



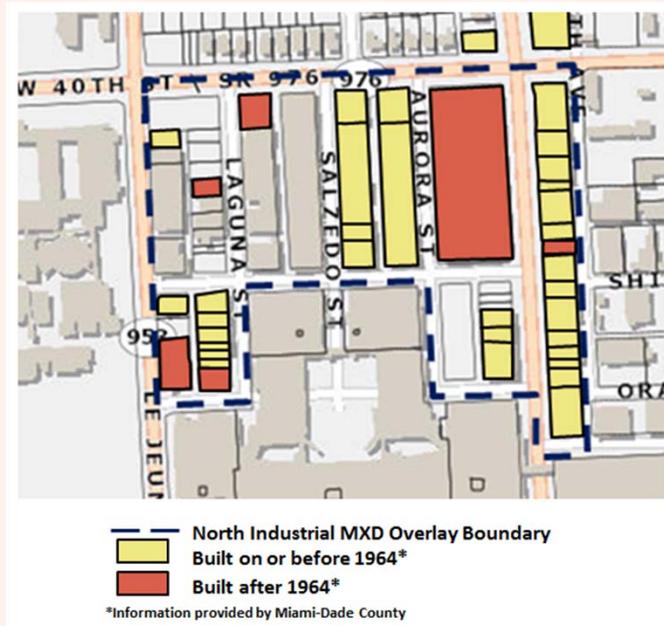
*Small-scale
Mixed Use Buildings
in Industrial Districts*

ZONING CODE TEXT
AMENDMENT

CITY COMMISSION
APRIL 24, 2018



EXISTING CONDITIONS



EXISTING CONDITIONS



SMALL-SCALE MIXED USE BUILDINGS IN INDUSTRIAL DISTRICTS

Proposed Zoning Code Text Amendments:

- Reduces the off-street parking requirements for proposed mixed-use buildings less than 45 feet in height in the North and South Industrial Districts
- Reduces minimum parcel size for buildings less than 45 feet to 2,500 square feet in the North and South Industrial Districts
- Reduces minimum side street setback for buildings less than 45 feet in the North and South Industrial Districts
- Updates bicycle storage requirement to be based by the number of bedrooms instead of car parking spaces

CORAL GABLES.
THE CITY BEAUTIFUL

THE ORIGINAL MIXED-USE BUILDINGS



PURPOSE



Article 4 – Zoning Districts
Division 2. Overlay and Special Purpose Districts
 Section 4-201. Mixed Use District (MXD).

Table 1.

Reference	Individual buildings/Overlay District	Type	Requirements
D. Performance standards.			
3.	✓	Minimum site area for an MXD project/building within a Mixed-Use Overlay District as defined on the Official Zoning Map.	<p>North and South Industrial MXD: Greater than forty-five (45) feet in height; shall provide a minimum of one hundred (100) feet of primary street frontage and a minimum site area of ten-thousand (10,000) square feet and one-hundred (100) linear feet of street frontage shall provide off-street as required per Code. Less than forty-five (45) feet in height: a minimum site area of two-thousand five hundred (2,500) square feet but no more than ten thousand (10,000) square feet are exempt from parking requirements.</p> <p>North Ponce de Leon Boulevard MXD: Greater than forty-five (45) feet in height shall provide a minimum of one hundred and fifty (150) feet of frontage on Ponce de Leon Boulevard and a minimum site area of twenty thousand (20,000) square feet.</p>

Reference	Individual building(s) Overlay	District	Type	Requirements
E. Building regulations.				
14.	✓	✓	Setbacks (buildings).	Individual Buildings and the North and South Industrial MXD: <ul style="list-style-type: none"> • Front: Up to forty-five (45) feet in height: None. If over forty-five (45) feet in height: Ten (10) feet • Side: Interior side: None. Side street: Up to forty-five (45) feet in height: none. Greater than forty-five (45) feet in height: Fifteen (15) feet. ***
G. Parking/vehicle storage.				
1.	✓	✓	Bicycle storage.	To encourage the use of bicycles, etc., a minimum of one (1) bicycle parking space ten (10) foot bicycle rack for each two hundred and fifty (250) parking spaces every five (5) bedrooms or fraction thereof shall be provided. The location shall be convenient to users and shall be subject to review as a part of the site plan review.

Reference	Individual building(s) Overlay	District	Type	Requirements
G. Parking/vehicle storage.				
5.	✓	✓	Ground floor uses.	Greater than forty-five (45) feet in height, Off-street parking requirements for ground floor commercial uses (i.e. offices, restaurants, retail, or similar uses) shall be calculated at a rate of one (1) space per three-hundred (300) square feet of floor area. <p>Requests for change of use shall be reviewed and approved by the Development Review Official for compatibility with surrounding uses and whether there is a negative impact on the public parking system, including on-street parking.</p> <p>Less than forty-five (45) feet in height in the North and South Industrial District, shall be exempt from parking requirements.</p>
10.	✓	✓	Residential uses.	Greater than forty-five (45) feet in height, Off-street parking requirements shall conform to the requirements as set forth in Article 5, Division 14. <p>Less than forty-five (45) feet in height in the North and South Industrial District, shall be exempt from parking requirements.</p>

SMALL-SCALE MIXED USE BUILDINGS PUBLIC BENEFITS

- Increased residential population near transit routes and the future Underline
- Smaller-scale, incremental redevelopment
- Increased opportunities for small businesses
- Shops, apartments and offices overlooking the street, not parking
- More space dedicated to people places, not parking garages
- Improved pedestrian experience at the sidewalk level – shopfronts, arcades, signage, awnings

STAFF RECOMMENDATION:

BASED UPON THE COMPLETE FINDINGS OF FACT, STAFF RECOMMENDS APPROVAL OF THE ZONING CODE TEXT AMENDMENT.



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