Principal and Accessory Uses, other use restrictions can be found in Section 3-400 Other Uses Restrictions, Section 3-500 Distance Requirements, Section 3-600 Temporary Uses, Section 3-700 Docks and Wharves, and Section 3-800 Telecommunications. Uses in zoning districts are limited to those included in this Article.

B. Change of use. Change of use shall be reviewed and approved by the Development Review Official.

Section 3-101. Principal Uses Table. [formerly Article 4]

The chart on the preceding page This Table is a summary of the uses permitted in the zoning districts. The letter "P" indicates that the use is a permitted use in the district subject to approval as set out in Article 3 and, in compliance with the standards in the district and Article 5 2², of these regulations Zoning Districts and of this Article, and subject to approval as set out in Article 14. Process. The letter "C" indicates that the use is permitted in the district as a conditional use in accordance with the procedures set out in Article 3, Division 4 Section 14-203 and the standards in these regulations Article 3. The letters "AR" indicates the use is permitted in the district only according to regulations in Sections 3-200, 3-400 and 3-500.

Principal Uses Table										
Use categories	Zoning Districts									
	SFR	MF1	MF2	MF3	MF4	MX1	MX2	MX3	S	P
Residential uses										
Single-family dwellings	P	P	P	P	P					
Duplex dwellings		P	P	P	P					
Multi-family dwellings			P	P	P	P	P	P		
Townhouse dwellings			P	P	P	P				
Live-work			C	C	C	C	C	C		
Home Office	AR	AR	P*	AR	AR	AR	AR	AR		
Family day care	P	P	P	P	P					
Non-residential uses										
Adult uses							C			
Alcoholic beverage sales						P	P	P		
Animal grooming or boarding						P	P	P		
Art Gallery						P	P	P		
Assisted living facilities			C	C	C	C	C	C		
Auto service stations						C	C	C		
Bed and breakfast			C*							
Blood and plasma center							AR			

P: Permitted Use

C: Conditional Use

AR: Additional Regulations (permitted but subject to additional regulations in this Article)

* Additional Permitted and Conditional Uses as per Article 2-404 North Ponce Neighborhood District Overlay (NPCO)

° Only if not adjacent to SFR, MF1, or MF3 Districts



ARTICLE 10 - PARKING AND ACCESS

Section 10-109. Payment in lieu and remote off-street parking.

- A. Parking allowed off-site via Payment in lieu shall be as set forth in Chapter 74 Sec. 74-172(d) of the City Code.

For new construction exercising the remote off-street parking option as set forth in this section, a minimum of twenty-five (25%) percent of the required parking shall be provided as a public benefit via Payment in lieu as set forth in Section 74-172(d) of the City Code.

- B. Remote off-street parking. As an alternative to, or in conjunction with providing required parking onsite or through payment in-lieu of providing required parking pursuant to City Code Section 74-201(d), an applicant may apply to use remote off-street parking to meet the off-street parking requirements of the Zoning Code ~~for an expansion or change in use of an existing project~~. The ability to use remote parking may be granted in the reasonable discretion of the City in compliance with the terms of this subsection.

1. Applicability.

- a. Applications for remote parking shall be reviewed by Staff when the use location of project and of remote parking spaces are both located within the CBD and Design & Innovation District, and for properties located within one-hundred (100) feet of the Ponce de Leon right of way, south of SW 8th Street. When project and remote parking spaces are outside of these designated areas, an applicant can request a Waiver from the City Commission pursuant to subsection B. The remote parking spaces must always be located in the City.

- b. Distance. The remote parking spaces must be located within one thousand (1,000) feet of the applicant's project site. The distance shall be measured using airline measurement from the nearest point of the project site to the property line closest exterior door of the off-street parking facility(ies) containing the remote parking spaces.

- c. The remote parking facility(ies) ~~must shall~~ not be located in a single-family zoning district.

- d. The applicant may request to use remote parking spaces for up to one-hundred (100%) percent of the project's off-street parking requirement.

- e. Remote off-street parking for new construction shall be subject to a Conditional Use approval as set-forth in Article 14-203.2 of the Zoning Code.

- f. Documentation certifying that where the remote parking spaces will be located:

- I. Are either owned, licensed, or leased; and
- II. Are in excess of those parking spaces required to serve any onsite development at the desired remote location(s).

2. Covenants. The property owner(s) shall submit appropriate restrictive covenant(s) or parking easement agreement(s) in recordable form acceptable to the City Attorney. The restrictive covenant(s) or parking easement agreement(s) shall provide for the continued use of the remote parking until such time as the City Manager or designee releases the obligation of the restrictive covenant(s) or parking easement agreement(s).

3. Noncompliance. If the Development Services Director discovers at any time, that the applicable requirements of this subsection are in noncompliance. The Development Services Director shall begin Code Enforcement procedures as set forth in Section 14-300. If it is determined that adherence to the applicable standards of this Section of the Zoning Ordinance are no longer feasible, and in order for a use or property to remain in good standing with its ability to operate, then the off-street required parking that was permitted to be remotely parked shall, as a public benefit, be provided via Payment in lieu as set forth in Section 74-172(d) of the City Code.

4. ~~41~~-City Commission Waiver.

- a. Standard for waivers. The City Commission may approve a waiver pursuant to this subsection B. ~~414~~ upon finding that the waiver will neither (A) harm the public interest nor (B) create parking problems in the area surrounding the applicant's project site.

- b. Requirements that may be waived. ~~If the Director of Development Services reviews and rejects a remote parking application on the basis of any of the following requirements, then~~ An applicant may request that the City Commission review its application for remote parking and, following a public hearing, approve a waiver of one (1) or more of these requirements, and may impose any conditions it deems necessary on such waiver:

- i. The one-thousand (1,000) foot maximum distance between the remote parking spaces and the applicant's project site; and
- ii. The requirement that the remote parking be located within the CBD or Design & Innovation District, or one-hundred (100) feet from the Ponce de Leon right of way, south of SW 8th Street; and
- iii. The requirement that the land containing the use seeking to utilize remote parking be located within the CBD or the Design & Innovation District, or one-hundred (100) feet from the North Ponce de Leon right of way.

- c. Effect of waiver. All of the remaining requirements of section ~~5-4408~~10-109.B, that have not been waived by the City Commission, must be satisfied.



ARTICLE 10 - PARKING AND ACCESS

Section 10-110. Amount of required parking. [formerly 5-1409]

A. Exceptions The following are exempt from required parking.

1. Central Business District Overlay:

- a. Ground floor retail, residential, and restaurants that are located within the Central Business District Overlay shall be exempt from the parking requirements.
- b. Buildings that are located within the Central Business District Overlay (CBD) that have a floor-area ratio of 1.25 or less (1.45 or less if Mediterranean bonus is used) maximum lot width of one-hundred (100) feet and a maximum height of forty-five (45) feet and three (3) floors stories are not required to provide off-street parking for any uses except residential units.

2. MX-1 fronting Giralda Plaza, and MX-2 facing Miracle Mile:

- a. Buildings that have a maximum lot width of one-hundred (100) feet and of a maximum height of forty-five (45) feet and three (3) floors stories, off-street parking shall not be required.
- b. Buildings exceeding a height of forty-five (45) feet: fifty (50%) percent parking requirement reduction for retail, restaurant, and office use.
- c. Parking requirements may be fulfilled by shared or remote parking, or by payment in lieu, as per Section 10-109, or by shared parking as per Section 10-111.

3. MX2 Design & Innovation District Overlay:

- a. First-floor showrooms and art galleries shall be exempt from the parking requirements.
- b. Buildings of (4) floors stories or less, off-street parking shall not be required.

4. MF-2 District:

- a. Buildings that have a maximum lot width of one-hundred (100) and a maximum height of forty-five (45) feet, shall not be required to provide off-street parking.
- b. Residential units in a habitable liner space facing a primary or secondary street shall not be required to provide off-street parking.

5. Building Alterations:

- a. Any building or structure which existed as of March 11, 1964, may be altered – including renovations, remodels, repairs, and changes in use – without providing off-street parking facilities or additional off-street parking facilities if there is no more than a twenty-five (25%) percent total increase in floor area, based on conditions as of March 10, 1964, and if there is no change in zoning to a zoning district requiring more off-street parking than the existing zoning district.
- b. Any building or structure, other than single-family residences or duplexes, which is increased in size more than twenty-five (25%) percent of the gross floor area as it existed as of March 11, 1964, shall provide off-street parking for the added portion as outlined hereinafter but will not be required to provide additional parking facilities for the presently existing portion unless required by a change of zoning.

B. Calculation of parking requirements.

1. Required parking shall be provided for each use on a building site, according to the following table:

Use	Minimum parking requirements
<i>Residential</i>	
Detached Single-family dwellings.	One (1) parking space per unit consisting of a roofed structure, which utilizes the same materials as the principle structure and that is a garage, carport, or porte-cochere.
Duplex.	One (1) parking space per unit consisting of a roofed structure, which utilizes the same materials as the principle structure and that is a garage, carport, or porte-cochere.
Live work.	One (1) space per unit, plus one (1) space per three-hundred-and-fifty (350) square feet of work area.
Multi-family dwellings.	Efficiency and one (1) and bedroom units – 1.0 space per unit. Two (2) bedroom units – 1.75 spaces per unit. Three (3) or more bedroom units – 2.25 1.5 spaces per unit.
Single-family.	One (1) parking space consisting of a roofed structure, which utilizes the same materials as the principle structure and that is a garage, carport, or porte-cochere.
Townhouses.	Two One (2) parking spaces per unit consisting of a roofed structure, which utilizes the same materials as the principle structure and that is a garage or carport, or porte-cochere.
<i>Non-residential</i>	
Adult uses.	One (1) space per two <u>three-hundred and fifty (250 300)</u> square feet of floor area.
Alcoholic beverage sales.	One (1) space per two <u>three-hundred and fifty (250 300)</u> square feet of floor area.
Animal grooming/boarding.	One (1) space per two <u>three-hundred and fifty (250 300)</u> square feet of floor area.
Assisted living facilities.	One (1) space per full-time employee equivalent (FTE), plus two (2) spaces five (5)-beds ALF units.
Auto service stations.	One (1) space per two <u>three-hundred and fifty (250 300)</u> square feet of floor area.
Bed and breakfast.	One (1) space, plus one (1) space per <u>three (3)</u> sleeping rooms.
Camp.	One (1) space per FTE, plus one (1) space per four (4) students aged sixteen (16) years or older based on maximum capacity.
Cemeteries.	If services provided in a building, one (1) space per four <u>five (45)</u> fixed seats plus one (1) space for each forty thirty <u>(40 30)</u> square feet of floor area used for temporary seating.
Community center.	One (1) space per two <u>three-hundred and fifty (250 300)</u> square feet of floor area.



ARTICLE 10 - PARKING AND ACCESS

Use	Minimum parking requirements
Congregate care.	One (1) space per FTE, plus two (2) spaces <u>one (1) space per five four (5 4) beds.</u>
Day care.	Day care for children: One (1) space per one hundred (100) square feet of floor area <u>FTE plus one (1) space for each ten (10) visitors.</u> Day care for adults: One (1) space per three hundred (300) square feet of floor area <u>FTE plus one (1) space for each ten (10) visitors.</u>
Educational facilities.	One (1) space per student station.
Funeral homes.	One (1) space per four five (4 5) fixed seats plus one (1) space for each forty fifty (450) square feet of floor area used for temporary seating.
Golf or tennis grounds.	Four (4) spaces per hole (golf). Three (3) spaces per court (tennis). One (1) space per eighteen (18) linear feet of bleachers.
Group homes.	One (1) space per FTE, plus one (1) space per three <u>four (3 4) beds.</u>
Heliport and helistop.	One (1) space per tie-down.
Hospitals.	Two (2) spaces per patient bed.
Indoor recreation / entertainment.	The greater of one (1) space per five (5) fixed seats or one (1) space per three-hundred (300) square feet of floor area.
Manufacturing.	One (1) space per three-hundred (300) square feet office floor area, plus one (1) space per one-thousand (1,000) square feet of all other floor area.
Marinas and marina facilities.	One (1) space per marina slip, plus one (1) space per three-hundred-and-fifty (350) square feet of floor area of <u>indoor</u> marina facilities.
Medical clinic.	One (1) space per <u>FTE plus one (1) space per two-hundred (200) square feet of floor area,</u> FTE plus one (1) space per.
Medical Marijuana Retail Center.	One (1) space per 450 square feet of floor area, plus one (1) space per FTE and one (1) space for every two (2) PTEs, <u>plus one (1) space per 150 square feet of floor area.</u>
Mixed use or multi-use.	Parking shall be provided for each use in the mix of uses in correlation with the requirements of this table.
Nursing homes.	One (1) space per FTE, plus one (1) space per three <u>four (3 4) beds.</u>
Offices.	One (1) space per three five hundred (3500) square feet of floor area.
Outdoor recreation / entertainment.	One (1) space per four (4) visitors during estimated peak use periods.
Outdoor retail sales, display and/or storage.	One (1) space per three hundred and fifty (350) square feet of land area delineated or put to such use.
Overnight accommodations.	One and one eighth (1 1/8) spaces per <u>three (3) sleeping rooms.</u>
Private club.	One (1) space per two three-hundred and fifty (250 300) square feet of floor area.
Private yacht basin.	Three (3) spaces per four (4) yacht slips.
Public transportation facility.	One (1) space per one hundred (100) square feet of terminal and station area.

Use	Minimum parking requirements
Religious institution.	One (1) space per five (5) fixed seats plus one (1) space per fifty (50) square feet of assembly room area without fixed seats (not including classrooms); provided however, any more liberal parking requirements for uses authorizing buildings of public assemblage shall be substituted for this provision.
Research and technology uses.	One (1) space per three-hundred (300) square feet of office floor area, plus one (1) space per one thousand (1,000) square feet all other floor area.
Restaurants.	Twelve (12) <u>One (1) spaces</u> per one thousand three hundred (1,000 300) square feet of floor area.
Restaurants, fast food.	Twelve (12) <u>One (1) spaces</u> per one thousand three hundred (1,000 300) square feet of floor area.
Retail sales and services.	One (1) space per two three-hundred and fifty (250 300) square feet of floor area.
Sales and/or leasing offices.	One (1) space per three-hundred (300) square feet of floor area.
Schools.	One (1) space per FTE, plus one (1) space per four five (4 5) students aged sixteen (16) years or older based on maximum capacity.
Self-storage warehouses.	One (1) space per three-hundred (300) square feet of office floor area, plus one (1) space per one thousand (10,000) square feet all other floor area.
Telecommunications towers.	Zero (0) spaces.
TV / radio studios.	One (1) space per three-hundred (300) square feet of floor area, plus one (1) space per three (3) studio audience members at maximum capacity.
Utility / infrastructure Facilities.	Zero (0) spaces.
Utility substations.	Zero (0) spaces.
Vehicle sales / displays.	One (1) space per three-hundred (300) square feet of office floor area, plus one (1) space per six-hundred (600) square feet of showroom floor area, plus one (1) space per five (500) square feet of all other floor area.
Vehicle sales/displays, major.	One (1) space per three-hundred (300) square feet of office floor area, plus one (1) space per one thousand (1,000) square feet all other floor area.
Vehicle service, major.	One (1) space per three-hundred (300) square feet of office floor area, plus one (1) space per five hundred (500) square feet all other floor area
Veterinary offices.	One (1) space per two three-hundred and fifty (250 300) square feet of floor area.
Wholesale / distribution / warehouse facility.	One (1) space per three-hundred (300) square feet of office floor area, plus one (1) space per one thousand (1,000) square feet all other floor area.
Post office.	One (1) space per two three-hundred (200 300) square feet of floor area.

2. If a calculation of required parking spaces results in a fractional space, the number of required parking spaces shall be rounded up down to the next whole number.

C. Alternative parking requirements. If a use is not listed in ~~Section 5-1409(B)(1)~~ this Article, then the off-street parking requirement shall be the same as the requirement for a functionally similar use that is listed in ~~Section 5-1409(B)(1)~~ herein, as determined by the Development Review Official.



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