

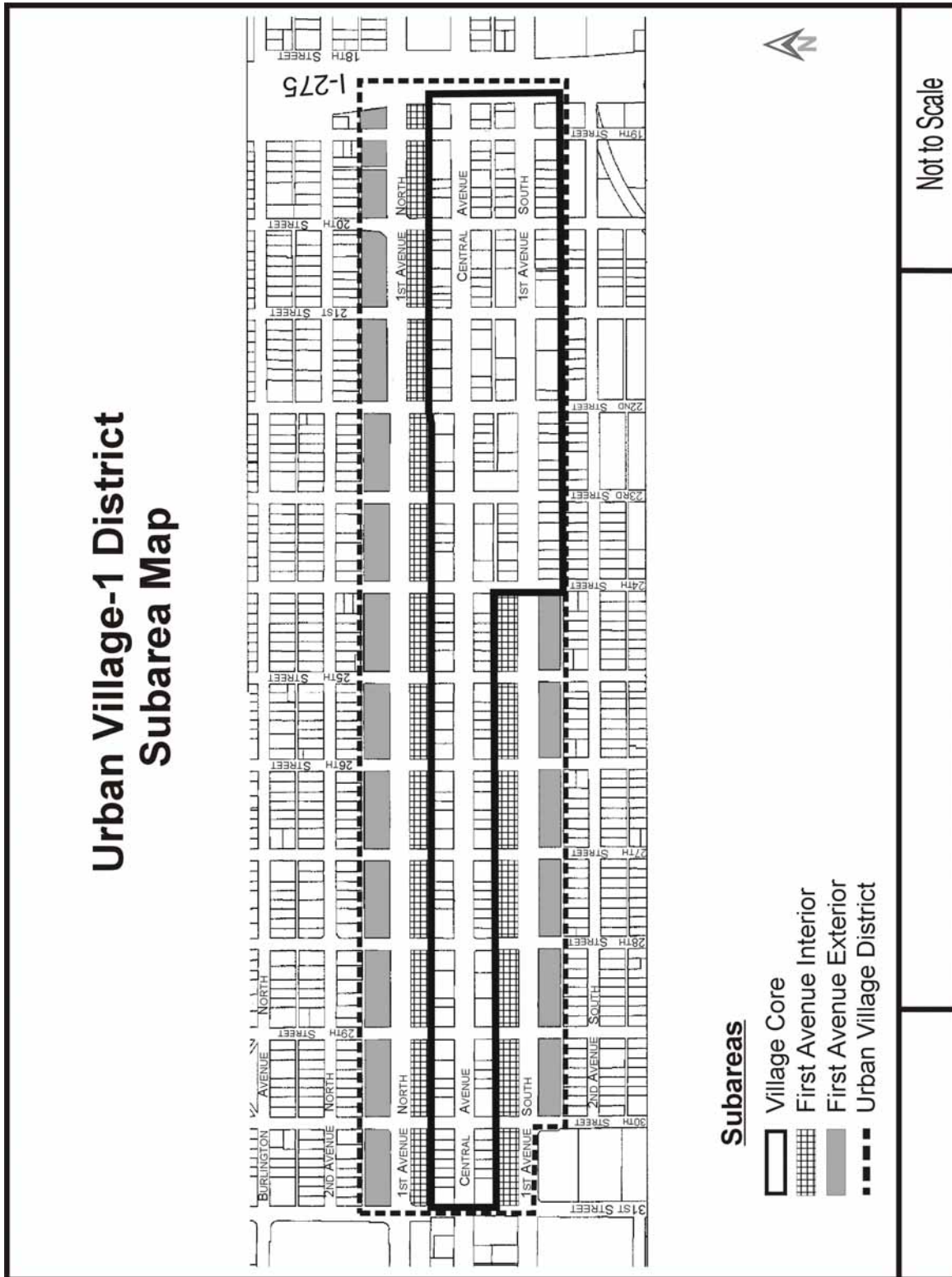


ARTICLE V - DIVISION 39 URBAN VILLAGE - 1 (Grand Central District)

Sec. 29-1100. Purpose and Intent.

- (a) The Urban Village - 1 District, (UV-1) is intended to foster an urban village development pattern for the Grand Central District. Characteristics important to an urban village development pattern include an emphasis on multistory mixed uses at high densities and intensities, a highly pedestrianized streetscape, the creation/enhancement of a sense of place, (as defined by a high level of positive activity in private and public spaces) and a multi-modal transit orientation with a corresponding de-emphasis on the automobile and auto related uses and facilities.
- (b) The UV-1 District provides a set of development standards that address the specific needs and opportunities of the Grand Central District. The UV-1 District establishes development standards and design guidelines that recognize unique and special development situations and design characteristics for the subareas identified within the Central Avenue Tomorrow Plan, including focusing retail activity on Central Avenue, eliminating or reducing building setbacks to facilitate a pedestrian friendly, walkable community and ensuring appropriate transitions to the adjacent Palmetto Park and Historic Kenwood residential areas. The subareas are shown in a map that corresponds to particular development standards or design guidelines.
- (c) The UV-1 District includes the Village Center Overlay designation, with the intent of fostering public/private sector partnership investment to create an activity focal point(s) along Central Avenue as envisioned in the Central Avenue Tomorrow Plan.
- (d) Guidance for the interpretation of the standards and intent of this District shall be based on the recommendations contained within the Central Avenue Tomorrow Plan.
- (e) Developments in this zoning district which are also located within a designated Community Redevelopment Area as such area is defined in F.S. Chapter 163, shall be reviewed by the Community Redevelopment Agency (see section 29-49) for compliance with adopted redevelopment plans.

Sec. 29-1101. Subarea Map



Sec. 29-1102. Permitted Principal and Special Exception Uses by Subareas

(a) Permitted principal uses are subject to Environmental Development Commission site plan approval upon reaching the following size thresholds:

- (1) nonresidential uses: greater than 150,000 square feet.
- (2) residential uses: greater than 100 dwelling units.

(b) Site plans for permitted uses which are not subject to Environmental Development Commission approval require the approval of the POD.

(c) Special exception uses, after public notice and hearing and subject to appropriate conditions and safeguards, may be permitted by the Environmental Development Commission.

(d) Table of permitted principal and special exception uses:

USE	SUBAREA		
	Village Core & Village Center Overlay	1 st Ave. Interiors	1 st Ave. Exteriors
Permitted Principal Use = P Special Exception Use = SE			
Retail stores; sales and display rooms (1); but excluding pawnshops and automobile sales and leasing, which are prohibited uses pursuant to Section 29-1104 Prohibited Uses and Structures because these uses are not uses specifically or provisionally permitted in this zoning district.	P	SE	
Catering Services	P		
Commercial recreation	P		
Financial institutions (1)	P		
Offices and Studios	P	P	P
Residential	P	P	P
Service establishments	P		
Fleet-based services (6)	P		
Personal service and office service establishments	P	P	
Hotels	P	SE	
Museums	P		
Indoor eating and drinking establishments (1)	P	SE	
Bed and breakfast	P	P	SE

USE	SUBAREA		
	Village Core & Village Center Overlay	1 st Ave. Interiors	1 st Ave. Exteriors
Permitted Principal Use = P Special Exception Use = SE			
Parking structures (stand alone)	P(4)	P	
Parking lots (stand alone)		SE	SE
Mixed uses of a permitted or permissible nature	P	P	P
Government and community buildings and uses	SE	SE	SE
Drive thru facilities	SE (1)	SE (1)	
Light manufacturing/assembly (class A)	SE (2)		
Automobile service and repair	SE (3)		
Churches		SE	SE
Children's day care centers		SE	SE
Parks and related uses	P	P	P
Probation/parole/correction office	SE	SE	
Veterinary offices (5)	P	P	P

Notes to this Table are identified by numbers within parenthesis and set forth in the following subsection.

(e) Notes to the Table of Permitted Principal and Special Exception Uses

- (1) Drive thru facilities shall be special exception uses in the Village Core, Village Center Overlay and 1st Avenue Interior Subareas provided there is no ingress or egress from Central Avenue or the First Avenues.
- (2) Light manufacturing/assembly (class A) are subject to the following:
 - a. This use shall not include or allow for any exterior storage or exterior processing of equipment or materials of any kind.
 - b. Applications shall fully describe all activities related to the proposed use including, but not limited to, fabrication/assembly/treatment processes; all materials used in fabrication/assembly/treatment processes; and all emissions, wastes, by-products and end products.
- (3) Automobile service and repair are subject to the following:
 - a. Such uses shall be limited to lots that have frontage on 1st Avenue South within the Village Core Subarea.
 - b. All activities shall occur within enclosed buildings.
 - c. No automobile sales or leasing shall be allowed.

- (4) For parking garages with Central Avenue frontage, all of the Central Avenue first floor frontage and a minimum of 25 percent of the area of the first floor, shall be built to accommodate retail or eating and drinking places.
- (5) Veterinary offices, provided that development is on a separate lot; the offices are within soundproof, air conditioned buildings; and boarding of animals shall not be offered to the general public. However, incidental, short-term boarding of animals in connection with surgery of illness, or boarding as an accessory service for existing clients of record, shall not be prohibited.
- (6) Fleet based services shall not exceed two fleet vehicles except that lots with frontage on 1st Avenue South within the Village Core Subarea shall not be subject to the 2 vehicle limit.

Sec. 29-1103. Permitted Accessory Uses and Structures.

Permitted accessory uses and structures in the UV-1 District are those uses and structures which:

- (a) Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures.
- (b) Are not of a nature prohibited under Section 29-1104.
- (c) Are temporary structures and operations in connection with and on site of, building or land preparation developments, including dredging and filling, grading, paving, installation of utilities, construction, erection of field offices, and structures for storage of equipment and building materials, provided a certificate of occupancy shall have been issued therefor.
- (d) Provide areas for outdoor eating and drinking, accessory to indoor eating and drinking establishments, subject to the provisions of Section 29-233.

Sec. 29-1104. Prohibited Uses and Structures

- (a) All uses and structures not of a nature specifically or provisionally permitted herein are hereby prohibited in the UV-1 District.
- (b) Any use which the Environmental Development Commission, upon appeal, and after investigating similar uses elsewhere, shall determine to be potentially noxious, dangerous or offensive to residents of the district or to those who pass on public ways, by reason of odor, smoke, noise, glare, fumes, gas, fire, explosion or emission of particulate matter or likely for other reasons to be incompatible with the character of the district, is hereby prohibited in the UV-1 District.

Sec. 29-1105. Conversion of Single Family Dwellings to Multi-family Dwellings.

Conversion of structures built for the purpose of being used as a single family dwelling to multifamily dwelling units is prohibited unless the conversion includes an addition to the principle structure that increases the square footage by 25 percent or more.

Sec. 29-1106. Reserved.

Sec. 29-1107. Maximum Lot Development.

(a) Maximum Lot Development.

Maximum Lot Development	Subarea		
	Village Core	1 st Avenue Interior	1 st Avenue Exterior
Floor area ratio (F.A.R.), (1)	0.5 max., 1.5 max. with bonus, (2)	0.5 max., 1.5 max. with bonus, (2)	0.35
Impervious surface ratio (I.S.R.)	N/A	N/A	0.70
Residential density	40 units per acre	40 units per acre	24 units per acre

Notes to this table are identified by numbers within parenthesis and set forth in the following subsection.

(b) Note to the Maximum Lot Development:

- (1) The following shall not be included in calculating floor area and/or are exempt from F.A.R. limitations:
 - a. Public atriums and/or indoor plazas and courtyards.
 - b. Floor area used as a dwelling unit.
 - c. Parking structures.
- (2) F.A.R. bonuses applicable to Village Core, Village Center Overlay and 1st Avenue Interior Subareas.
 - a. Multifamily residential uses occupying at least 50 percent of the total gross floor area - One-half (0.50) F.A.R..
 - b. For properties fronting on Central Avenue - all off-street parking areas located to the rear of buildings - One-fourth (0.25) F.A.R..
 - c. Use of three or more Optional Design Standards - Fifteen-hundredths (0.15) F.A.R..
 - d. Inclusion of three or more uses (each use must be in excess of 10 percent of the gross floor area) - One-tenth (0.10) F.A.R..
 - e. Parking structure - One-half (0.50) F.A.R.

Sec. 29.1108. Yard Requirements.

(a) Yard Requirements.

Yard	Subarea		
	Village Core and Village Center Overlay	1 st Avenue Interior	1 st Avenue Exterior
Front	0 feet maximum	5 feet minimum 10 feet maximum	15 feet minimum
Front yards for floors of a building that are above a height of 35 feet	10 feet minimum [see illustration "E" in this Article]	n/a	n/a
Street Side	0 feet maximum	5 feet maximum	10 feet minimum
Side	see note (1) below	see note (1) below	5 feet minimum
Rear	none required	none required	10 feet minimum

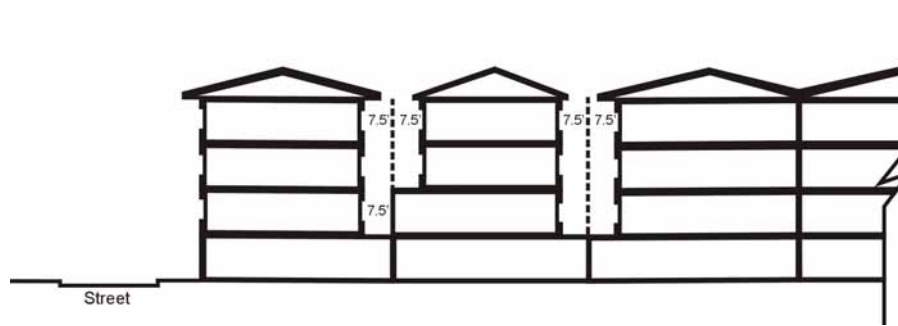
Notes to this Table are identified by numbers within parenthesis and set forth in the following subsection.

(b) Notes to Yard Requirements.

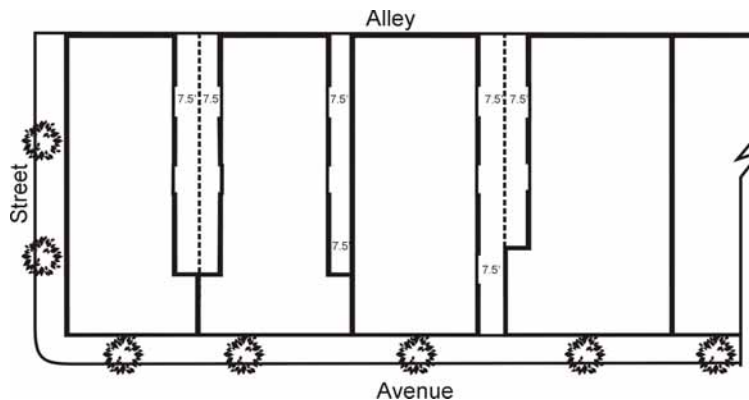
- (1) The following side yard depth and width requirements are for the Village Core, Village Center Overlay and 1st Avenue Interior Subareas:

<u>Abutting Site</u>	<u>Minimum Side Yard</u>
Vacant:	Blank wall: none required. Window wall: 7.5 feet.
Blank wall on property line:	Blank wall: none required. Window wall: 7.5 feet.
Window wall on property line:	Blank wall: 7.5 feet. Window wall: 7.5 feet.
Blank wall setback off property line:	Blank wall: 7.5 feet minimum between structures. Window wall: 7.5 feet.
Window wall setback off property line:	Blank wall: 7.5 feet minimum between structures. Window wall: 7.5 feet.

Minimum side yards shall vary from floor to floor based upon the location of windows. For example, a building with no windows on the lower floors but with windows on the upper floors of the side yard requires 0 feet of side yard setback on the floors without windows and 7.5 feet on floors with windows. The following illustrates this regulation:



Minimum side yards shall vary on a single floor dependent upon the location of windows. The following illustrates this regulation:



Sec. 29-1109. Minimum Lot Requirements.

- (a) The minimum lot area within the UV-1 District shall be 4,500 square feet.
- (b) The minimum lot width shall be 45 feet.

Sec. 29-1110. Maximum Height.

- (a) The maximum height within the Village Core Subarea and Village Center Overlay shall be 60 feet.
- (b) The maximum height within the 1st Avenue Interior and Exterior Subareas shall be 35 feet.

Sec. 29-1111. Parking Requirements

(a) The minimum off-street parking requirements for the Village Core, Village Center Overlay and and 1st Avenue Interior Subareas shall be as follows:

- (1) Hotels and Bed and Breakfasts - one space per unit.
- (2) Residential - 1 space per unit.
- (3) All other uses - 1 space per 300 square feet with the following credit: uses on lots fronting on Central Avenue shall receive a two parking space credit for the first 50 feet of Central Avenue street frontage with an additional one space credit for every additional 25 feet of Central Avenue street frontage. The minimum credit for uses on lots with frontage on Central Avenue, regardless of size, shall be two parking spaces.

(b) Parking requirements for the Village Core, Village Center Overlay and 1st Avenue Interior Subareas may be met by one or more of a combination of the following methods:

- (1) Making payments in lieu of parking spaces which shall be contributed to a parking fund specifically set aside to provide public parking within the UV-1 District. The amount of the payment for each space shall be established by a resolution of City Council and shall be reasonable and based on the actual or estimated cost to provide such spaces. No building permits shall be issued until complete payment has been received by the City.
- (2) Providing on-site parking spaces.
- (3) Providing off-site parking spaces in a shared parking facility.

(c) The minimum off-street parking requirements for the 1st Avenue Exterior Subarea shall be as follows:

- (1) Hotels and Bed and Breakfasts - one space per unit.
- (2) Residential - 1 space per unit.
- (3) Children's day care centers - 1 space for every 10 children which the day care center is permitted to have on-site, in no case shall there be less than 2 parking spaces on-site.
- (4) Churches - 1 space for every 250 square feet in the sanctuary/congregational seating area (including aisles) and in the Sunday school area, offices, meeting rooms and classrooms.
- (5) All other uses - 1 space per 300 square feet.

Sec. 29-1112. Design Standards.

(a) Intent. The intent of the Design Standards is to create a framework that ensures design and development compatibility by upgrading the aesthetics of the area, creating major visual/development focal points and a pedestrian orientation. Allowing for flexibility and establishing a coherent design context and image that enhances the historical character of the district. When provided, illustrations within this Section are intended to provide examples of how the design standards can be achieved but are not intended to be the only solution.

(b) The Design Standards apply to:

- (1) Any new improvement to the front facade of a building.
- (2) New work on an existing structure which exceeds 50 percent of the total assessed property value according to the latest assessment of the Pinellas County Property Appraiser (excluding basic mechanical systems repair and replacement).
- (3) New building construction.

(c) Appeal of Interpretations: Interpretation of the Design Standards is an administrative function of the POD. Appeals of written POD interpretations may be made to the Planning Commission by following the procedures in Chapter 30. Appeals of written POD interpretations related to an application before another board or commission of the City shall be made to that board or commission by following the procedures in Chapter 30.

(d) Table of Design Standards.

Standard M = mandatory O = optional standards that may be used to achieve the allowed F.A.R. bonus	Village Core and Village Center Overlay	First Avenue Interiors	First Avenue Exteriors	Example Illus. (sub-section (d))
1. Glass shall be recessed from the building wall plane a minimum of 4 inches.	M	M	M	—
2. Roofing material for exposed sloped roofs shall be consistent and compatible with the architectural style of the building.	M	M	M	A
3. All rooftop mechanical equipment shall be shielded from view with materials equal to the height of the equipment which are consistent and compatible with the architectural style of the building.	M	M	M	—
4. New driveway curbcuts and expansion of existing curbcuts on Central Avenue is prohibited.	M			C
5. New driveway curbcuts on the First Avenues should be avoided. New driveway curbcuts should be designed to provide access to as many properties as possible.	M	M	M	C
6. All parking areas shall be to the rear or side of buildings.	M	M	M	—
7. Gutter and downspouts shall not be visible from the right-of-way or shall be a decorative architectural element, such as copper gutters.	M	M	M	—

8. All structures shall be one of the following colors: - earth tones. - pastel colors. - white. - primary colors are allowed but shall not exceed 20 percent of the square footage of each building facade.	O	O		—
9. Neon, primary (except as allowed above) and black colors, and checks, stripes, polka-dots and other patterns are prohibited on the body of the building.	M	M	M	D
10. At least one functional main entry shall face the street right-of-way.	M			—
11. Windows shall comprise no less than 50 percent of the first floor facade. Each window shall be vertically oriented and larger in area than the largest window serving floors above.	M			A
12. At least one pedestrian protective device, such as an awning, canopy, arcade or projecting balcony, shall be provided.	M			E
13. Parapet treatment shall be consistent and compatible with the architectural style of the building.	M			F
14. Wall massing shall be broken at the location of all the original platted property lines.	M			C
15. Massing and details of structures at block corners shall be different from the massing and detail of the other structures in the block face to establish major identifiable focal points.	M			A
16. Signage shall be integrated into the building structure.	M			A
17. A four foot maximum height to 3 foot minimum height wall, fence, or hedge shall be provided along the Central Avenue and First Avenue frontages of parking lots. Visibility at intersection requirements of Section 29-192 do not apply to this requirement. Wall and fence massing shall be broken at the original platted property lines.	M	M		C
18. Multi-story new construction.	O	O		—
19. All doorways facing street rights-of-way recessed at least 3 feet.	O	O		C
20. Use of transom window elements on all windows facing street rights-of-way above the ground floor.	O	O		
21. Use of real multi-light windows for more than 50 percent of the windows of any facade facing a street right-of-way.	O	O		B
22. Use of any expression and cornice lines.	O	O		B
23. Installation of more than one balcony.	O	O		B
24. Outdoor seating areas.	O	O		C

25. Construction and dedication of a mid-block pedestrian walkway which connects two street rights-of-way.	<input type="radio"/>	<input type="radio"/>		C
26. Use of an architectural design style described in Article X, Chapter 16.	<input type="radio"/>	<input type="radio"/>		—
27. Roof top gardens and terraces.	<input type="radio"/>	<input type="radio"/>		D, E

(d) Example illustrations of design standards:

(1) Illustrations within this subsection are intended to provide examples of how the design standards can be achieved but are not intended to be the only solution.

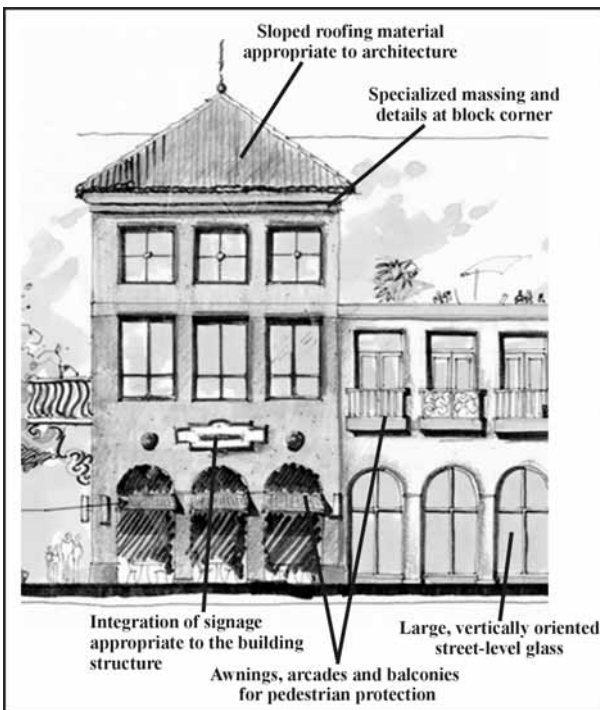


Illustration "A"

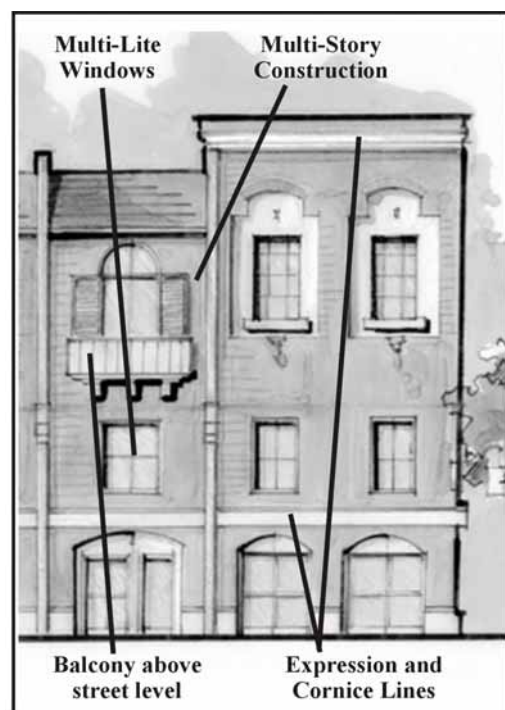


Illustration "B"

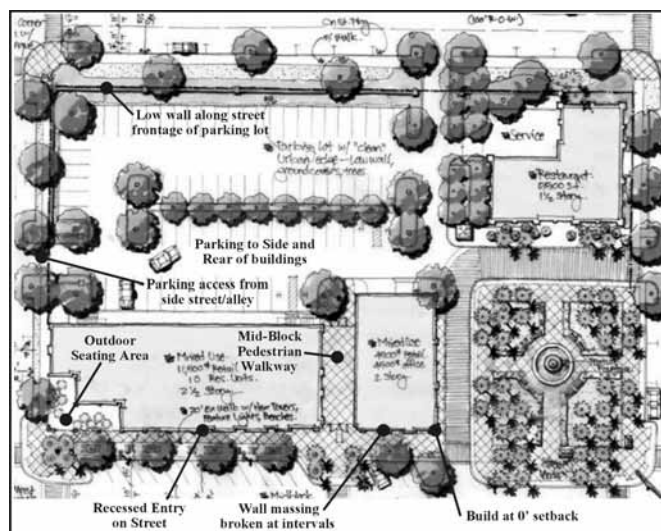


Illustration "C"

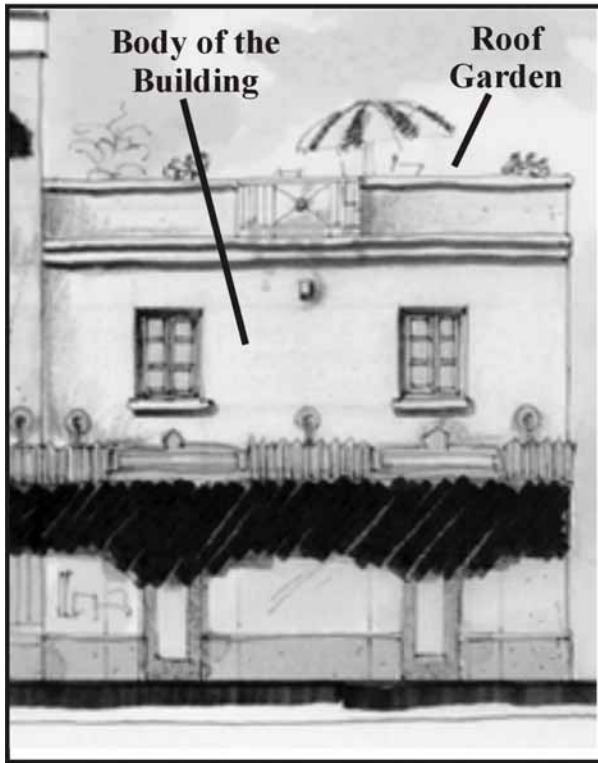


Illustration "D"

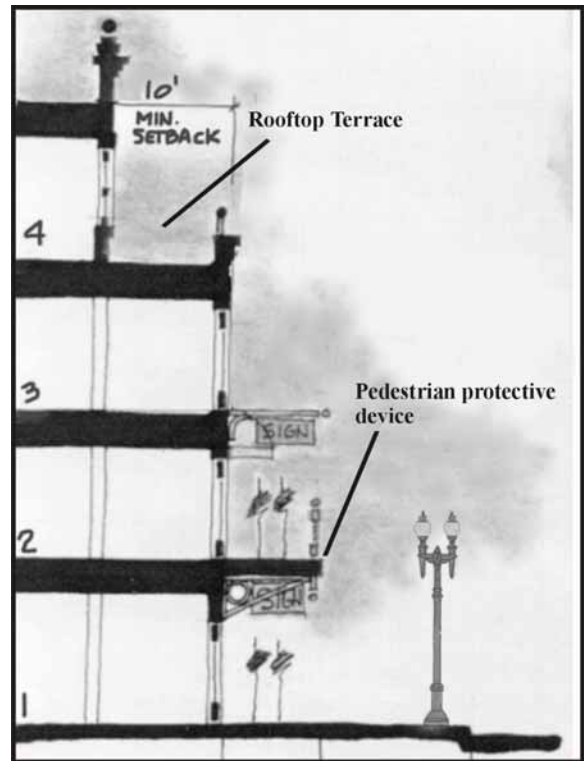
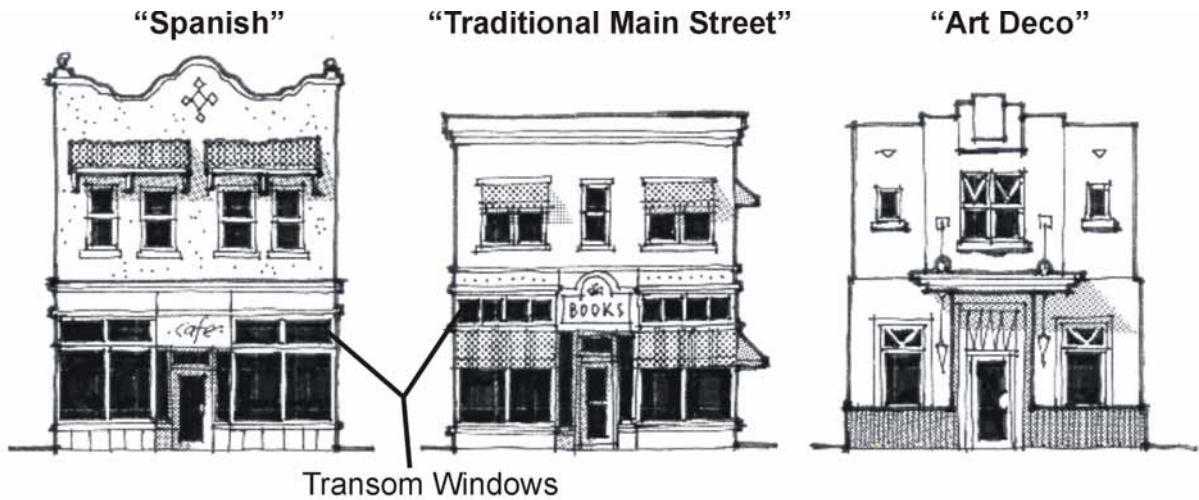


Illustration "E"



Typical Parapet Styles

Illustration "F"

Sec. 29-1113. Stormwater Retention/Detention

(a) Development or redevelopment within the Village Core and Village Center Overlay Subareas which is required to provide water quality improvements shall construct underground facilities, treat an equivalent amount of similar runoff outside this district but within the same City draining basin or provide a payment in lieu of water quality improvements as allowed in Section 16-317(c)(1)b. Payments in lieu shall be expended as provided in that subsection.

(b) Development within the First Avenue Interior and Exterior Subareas are encouraged to construct underground facilities or provide payment in lieu of water quality improvements.

Sec. 29-1114. Greenspace

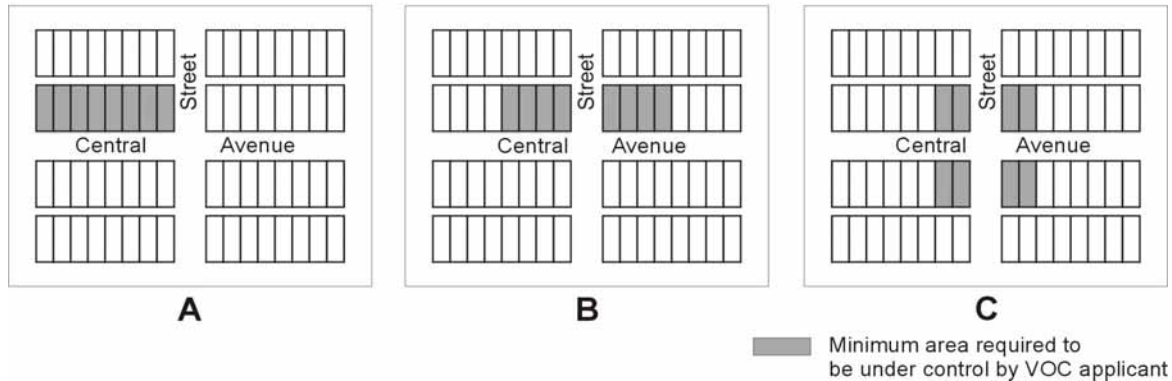
(a) It is the intent of the UV-1 District to create an urban village development pattern that emphasizes providing greenspace and landscaping in public areas such as parks and streetscape. To implement that concept the following greenspace requirements are established:

- (1) No greenspace or greenyard setbacks are required within the Village Core or the Village Center Overlay Subareas except as set forth in this section.
- (2) A five foot greenyard setback is required along the First Avenues within the First Avenues Interior and Exterior Subareas. This requirement shall supercede any other greenyard requirements.
- (3) All parking lots within the UV-1 District shall be required to comply with the minimum interior landscaping requirements of Article XV, Chapter 16 but shall be exempt from all other parking lot landscaping requirements.

Sec. 29-1115. Village Center Overlay

- (a) Intent. The intent of the Village Center Overlay (VCO) is to create a focal point of commercial activity for the surrounding community. The VCO is supported by development incentives that allow a higher intensity of mixed use development.
- (b) Application of the VCO is to occur in conjunction with a significant private/public investment package that will create a development of the scale and type that creates a village center for the Grand Central District. At minimum, the VCO must be applied to four city blocks that are bisected by Central Avenue and a north south street. The VCO area shall not extend beyond First Avenue North or South. The public/private investment package must provide for private redevelopment of a least one half of a city block fronting on Central Avenue, or the equivalent, within the VCO area (examples illustrated below). Public investment is intended to include all public property within the entire 4 block VCO area.

Examples of Potential Village Center Overlay Configuration



(c) Approval Process. The application of the VCO requires approval of a redevelopment plan by the Environmental Development Commission and approval of a development agreement meeting the requirements of Section 29-226 by the City Council. The development agreement must specify public and private contributions to the project that further the recommendations of the Central Avenue Tomorrow Plan.

Sec. 29-1116. Village Center Overlay Standards

Village Core Subarea development standards and design guidelines apply to property within the VCO Subarea with the following modifications:

(a) F.A.R. within the VCO Subarea shall be as follows:

- (1) Minimum F.A.R.: uses fronting on Central Avenue shall have a minimum F.A.R. of 1.00
- (2) Maximum F.A.R. including bonuses: 2.0

(b) Additional F.A.R. bonuses in the VCO (all Village Core Subarea F.A.R. Bonuses are also available in the VCO):

- (1) ground floor commercial use in excess of 75% of Central Avenue street frontage - 0.25 F.A.R.
- (2) 10% or more than minimum required off-street parking provided onsite or offsite - 0.10 F.A.R.

RETURN