

General Development Standards - Downtown Center			General Development Standards - Downtown General			General Development Standards - Downtown Waterfront		
Use/Form Characteristics		Standard/Comment	Use/Form Characteristics		Standard/Comment	Use/Form Characteristics		Standard/Comment
	General	Traditional Downtown Development Pattern; provides a mix of uses primarily vertical, however, may be horizontal upon approval by the Planning Commission; Buildings located at or closer to the public roadways within a defined build-to-line/area; provisions for public and civic spaces; interconnected uses through sidewalks, multimodal pathways, public and civic spaces.		General	Similar in nature to Downtown Center, Traditional Downtown Development Pattern; provides a mix of uses primarily vertical, however, may be horizontal upon approval by the Planning Commission; Buildings located at or closer to the public roadways within a defined build-to-zone; off-street parking not required, if provided, must be placed in the rear of buildings; provisions for public and civic spaces; interconnected uses through sidewalks, multimodal pathways, public and civic spaces.		General	Similar in nature to Downtown General, Downtown Waterfront allows for increased flexibility for height, parking locations, and a mixture of uses. A Traditional Downtown Development Pattern with emphasis on providing waterfront access; provides a mix of uses primarily vertical, however, may be horizontal upon approval by the Planning Commission; Buildings located at or closer to the public roadways within a defined build-to-zone; off-street parking required; provisions for public and civic spaces; interconnected uses through sidewalks, multimodal pathways, public and civic spaces.
	Prohibitions	Single Family Residential and/or ground floor residential are not permitted; Off-street parking not required; however, in no case may parking be permitted in the front or side yard		Prohibitions	Single Family Residential and/or ground floor residential are not permitted; Parking in front yards is not permitted.		Prohibitions	
Dimensional Standards			Dimensional Standards			Dimensional Standards		
	Building Height	35' by right; minimum 24'; building height measured by ceiling height of habitable space; rooftop uses allowed within maximum height threshold; architectural features (including roofs) projecting above maximum height allowed but not to exceed 10' above maximum height.		Building Height	35' by right; 50' through height exception; building height measured by ceiling height of habitable space; rooftop uses allowed within maximum height threshold; architectural features (including roofs) projecting above maximum height allowed but not to exceed 10' above maximum height.		Building Height	45' by right; Up to 90' through height exception, requiring at a minimum a vertical integration and mix of uses (residential, office, retail/commercial, maximum 85% of GFA dedicated to any singular use); building height measured by ceiling height of habitable space; rooftop uses allowed within maximum height threshold; architectural features (including roofs) projecting above maximum height allowed but not to exceed 10' above maximum height
	Building Placement (min/max) <i>(see also Section X.X)</i>	This describes Build-to Zones; an area at which construction of a building façade is to occur on the lot, running parallel to property line without setback, ensuring a uniform façade along the street.		Building Placement (min/max) <i>(see also Section X.X)</i>	This describes Build-to Zones; an area at which construction of a building façade is to occur on the lot, running parallel to property line without setback, ensuring a uniform façade along the street.		Building Placement (min/max) <i>(see also Section X.X)</i>	This describes Build-to Zones; an area at which construction of a building façade is to occur on the lot, running parallel to property line without setback, ensuring a uniform façade along the street.
	Front/Street	0'/0'		Front/Street	0'/15'		Front/Street	0'/15'
	Side	0'/0'		Side	0'/15'		Side	0'/15'
	Rear	0'/20'		Rear	0'/20'		Rear	N/A
	Exception	None		Exception	None		Exception	Where adjacent to i.e. fronting existing waterway BTZ's may be increased up to 50' to accommodate boardwalks and other publicly accessible recreational features.
	Lot			Lot			Lot	
	Length (min)	50'		Length (min)	50'		Length (min)	50'
	Width (min)	25'		Width (min)	25'		Width (min)	25'
	Coverage (min/max)	75% / 100%		Coverage (min/max)	50% / 100%		Coverage (min/max)	0% / 100%
Design Standards			Design Standards			Design Standards		
	Buildings/Orientation			Buildings/Orientation			Buildings/Orientation	
	% Building Frontage (min)	90% (may be achieved with up to 50% active use area)		% Building Frontage (min)	100% (may be achieved with up to 50% active use area)		% Building Frontage (min)	80%
	Encroachments	Awnings, Canopies, Projecting Signs are permitted; maximum length (parallel to frontage): 25' OR 50% lot width, whichever lesser; maximum width (perpendicular to frontage): 8'; minimum clearance: 8'.		Encroachments	Awnings, Canopies, Projecting Signs are permitted; maximum length (parallel to frontage): 25' OR 50% lot width, whichever lesser; maximum width (perpendicular to frontage): 8'; minimum clearance: 8'.		Encroachments	Awnings, Canopies, Projecting Signs are permitted; maximum length (parallel to frontage): 25' OR 50% lot width, whichever lesser; maximum width (perpendicular to frontage): 8'; minimum clearance: 8'.
	Active Use Areas	Permitted along A, B, and C Streets; maximum length (parallel to frontage): 25' OR 50% lot width, whichever lesser; maximum width (perpendicular to frontage): 8'		Active Use Areas	Permitted along A, B, and C Streets; maximum length (parallel to frontage): 25' OR 50% lot width, whichever lesser; maximum width (perpendicular to frontage): 8'		Active Use Areas	Permitted along A, B, and C Streets; maximum length (parallel to frontage): 25' OR 50% lot width, whichever lesser; maximum width (perpendicular to frontage): 8'
	Entrances	Oriented to Street; Required on highest designated street type (A, B or C); secondary entrances are permitted; on corner lots, entrances may be oreinted to corner.		Entrances	Oriented to Street; Required on highest designated street type (A, B or C); secondary entrances are permitted; on corner lots, entrances may be oreinted to corner.		Entrances	Oriented to Street; Required on highest designated street type (A, B or C); secondary entrances are permitted; on corner lots, entrances may be oreinted to corner.
	Architecture	Permitted Styles: Northern Italian/Renaissance		Architecture	Permitted Styles: Northern Italian/Renaissance		Architecture	Permitted Styles: Northern Italian/Renaissance, Florida Vernacular, Sarasota School, Charleston/Caribbean
		Subject to Architectural Standards; See Section 86-XX			Subject to Architectural Standards; See Section 86-XX			Subject to Architectural Standards; See Section 86-XX
Signage (See Section X.X and Table X.x for Signage Standards & Details)			Signage (See Section X.X and Table X.x for Signage Standards & Details)			Signage (See Section X.X and Table X.x for Signage Standards & Details)		
	Permitted Types	Awning, Projecting, Sandwich Board, Wall, Window. (Historic Sign Replications are also permitted and are counted towards the total permitted number)		Permitted Types	Awning, Projecting, Sandwich Board, Wall, Window. (Historic Sign Replications are also permitted and are counted towards the total permitted number)		Permitted Types	Awning, Projecting, Sandwich Board, Wall, Window. (Historic Sign Replications are also permitted and are counted towards the total permitted number)
	Permitted Number	See Section 86-XX		Permitted Number	See Section 86-XX		Permitted Number	See Section 86-XX
Parking (See Section X.X and Table X.x for Required Parking Standards & Rates)			Parking (See Section X.X and Table X.x for Required Parking Standards & Rates)			Parking (See Section X.X and Table X.x for Required Parking Standards & Rates)		
	Parking Placement	Off-street parking not required, if provided, must be placed in the rear of buildings and not along any A, B, C street frontage.		Parking Placement	Off-street parking not required, if provided, must be placed in the rear of buildings and not along any A, B, C street frontage.		Parking Placement	Off-street parking not required, if provided, must be placed in the rear of buildings and not along any A, B, C street frontage.
	On-Street Parking	Yes; See Section 86-XX		On-Street Parking	Yes; See Section 86-XX		On-Street Parking	Yes; See Section 86-XX
	Shared Parking	Yes; See Section 86-XY		Shared Parking	Yes; See Section 86-XY		Shared Parking	Yes; See Section 86-XY
Access Management			Access Management			Access Management		
	Driveways/Spacing	N/A		Driveways/Spacing	N/A		Driveways/Spacing	N/A
	Placement	Side or Rear Access Only and not on A, B, C street frontages		Placement	Side or Rear Access Only and not on A, B, C street frontages		Placement	Side or Rear Access Only and not on A, B, C street frontages
Open Space/ Landscaping			Open Space/ Landscaping			Open Space/ Landscaping		
	Buffering	N/A		Buffering	N/A		Buffering	N/A
	Open Space	Square, green, commons, pocket parks; may be included with active use area		Open Space	Square, green, commons, pocket parks; may be included with active use area		Open Space	Square, green, commons, pocket parks; may be included with active use area
	Landscape	N/A		Landscape	N/A		Landscape	N/A
	Neighborhood Transition	See Neighborhood Transition Section, Section 86-AA Mixed Use Compatibility Standards		Neighborhood Transition	See Neighborhood Transition Section, Section 86-AA Mixed Use Compatibility Standards		Neighborhood Transition	See Neighborhood Transition Section, Section 86-AA Mixed Use Compatibility Standards